

FLEX INDUSTRIAL  
FACILITY  
FOR SALE  
OR LEASE

2855  
INTERSTATE

2855 INTERSTATE DRIVE, LAKELAND, FLORIDA 33805

## PROPERTY HIGHLIGHTS

Up to 57,000 SF



"New" State-of-the-art construction



Fortified Code-Plus Design



Both dock and grade level space

- 57,000 SF – divisible
- Institutional-quality construction in brand new condition
- Exceeds Florida Building Commission's Code Plus designation; fortified above of Class 3 standards, in all structural respects
- Extremely flexible design to accommodate multiple uses
- Redundant power capability via separate troughs; ample 480 3-phase service capacity available
- 26' clear height
- Typical 40'x40' bay sizes
- 10 Dock doors and 13 grade-level doors (1 oversized)
- Isolated rear truck court area designed for added security
- Abundant parking with potential for up to 4.5/1000 SF



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Directly off I-4 in  
Lakeland



Heart of Florida's  
High Tech Corridor



Diverse labor force  
and high  
concentration of  
retail



## LOCATION HIGHLIGHTS

- Located just off I-4 in Lakeland Interstate Business Park (LIBP)
- 25 minutes to I-75 and 45 minutes to Florida Center Orlando
- Relentless fiber infrastructure available in the heart of Florida's High Tech Corridor
- Direct access, within a 2-mile radius of diverse labor force and high concentration of retail
- Almost 9 million people within 10 mile radius



★ = 2855 Interstate Drive, Lakeland, Florida



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## SPECIFICATIONS AND FEATURES

- **Zoning:** Office/Industrial (PUD)
- **Bay Depth:** 130' x 40' (dock high) and 85' x 40' (grade level)
- **Dock Doors:** Ten (10), 9' x 10'
- **Dock High Space:** 25,466 SF
- **Grade Level Doors:** Twelve (12), 10' x 10'; One (1), 12' x 12'
- **Grade Level Space:** 31,294 SF
- **Clear Height:** 26' minimum
- **Column Spacing:** 40' x 40' (Typ)
- **Floor Slab/Thickness:** 5" SOG, 4,000 psi (@220' FFE)
- **Fire Safety System:** Designed in accordance with NFPA 13 and 231c minimum code requirements for Class III commodities of storage on solid piles to 20'-0" high. Design density has been defined as 0.215 GPM over the most remote 2000 Square Feet of the building.
- **Roofing System:** Fully adhered white TPO membrane over 3" rigid insulation, over 1.5" metal deck; R=19 insulation factor
- **Exterior Glazing/Soffits:** 100% high impact missile glass/framing system; solid concrete soffits with integral lighting
- **Utilities:** Water/Sewer provided by City of Lakeland; Voice/Data/Fiber connectivity – Frontier, Spectrum/Time Warner, Level 3 and others
- **Electrical Power:** Dual service troughs (800+ amps, 480 3-phase) by Lakeland Electric
- **Parking Spaces:** ±149 parking spaces (2.65 spaces/1000 SF); onsite capacity up to 250 depending on your use

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## ARCHITECTURAL SITE PLAN

