



FOR LEASE / NEW CONSTRUCTION Lakeland Logistics Center

2015 – 2025 U.S. Highway 92 W., Lakeland, Florida 33815

DIVISIBLE TO 35,000 SF



LAKELANDLOGISTICS
CENTER

Up to 315,000 SF Class A Industrial Space Available

Developed, Owned & Managed by:



Building Specifications Building 100 & 200	
Building 100 size	70,000 sf • divisible to 35,000 sf
Building 200 size	245,000 sf • divisible to 43,750 sf
Asking rate	\$4.95 per sf NNN
OPEX	\$1.30
Bay size	17,500 sf
Office	Built-to-suit
Class	A
Building depth	350' deep
Clear Height	32'
Column spacing	50' W x 57' D with 60' staging bay
Loading	Front load or cross dock
Doors	74 overhead doors
Power	3 phase • 480 v
Lighting	T-5 lighting
Fire sprinkler	ESFR
Trailer storage	45 spaces + 6-acre staging base for trailer storage or car parking
Parking ratio	.6 / 1000

Property Highlights

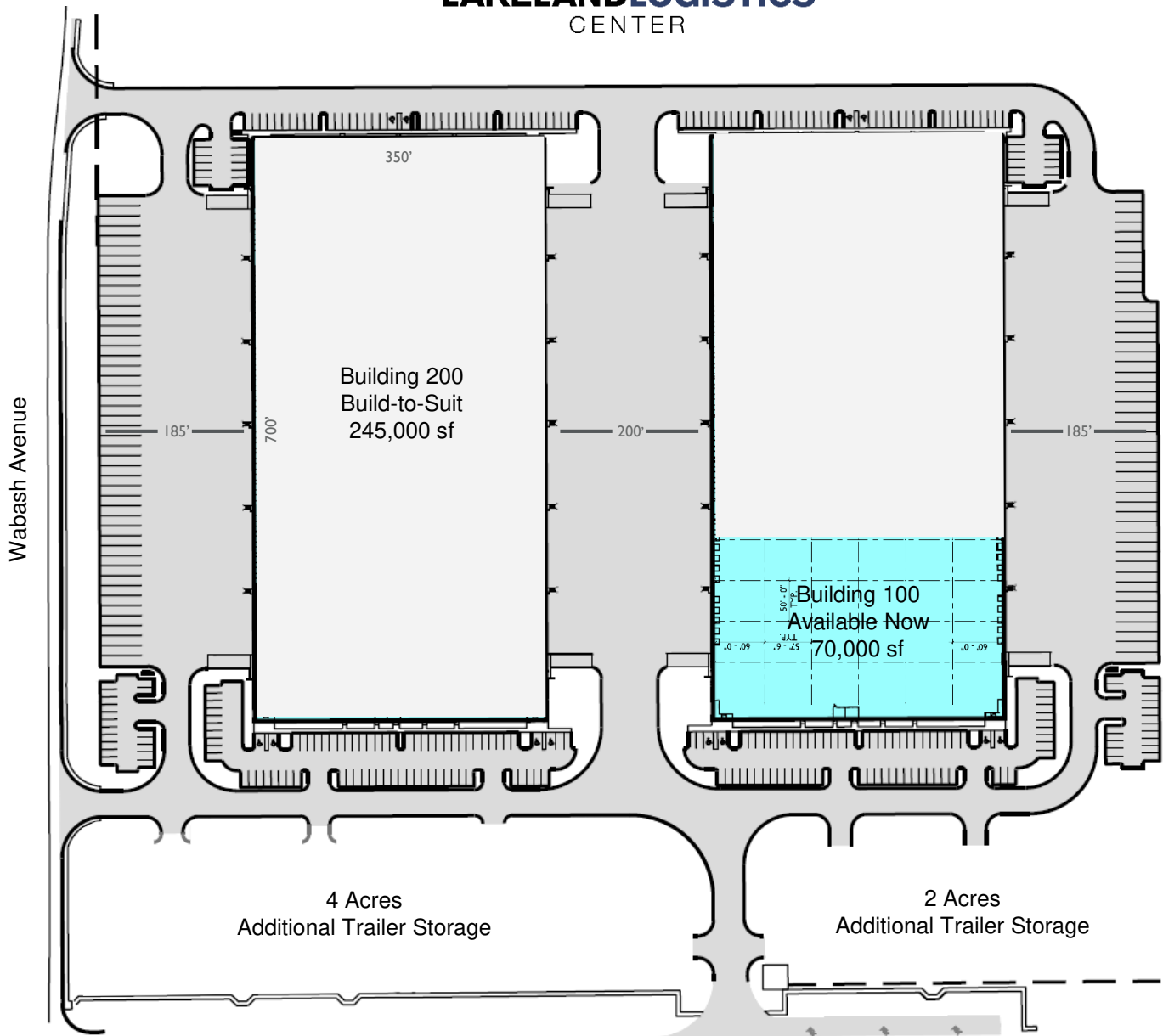
- 1.1 miles (3 minutes) from Interstate 4 by taking Exit 28
- Modern distribution space
- 6 acres of additional land for parking
- Building dimensions and functionality will accommodate a variety of users
- 32 miles from Tampa • 48 miles from Orlando
- Located in the heart of Lakeland in the center of Florida
- 8.8 million people live within a 100-mile radius



Specifications may be subject to change during the development period.



**LAKELAND LOGISTICS
CENTER**



U.S. Highway 92
W. Memorial Boulevard

For more information, please contact

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