

INDUSTRIAL BUILDING FOR LEASE

24,175 SF Showroom/Warehouse

2240 Commerce Point Drive
Lakeland, FL 33801



PROPERTY FEATURES

- ◆ Renovated retail/showroom storefront with 2,310 SF
- ◆ Pylon signage on U.S. 98
- ◆ 6 Roll up doors: 1 drive-in, 2 truck wells, 3 dock high
- ◆ I-1 Zoning, City of Lakeland
- ◆ Within 60 miles of almost 6 million people
- ◆ REDUCED Rate of \$4.95/SF (Modified Gross)
- ◆ 58 Ft. of clear span



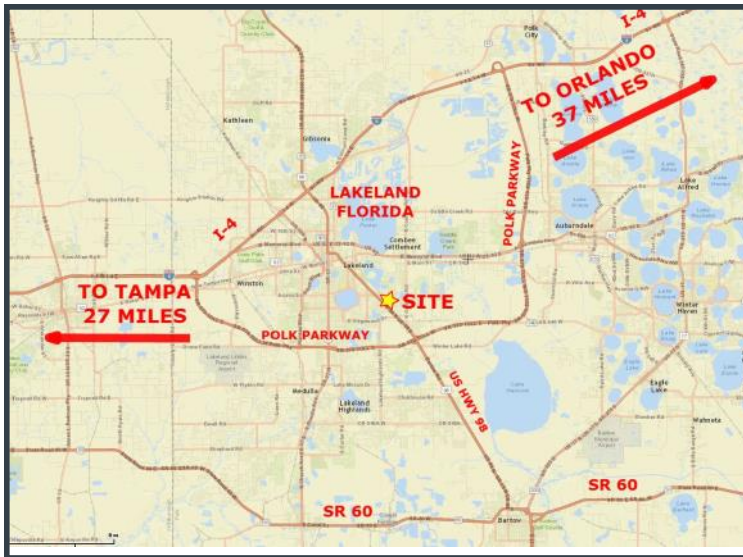
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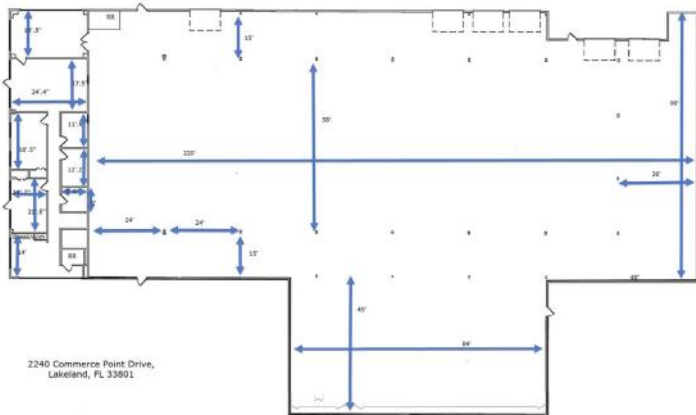
AVAILABLE NOW—UNDER MARKET

24,175 SF Showroom/Warehouse



Population	Within 20 Miles	Within 40 Miles	Within 60 miles
2013	590,930	2,440,680	5,997,124
2018 (Est.)	616,689	2,598,658	6,331,301

Centrally located distribution location within 100 miles of 9 million (±) people



FOR MORE INFORMATION CONTACT:

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60K SF OFFICE PARK ALSO OFFERED FOR SALE

**CONTACT BROKER
Scott Lloyd, CCIM at 407.963.7558**



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