

# West Lakeland Business Park

2525 Drane Field Road | Lakeland, FL 33811

FOR LEASE



SAUNDERS RALSTON DANTZLER

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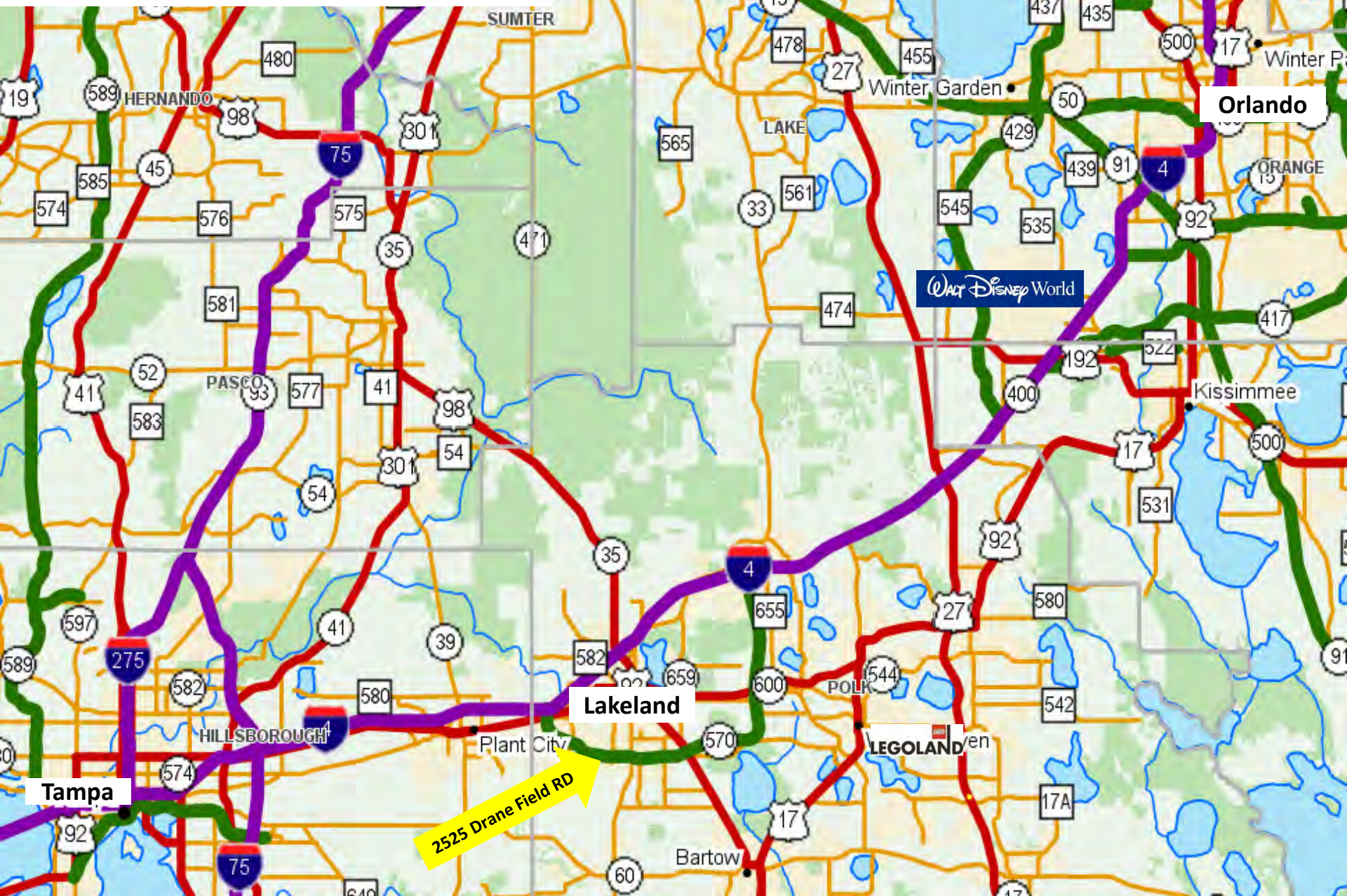
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# West Lakeland Business Park

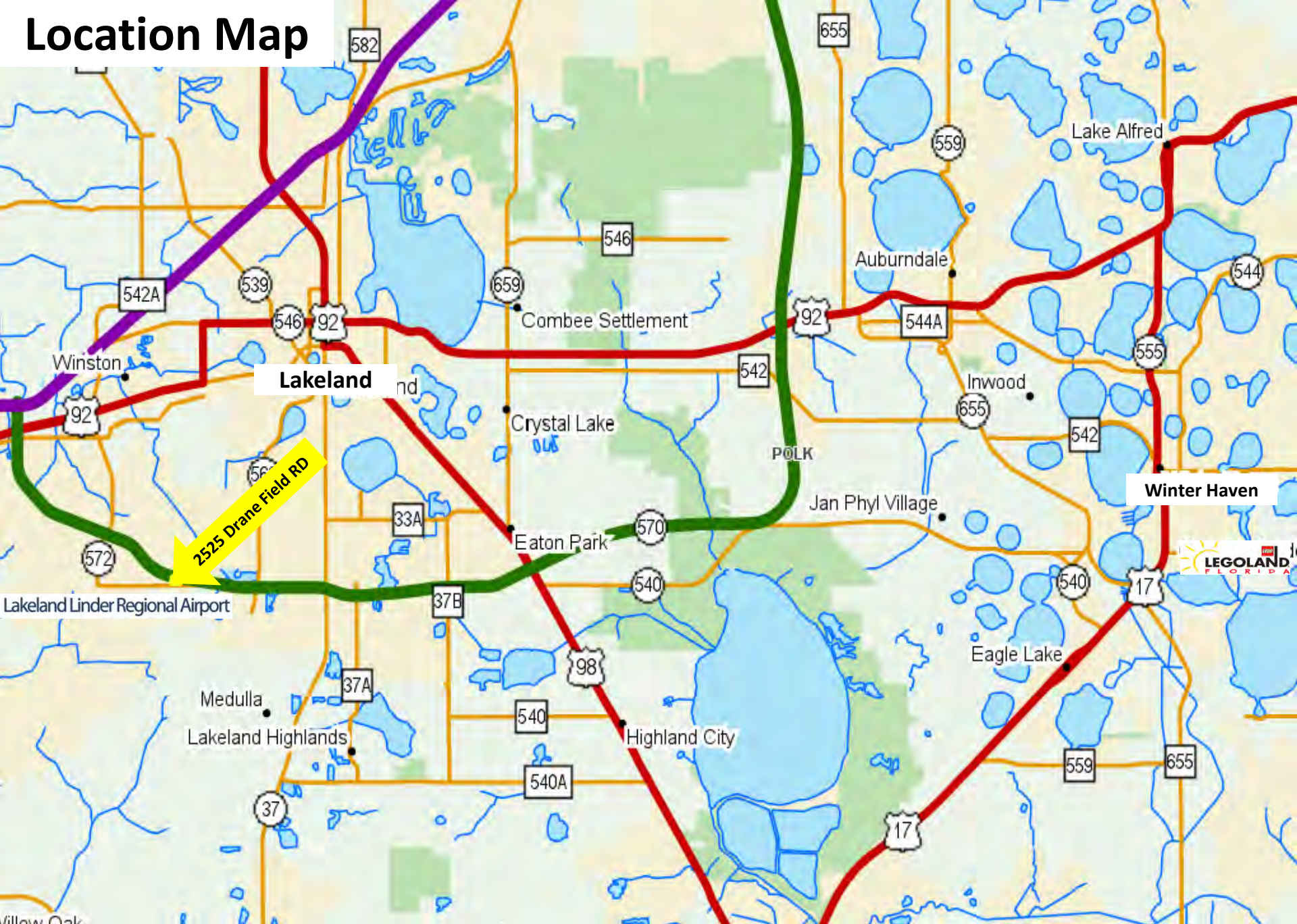
- 4,000 +/- SF to 16,000 +/- SF available ... plus 20,000 +/- SF build-to-suit
- Within 30 minutes of Tampa and 45 minutes of Orlando
- Less than 5 minutes to:
  - Lakeland Linder Regional Airport
  - Publix Corporate Headquarters
- \$11/SF Modified Gross



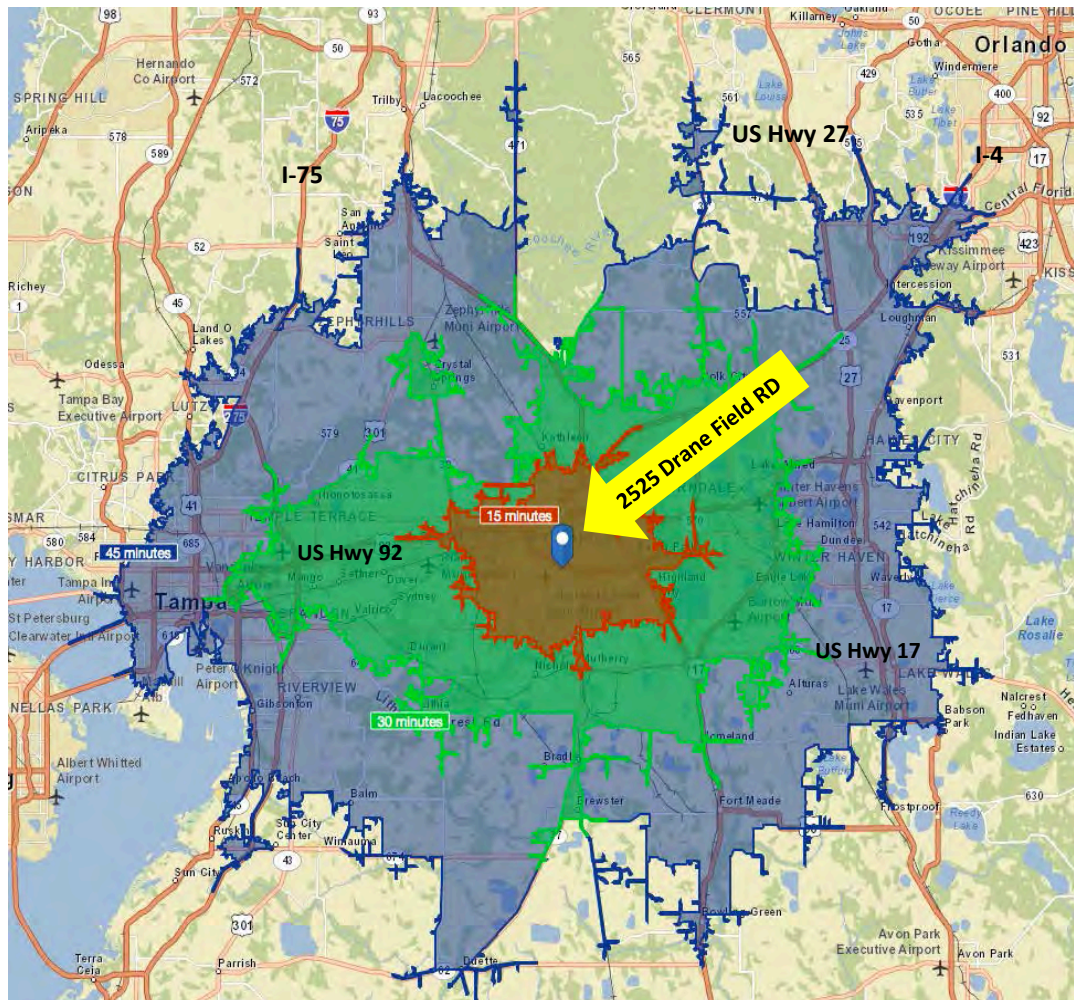
# Regional Location Map



# Location Map



# 15, 30, 45 Minute Drive Times



Drive Times	15 min.	30 min.	45 min.
<b>Population</b>	<b>212,836</b>	<b>636,135</b>	<b>1,694,630</b>
<b>Households</b>	<b>80,444</b>	<b>233,883</b>	<b>642,463</b>
<b>Median Age</b>	<b>38.5</b>	<b>38.8</b>	<b>37.6</b>
<b>Median Household Income</b>	<b>\$45,278</b>	<b>\$46,146</b>	<b>\$46,298</b>
<b>Average Household Income</b>	<b>\$61,194</b>	<b>\$59,940</b>	<b>\$63,176</b>
<b>Per Capita Income</b>	<b>\$23,292</b>	<b>\$22,227</b>	<b>\$24,170</b>

# Close to Publix Supermarkets Headquarters and Lakeland Regional Airport



**Within 30 Minutes of Tampa and 45 Minutes of Orlando**

# Neighborhood Aerial



# **Publix** Corporate Headquarters

3300 Publix Corporate Parkway, Lakeland, FL 33811



- **320,000 SF headquarters office building**
  - **Over 2,000 employees**

## **Departments include:**

- **Benefits**
- **Corporate Purchasing**
- **Facilities**
- **Finance**
- **Human Resources**
- **Information Technology**
- **Legal & Risk Management**
- **Loss Prevention**
- **Marketing**
- **Public Affairs**
- **Real Estate**
- **Strategy Support**



# Fly Lakeland

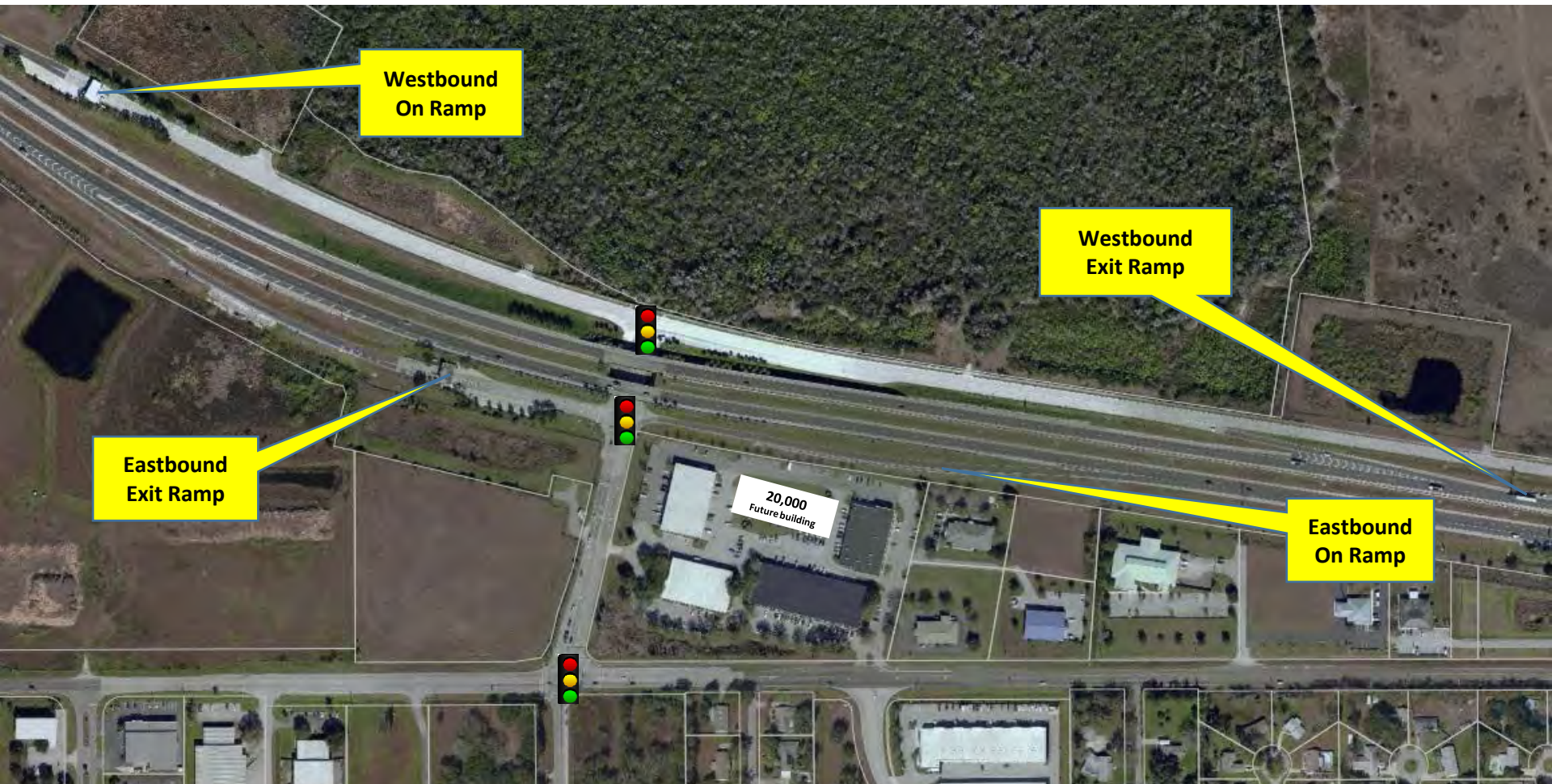
Lakeland Linder Regional Airport



**Situated in the heart of Florida along the I-4 corridor Lakeland Linder Airport is midway between Tampa and Orlando, with easy access to I-4 via the Polk Parkway. The Lakeland Airport is owned and operated by the City of Lakeland.**

- **1,700 Acres**
- **1 Million square feet of facilities**
- **8,500 foot runway**
- **More than 100,000 Aircraft Operations a year**
- **Over 215 Based Aircraft**
- **Sun 'n Fun Fly-In [www.sun-n-fun.org](http://www.sun-n-fun.org)**
- **Central Florida Aerospace Academy and Polk State College Aerospace**
- **FAA Part 139 Certificated Airport**
- **Aircraft Rescue Firefighting (ARFF) Index B Services, Index C Services available on Request**

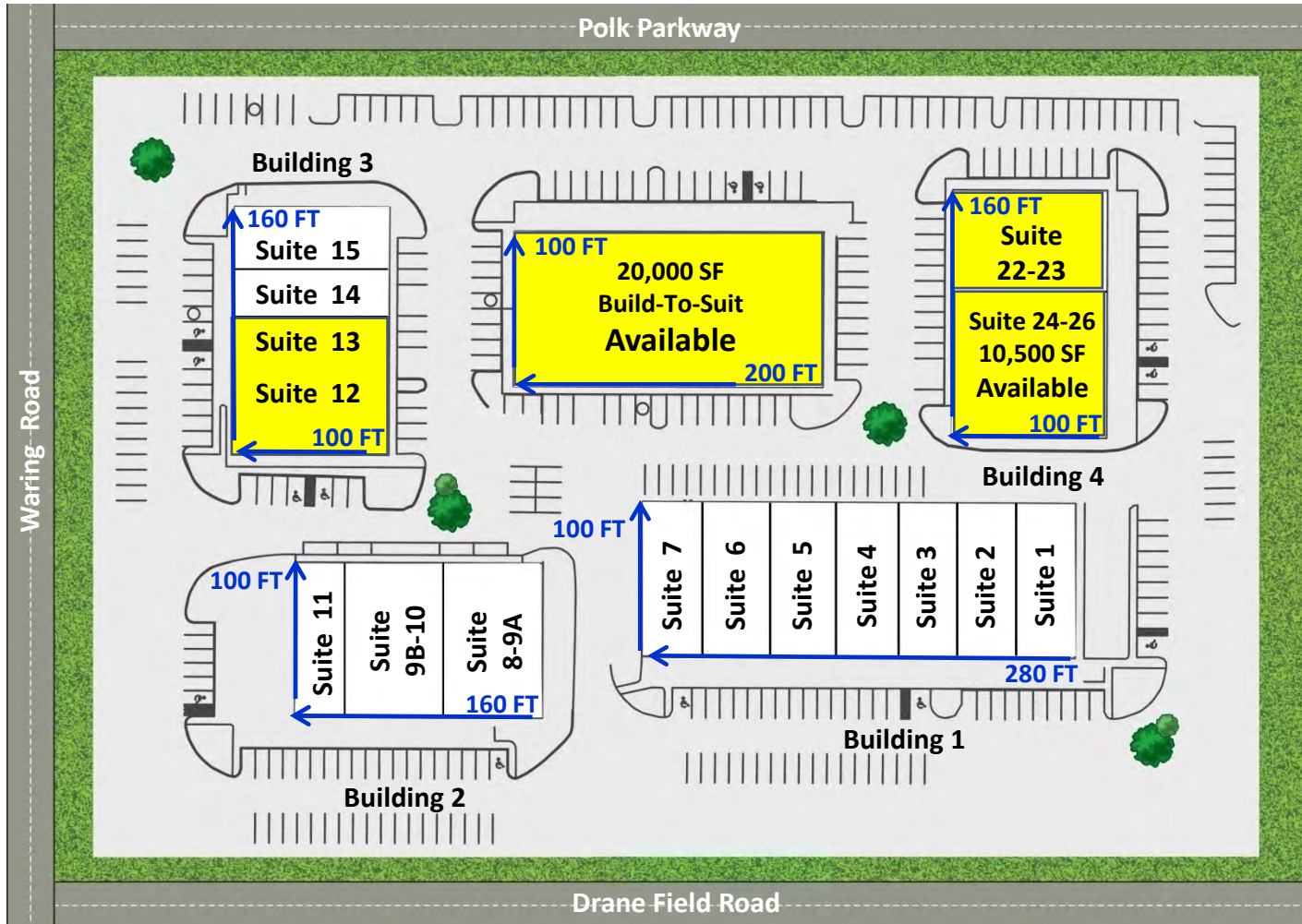
# 2525 Drane Field Road Polk Parkway Full Interchange



Full access – east and west to Polk Parkway

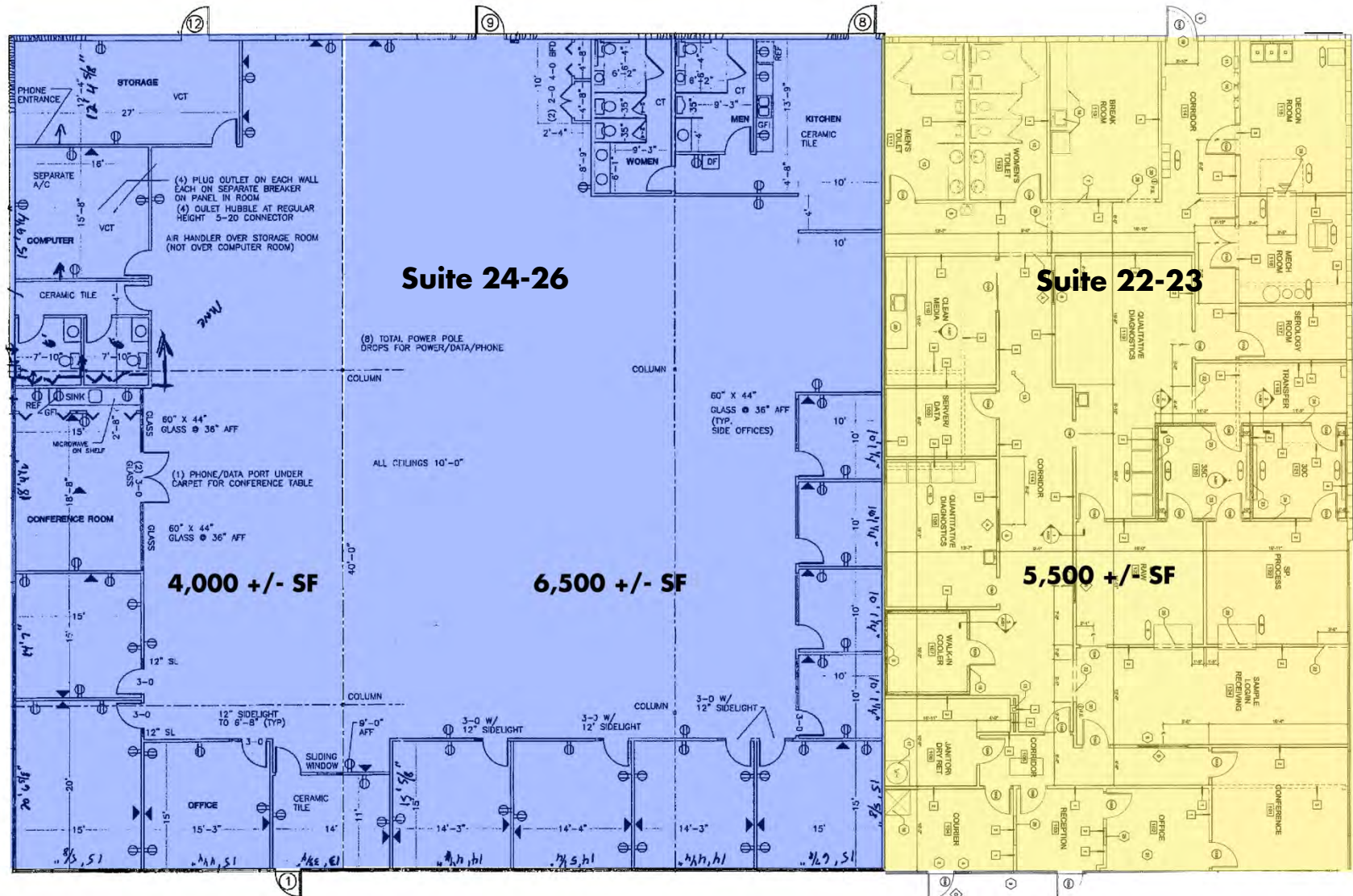
Suite 1-2	Tri-Venture	8,000 +/- SF
Suite 3	Terminix	4,000 +/- SF
Suite 4	Compassionate Care	3,265 +/- SF
Suite 5-7	Civil Surv	12,000 +/- SF
Suite 8-9A	Franwell	6,000 +/- SF
Suite 9B-10	Nickerson Business	6,000 +/- SF
Suite 11	Risse Brothers	4,000 +/- SF

Suite 12-13	Available 1/1/16	8,000 +/- SF
Suite 14	LifeSavers	2,500 +/- SF
Suite 15	American Directions	5,500 +/- SF
Suite 22-23	Available	5,500 +/- SF
Suite 24-26	Available (4K up to 10,500 SF)	10,500 +/- SF
Build-To-Suit	Available	20,000 +/- SF



# Suite 22-26 – Up to 16,000 +/- Contiguous SF Available!

Spaces 24 - 26 are currently one office suite, which can be divided into a 4,000 +/- SF space and a 6,500 +/- SF space.



# Suite 12 & 13 – 8,000 +/- SF Available!



# West Lakeland Business Park



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