

FOR LEASE
70,000 SF - 157,500 SF



2 ACRES OF OUTSIDE STORAGE AVAILABLE

LAKELAND LOGISTICS CENTER

2015-2025 WEST MEMORIAL BOULEVARD, LAKELAND, FL

AVAILABLE JANUARY 1, 2023



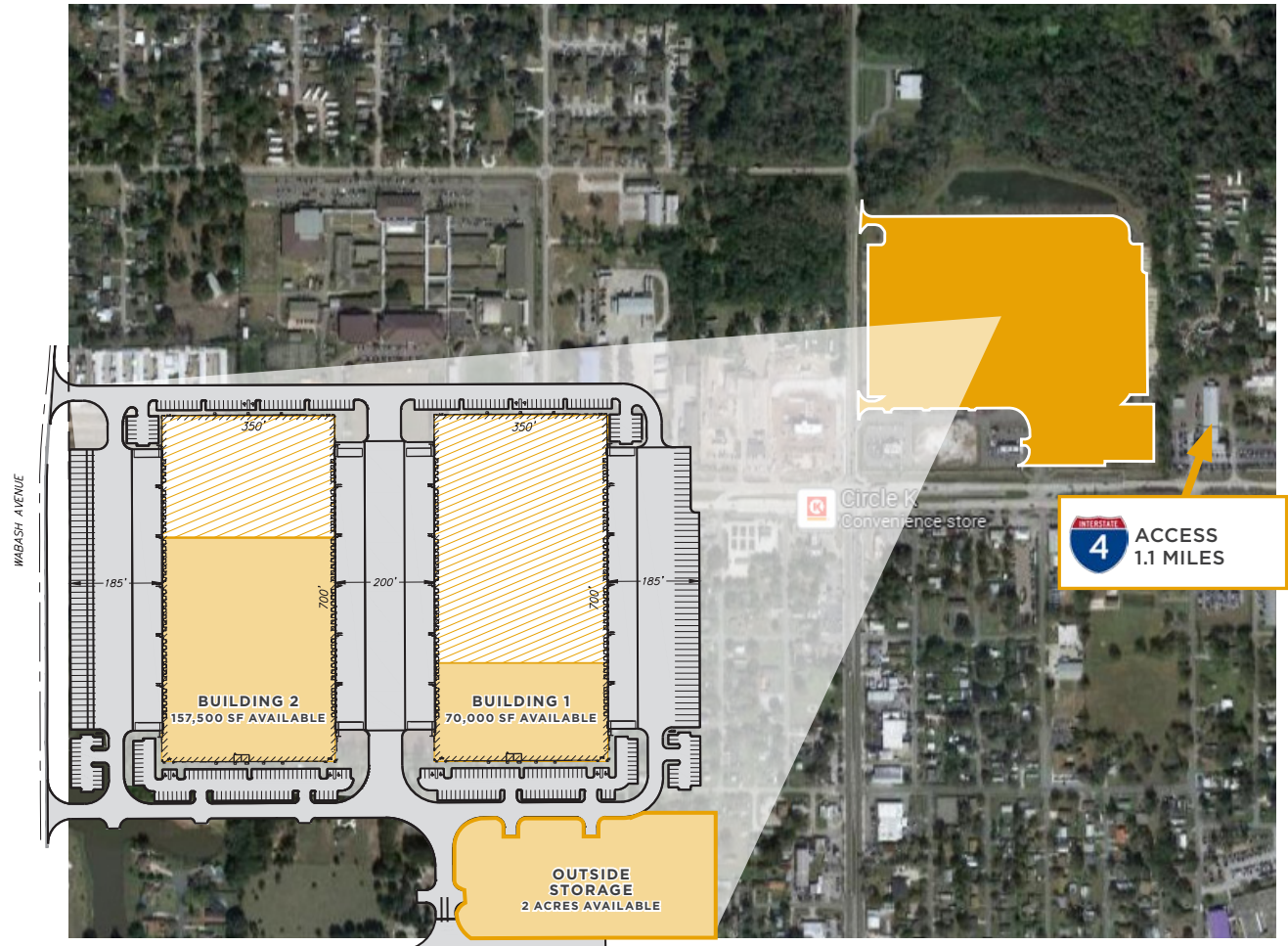
PROPERTY OVERVIEW

CLASS-A INDUSTRIAL BUILDINGS WITHIN KEY CFL SUBMARKET

Lakeland Logistics Center is a modern industrial development within Polk County, which is one of the fastest growing industrial markets throughout Central Florida.

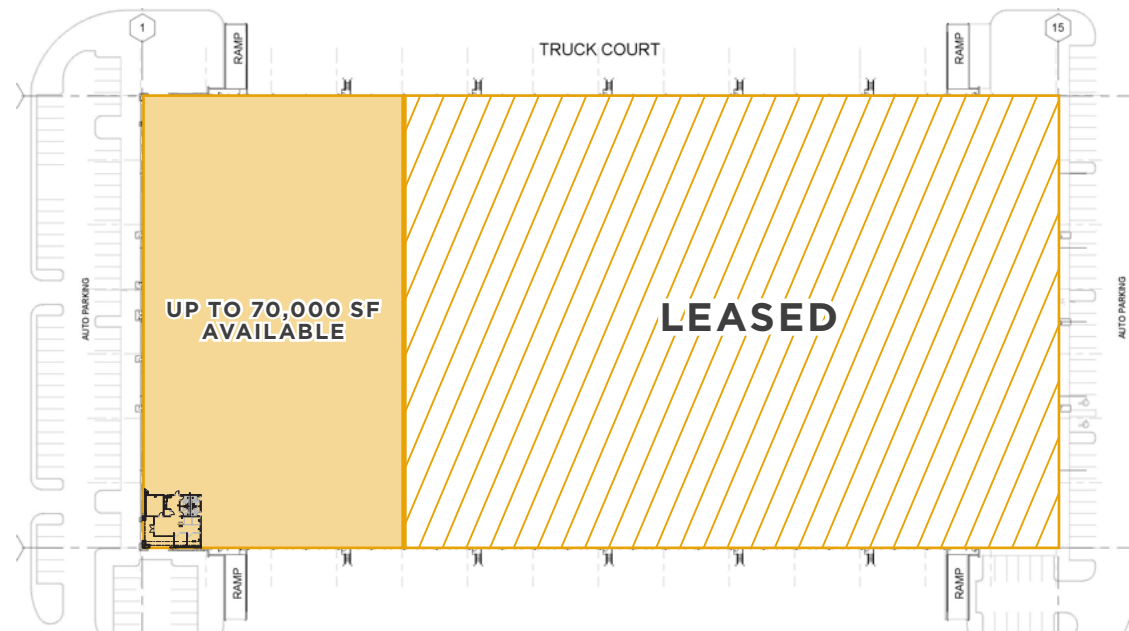
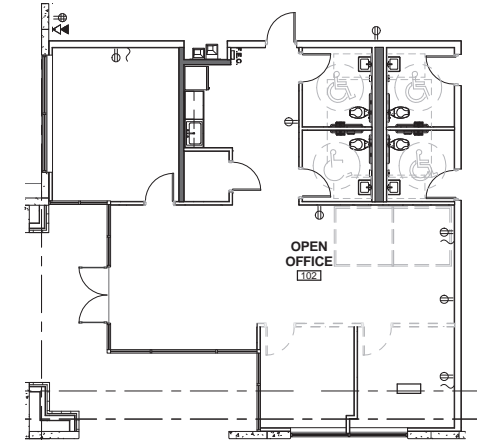
PROPERTY HIGHLIGHTS

- 1.1 miles (3 minutes) from Interstate 4 by taking Exit 28 (off Memorial Blvd)
- Modern distribution space
- Building dimensions and cross-dock functionality provide unique strengths for a variety of users
- Located in the heart of Lakeland in the center of Florida.
- 32 miles from Tampa
- 54 miles from Orlando
- 2 acres of additional land available for surplus parking



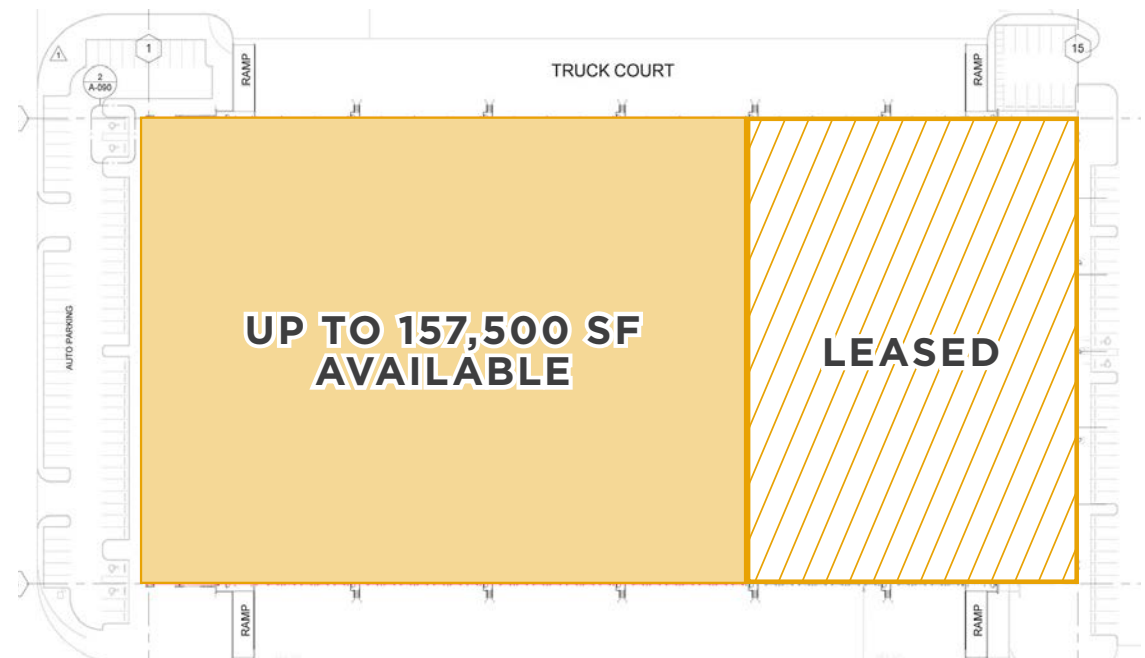
BUILDING 1 HIGHLIGHTS

Rental Rate	\$6.75/SF NNN
OPEX	\$1.59/SF
Space Available	70,000 SF
Office Area	1,484 SF
Trailer Storage	12 (Adjacent to space)
Clear Height	32'
Building Depth	350'
Dock High	18
Grade-Level	2
Parking Ratio	0.6/1,000
Zoning	I-P/AN
Column Spacing	50'w x 57'd Typical (60' Staging bay)
Loading	Cross-dock
Truck Court Depth	200' shared truck court
Availability	January 1, 2023



BUILDING 2 HIGHLIGHTS

Rental Rate	\$6.45/SF NNN
OPEX	\$1.61/SF
Space Available	78,750 SF - 157,500 SF
Office Area	2,054 SF
Trailer Storage	36 (Adjacent to space)
Clear Height	32'
Building Depth	350'
Dock High	50
Grade-Level	2
Parking Ratio	0.6/1,000
Zoning	I-P/AN
Column Spacing	50'w x 57'd Typical (60' Staging bay)
Loading	Cross-dock
Truck Court Depth	200' shared truck court
Availability	January 1, 2023



LOCATION OVERVIEW

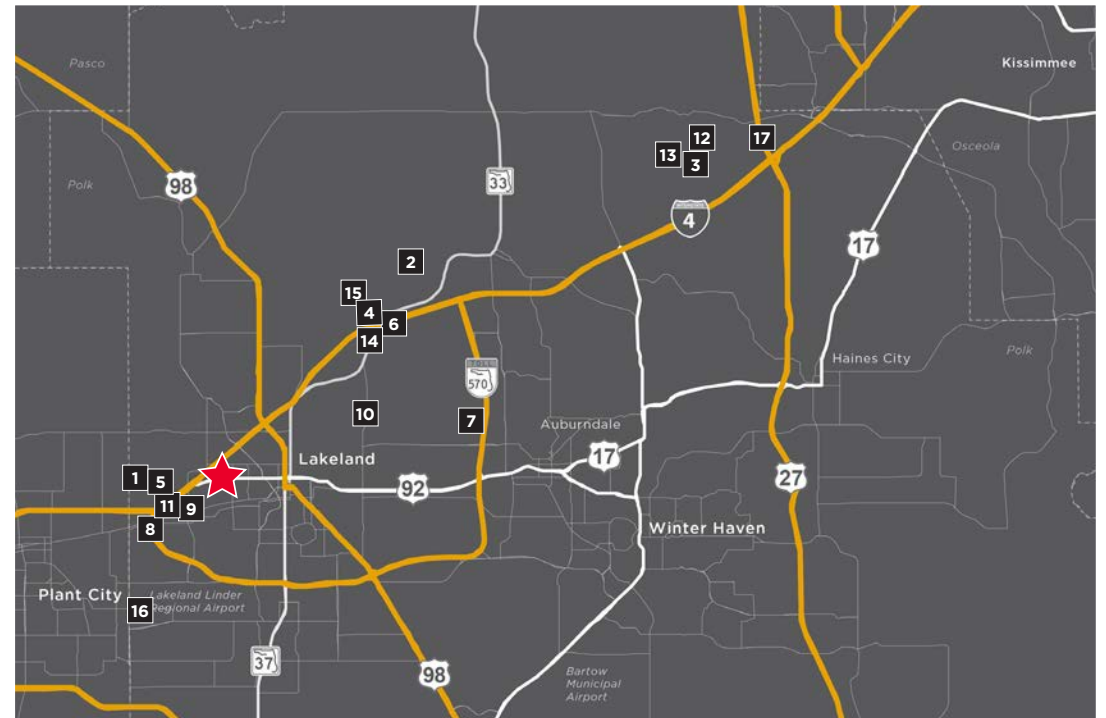
LAKELAND FOR LOGISTICS

Lakeland is home to over 28 million square feet of industrial/warehouse space with over 12,500 employed in the distribution, supply chain & logistics business. Companies with large investments in the Lakeland market include:

- | | |
|------------------------|-------------------------------------|
| 1. Advanced Auto Parts | 10. Saddle Creek Logistics Services |
| 2. Best Buy | 11. Southern Wine & Spirits |
| 3. FedEx | 12. UPS |
| 4. HD Supply | 13. Walmart |
| 5. IKEA | 14. HCA |
| 6. Haverty's | 15. Amazon |
| 7. Medline Industries | 16. Ace Hardware |
| 8. Publix | 17. Amazon |
| 9. Rooms to Go | |

KEY DISTANCES

- I-4 - 1.1 miles
- Tampa - 32.3 miles (0.5 hour)
- Orlando - 54.8 miles (1 hour)
- Jacksonville - 195 miles (3.25 hours)
- Miami - 241 miles (4 hours)



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