

Lakeland Logistics Center

LAKELAND, FLORIDA



2 ACRES OF OUTSIDE STORAGE AVAILABLE

Up to 78,750 SF For Lease

2025 West Memorial Blvd, Lakeland



For more information, contact:

JARED BONSHIRE

Executive Managing Director
+1 407 541 4414
jared.bonshire@cushwake.com

DAVID PEREZ

Executive Managing Director
+1 407 541 4435
david.perez@cushwake.com

TREY CARSWELL

Managing Director
+1 813 204 5314
trey.carswell@cushwake.com

LISA ROSS

Managing Director
+1 813 424 3211
lisa.ross@cushwake.com



Cushman & Wakefield
20 N Orange Ave Suite 300
Orlando, FL 32801
cushmanwakefield.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

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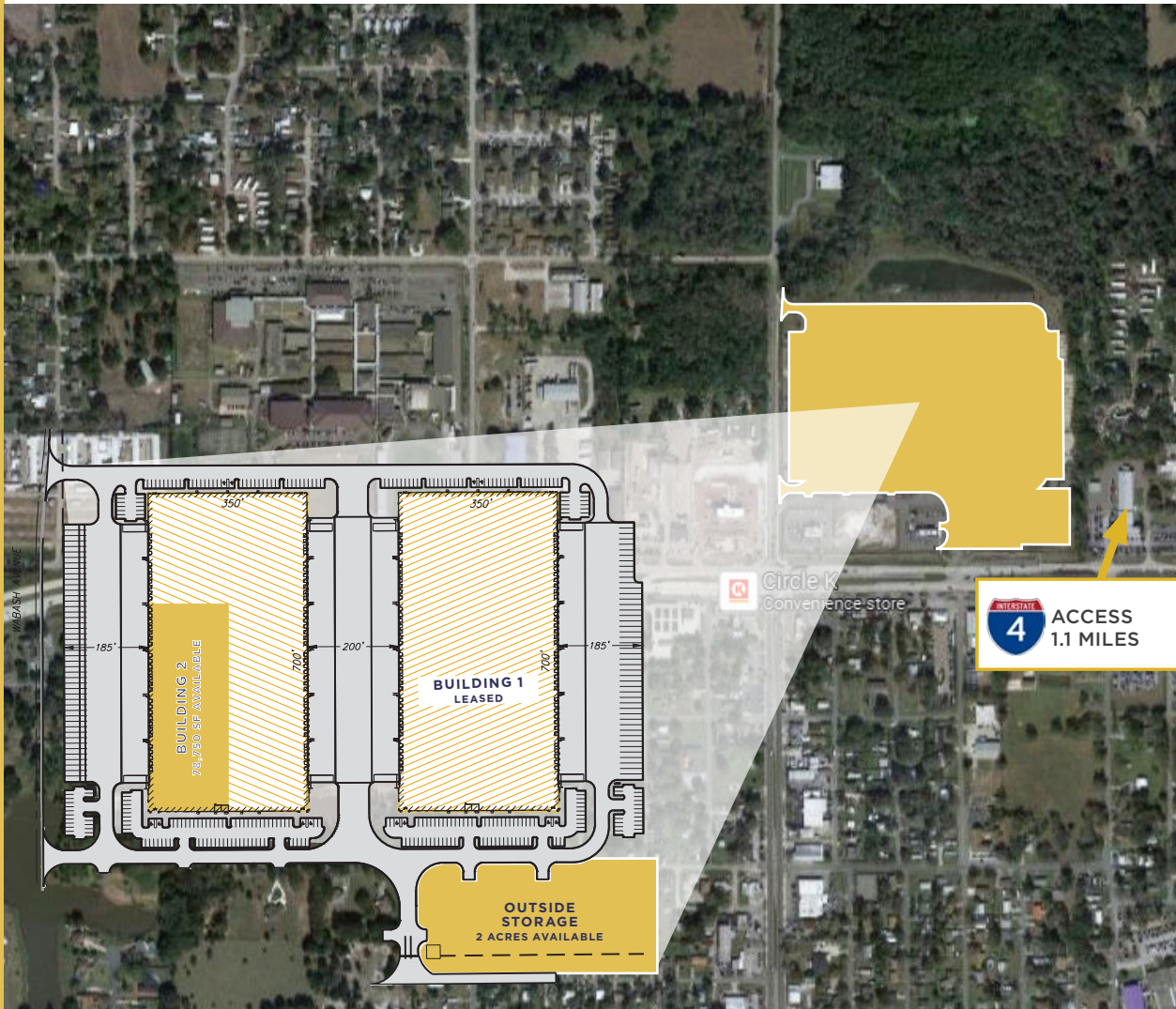
Property Overview

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



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BUILDING 2 HIGHLIGHTS

| | |
|------------------------|--|
| Rental Rate | Withheld |
| OPEX | \$1.95 PSF |
| Space Available | 78,750 SF |
| Office Area | 2,054 SF |
| Off Dock Trailer Parks | 36 (Adjacent to space) |
| Clear Height | 32' |
| Building Depth | 350' |
| Dock High | 25 |
| Grade-Level | 1 |
| 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 | 180' (200 shared) |
| Availability | Immediately |

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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:

- Advanced Auto Parts
- Best Buy
- FedEx
- HD Supply
- IKEA
- Haverty's
- Medline Industries
- Publix
- Rooms to Go
- Saddle Creek Logistics Services
- Southern Wine & Spirits
- UPS
- Walmart
- HCA
- Amazon
- Amazon
- Amazon

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)

