

6850 FIRST PARK BOULEVARD

Interstate 4 & State Road 33, Lakeland, FL

**AVISON
YOUNG**



PROPERTY HIGHLIGHTS

Size: 160,450 SF

Available: September 1, 2017

Property Type: Class A Warehouse

Office: 4,469 SF

Construction: Tilt-Wall Concrete Panels

Location: Southwest Quadrant of I-4 and S.R. 33

Owned By:



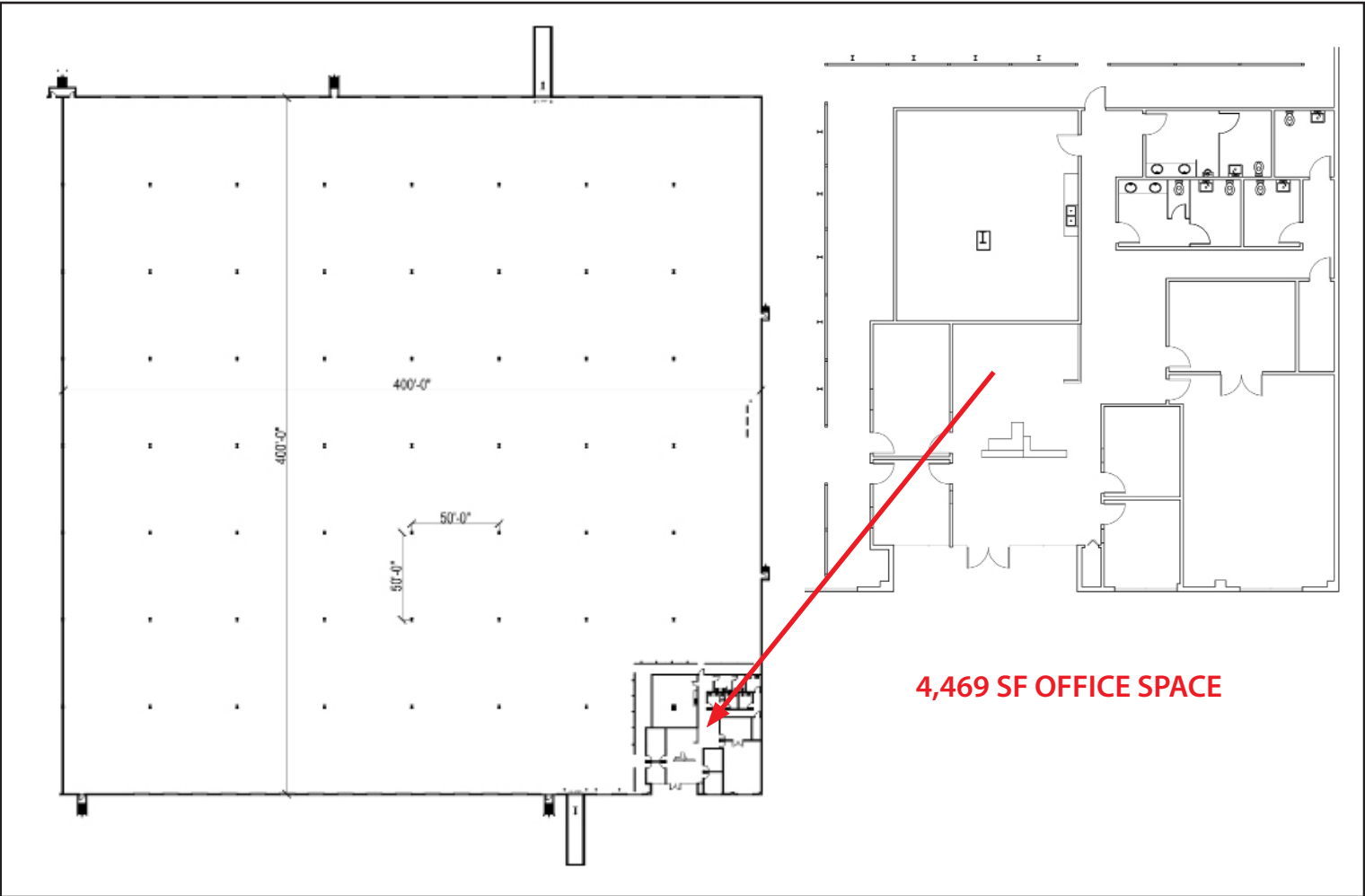
**USAA
Real Estate
Company**

For Additional Information, please contact:

Clay Witherspoon
813.444.0626
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SITE PLAN

BUILDING SPECIFICATIONS



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LOADING:	CROSS DOCK	LIGHTING:	T-5
CLEAR HEIGHT:	30'	FIRE SPRINKLERS:	ESFR
OVERALL DIMENSIONS:	400' X 400'	TRAILER STORAGE:	32 SPACES
COLUMN SPACING:	50' W X 50' D	TRUCK COURT:	135' DEEP WITH 55'+ TRAILER SPACES
POWER:	3 PHASE 480 V 800 AMPS	TRUCK APRON:	50' CONCRETE
PARKING:	92 CAR PARKS	SECURITY:	FENCED TRUCK COURT
DOORS:	(35) 9"X10' DOCK DOORS (2) 12'X14' DOORS WITH RAMP	ZONING:	INDUSTRIAL (I-2)

AERIAL PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

FRONTING INTERSTATE 4 AT EXIT 38

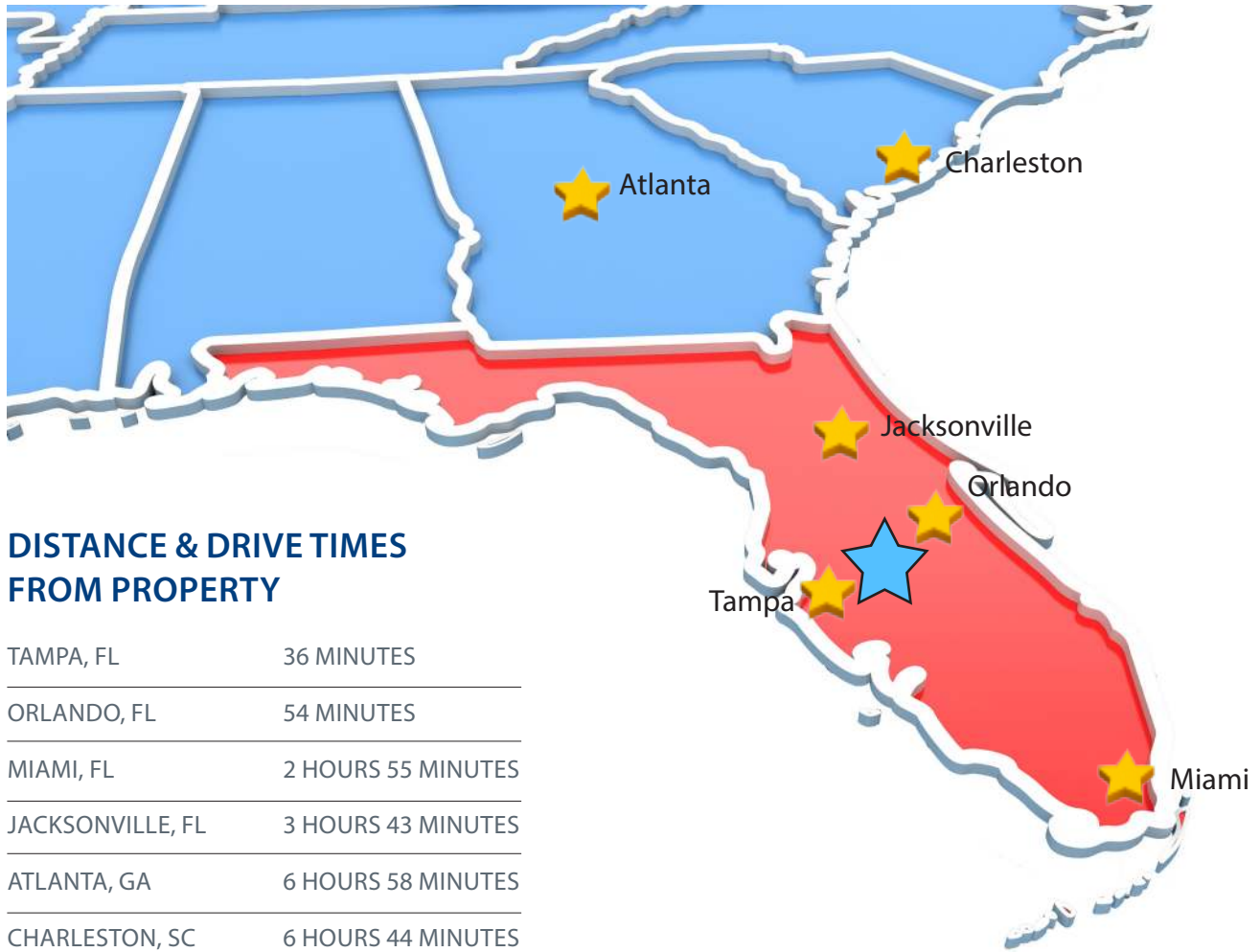
MODERN DISTRIBUTION SPACE

BUILDING DIMENSIONS AND FUNCTIONALITY WILL
ACCOMMODATE A VARIETY OF USERS

8.8 MILLION PEOPLE LIVE WITHIN A 100-MILE RADIUS

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