





ABC Domes on I-4 | 8331 N SR 33

35,696 SF of Flex Space Available in Lakeland, FL



HIGHLIGHTS

- Near absolute protection, built to resist CAT 5 hurricane, EF5 tornadoes and 300 MPH winds
- Features include a backup generator, a helicopter landing pad, on-site fuel storage, steel doors, and NARA-compliant data storage.
- The ABC Dome facilities are also for sale reach out for more information.
- Amazon, Ikea, Pepsico, Walmart, and Best Buy have distribution hubs within 20 miles, and 4,470 acres of future development are located across I-4.
- The strategic location along I-4 allows businesses to reach a population of over 9 million people within 100 miles.

FEATURES

Clear Height	45′
Drive-In Bays	5
Exterior Dock Doors	5
Standard Parking Spaces	70

ALL AVAILABLE SPACES(2)

SPAC	E	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st FI, A	Ste Dome	21,382 SF	Negotiable	Upon Request	:Flex	Partial Build- Out	Negotiable
1st FI,	Ste Dome	14,314 SF	Negotiable	Upon Request	:Flex	Partial Build- Out	120 Days

PROPERTY OVERVIEW

KW Commercial Lakeland is presenting the unique ABC Dome facilities for lease, located on I-4 in Lakeland, Florida. This property offers the ultimate solution for safe storage, disaster recovery, business continuity, office, flex, corporate or financial institution, command center or R&D.

It is strategically located in Lakeland to respond in many direction, the site is on high ground and the average wind speed in a hurricane is the lowest in Florida. The buildings are near absolute protection for all assets, built to resist CAT 5 hurricane, EF5 tornadoes, 300 MPH winds and includes backup generator, steel doors, ESFR sprinkler, helicopter landing pad, on site fuel storage, secure access through the entire facility, NARA compliant for data storage and more.

- Building B is a flex space, approx. 16,500 SF of storage, up to 45' eave height & 8,000 SF of office, 10+ offices, 2 breakrooms, reception, shared office space/conference room and 5 bathrooms with showers. Loading dock and grade level access.
- Building E is a build to suit with 14,314 SF of dome.

WAREHOUSE FACILITY FACTS

Building Size 82,702 SF

Lot Size 9.69 AC

Year Built 2016

Construction **Reinforced Concrete**

Sprinkler System **ESFR**

Water City

Sewer City

Gas Natural

BPC 1 - Business Park Center 1 Zoning

TRANSPORTATION



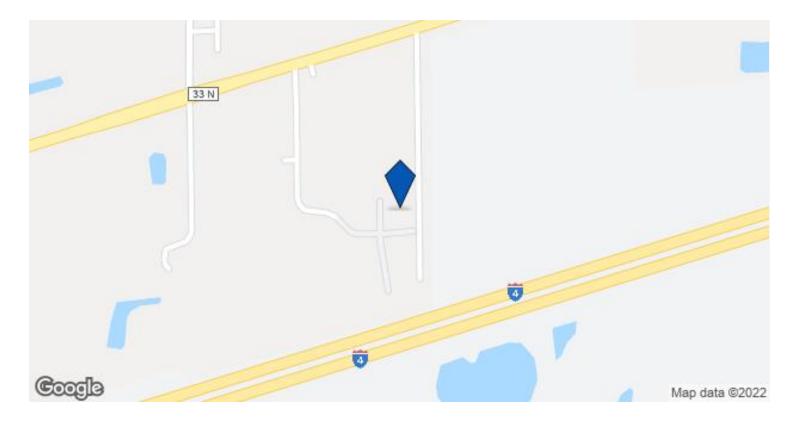
FREIGHT PORT

Port of Tampa Bay 53 min drive 41.3 mi

RAILROAD

SADDLE CREEK CORP.-LAKELAND-FL 12 min drive 6.9 mi

MAP OF 8331 N SR 33 LAKELAND, FL 33809



ADDITIONAL PHOTOS



ABC Domes on I-4



Dome B - Data storage



I-4 to Orlando



I-4 to Tampa



Aerial View - Helipad on site



Dome Overview



Secure access and deliveries with guardhouse, fencing, key card access and web based CCTV



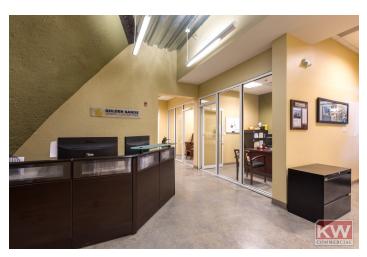
On site fuel storage



Dome B - Flex Space



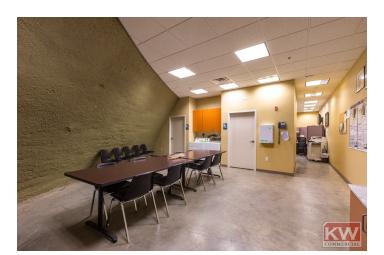
Dome B - Secure entrance



Dome B - Reception



Dome B - Shared office



Dome B - Breakroom



Dome B - Bathroom with showers



Dome B - Warehouse space



Dome B - Large office space



Dome B - 2nd floor offices







Dome B - Shared office



Dome E - Build to Suit - 14,314 SF

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Address: 8331 N SR 33, Lakeland, FL

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