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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)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st Fl, Ste Dome A	21,382 SF	Negotiable	Upon Request	Flex	Partial Build-Out	Negotiable
1st Fl, Ste Dome E	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
Zoning	BPC 1 - Business Park Center 1

TRANSPORTATION



FREIGHT PORT

Port of Tampa Bay	53 min drive	41.3 mi
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RAILROAD

SADDLE CREEK CORP.-LAKELAND-FL	12 min drive	6.9 mi
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MAP OF 8331 N SR 33 LAKELAND, FL 33809



ADDITIONAL PHOTOS



ABC Domes on I-4



I-4 to Orlando



Dome B - Data storage



I-4 to Tampa



Aerial View - Helipad on site



Dome Overview



Dome B - Flex Space



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



Dome B - Secure entrance



On site fuel storage



Dome B - Reception



Dome B - Shared office



Dome B - Warehouse space



Dome B - Breakroom



Dome B - Large office space



Dome B - Bathroom with showers



Dome B - 2nd floor offices



Dome B - Breakroom



Dome B - Shared office



Dome E - Build to Suit - 14,314 SF

Listing ID: 17339867

Date Created: 10/1/2019

Last Updated: 3/11/2022

Address: 8331 N SR 33, Lakeland, FL

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