

INDUSTRIAL FOR LEASE

ABC DOMES ON I-4

8331 SR 33 N, Lakeland, FL 33809



OFFERING SUMMARY

AVAILABLE SF:	14,314 - 21,382 SF
LEASE RATE:	Negotiable
LOT SIZE:	9.69 Acres
TOTAL BUILDING SIZE:	82,702 SF
ZONING:	BPC-1 (Polk County)
MARKET:	Tampa / Orlando
SUBMARKET:	Lakeland MSA
TRAFFIC COUNT:	87,500 on I-4

[CLICK HERE TO VIEW VIDEO](#)

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, corporate or financial institution, command center or R&D.

It is strategically located in Lakeland to respond in many directions, 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.

PROPERTY HIGHLIGHTS

- Near absolute protection, built to resist CAT 5 hurricane, EF5 tornadoes and 300 MPH winds
- NARA - 36 CFR Part 123 compliant Smart Dome Vault for records or data storage
- Reach 9+ MM population within 100 miles
- Located within growing demographics and innovative business area

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Lakeland, FL 33801-7915

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PROPERTY AERIAL VIEW

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PROPERTY OVERVIEW

8331 SR 33 N, Lakeland, FL 33809



**DOM E
BUILD TO SUIT
14,314 SF**



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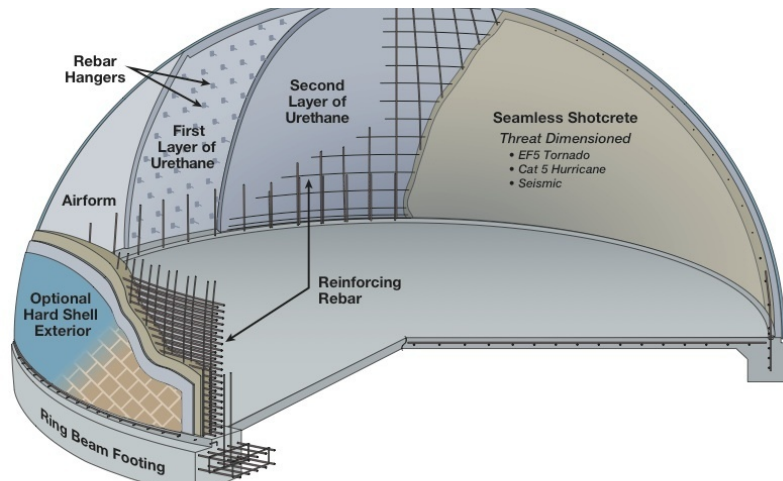
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PROPERTY SPECIFICATIONS

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DOMES CONSTRUCTION & AMENITIES:

- 12+ inch of reinforced concrete, 6-inch foam and Kevlar covering
- Withstands Cat 5 Hurricane, EF5 Tornadoes & 300 MPH winds (FEMA 361 / ICC-500 Standards - near absolute protection for all assets)
- Energy efficient LEED certified silver, with smart climate control monitoring
- Backup Generator System with auto transfer switch
- NARA - 36 CFR Part 123 compliant Smart Dome Vault
- Automatic Gas Suppression System
- ESFR Fire Sprinkler System
- Climate & humidity controlled environment
- 90 psf rolling steel doors

PROPERTY SPECIFICATIONS:

- Secure access and deliveries with guardhouse, fencing, key card access and web based CCTV surveillance
- 150+- above sea level (higher than Interstate-4, located in the 500-Year No Flood Zone)
- Helicopter landing pad on site
- Satellite communications
- On site fuel storage
- Solar lighting and hot water heating

DOMES MARKETS:

- Nuclear, Military & Command Centers
- FEMA Compliant Safe Rooms
- Records & Data Storage
- Disaster Recovery & Business Continuity
- Emergency Equipment Storage
- Corporate & Financial Institution
- Technology and Research & Development

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ABC DOME BENEFITS

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BENEFIT OVERVIEW

By their nature, the domes provide the ultimate protection for IT. Virtually every aspect of a business is vulnerable to IT disruption, some of which could take you offline for days. But any downtime or long-term interruption to critical functions — especially during a crisis — can result in massive losses in revenue and assets.

Incredibly, for every company that has an IT-specific disaster recovery and business continuity plan in effect, two others don't — even in the wake of many natural disasters all over the country in the past few years.

QUESTIONS & PROBLEM SOLVING

- What would happen if your enterprise system goes down or critical records or business data is permanently damaged or destroyed in a hurricane or tornado? If your business is located in a part of the country that's highly prone to natural disasters, or if the business must remain operational during any crisis, then disaster recovery planning is essential.
- Would you be able to meet all of your business's federal compliance mandates, such as customer privacy regulations, service level agreements, or records retention requirements? ABC Domes exceeds current building codes by 200%
- Do you have the resources to replace or recreate lost data? All businesses are vulnerable at some level. Securing space for your core functions within an ABC Domes structure protects your assets and helps avoid interruptions in your operations during natural disasters, systems outages and other unforeseen threats.



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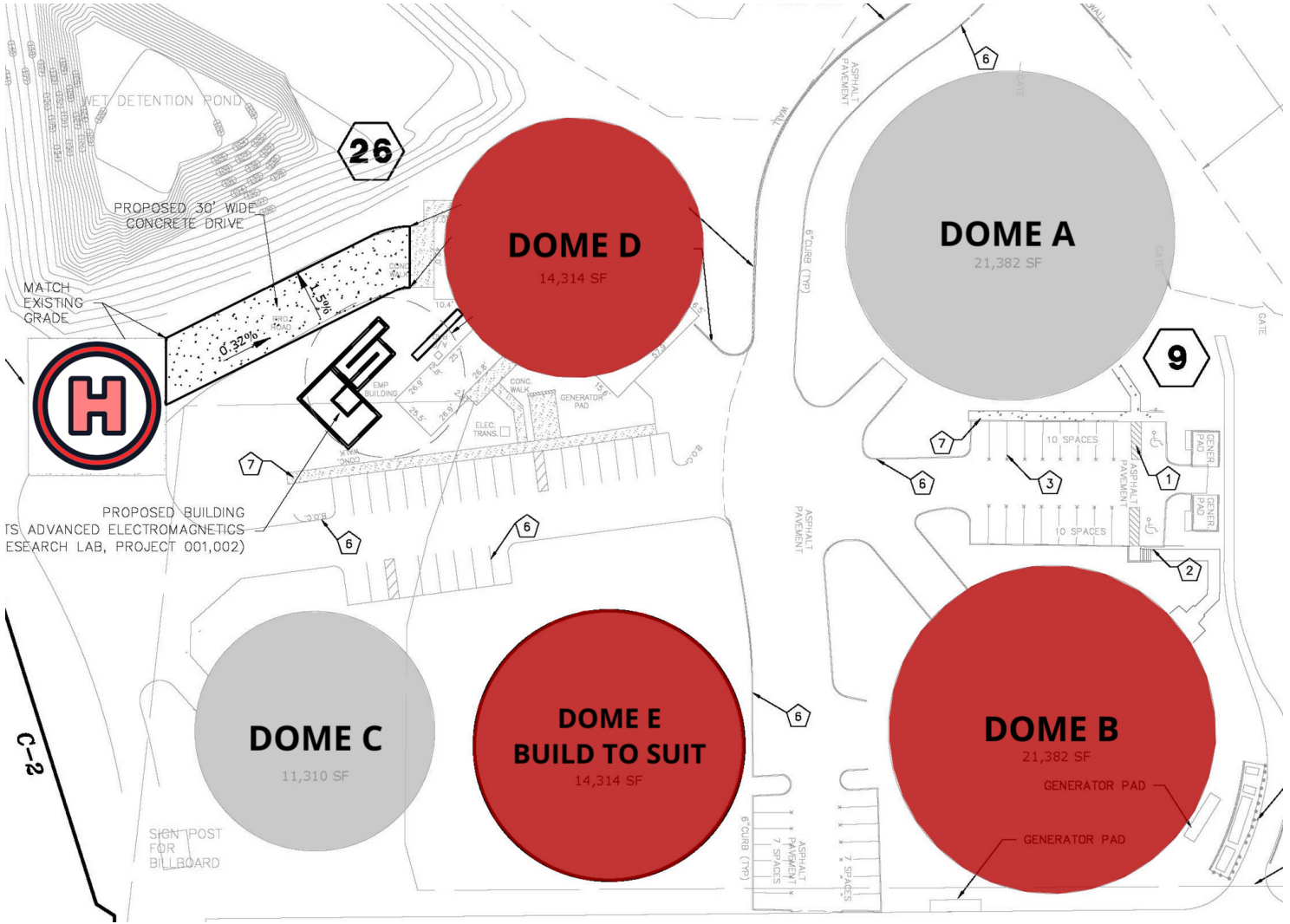
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AVAILABLE SPACES

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SUITE	TENANT	SIZE	TYPE	RATE
Dome B	Available	21,382 SF	NNN	Negotiable
Dome D	Available	14,314 SF	NNN	Negotiable
Dome E	Available	14,314 SF	NNN	Negotiable

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DOME B PHOTOS

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Building B - 21,382 SF available



Building B - Reception & Office Space



Building B - Breakroom



Building B - Warehouse Space



Building B - Shared Office



Building B - Large Open Space

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DOME D & E PHOTOS

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Building D - 14,314 SF available



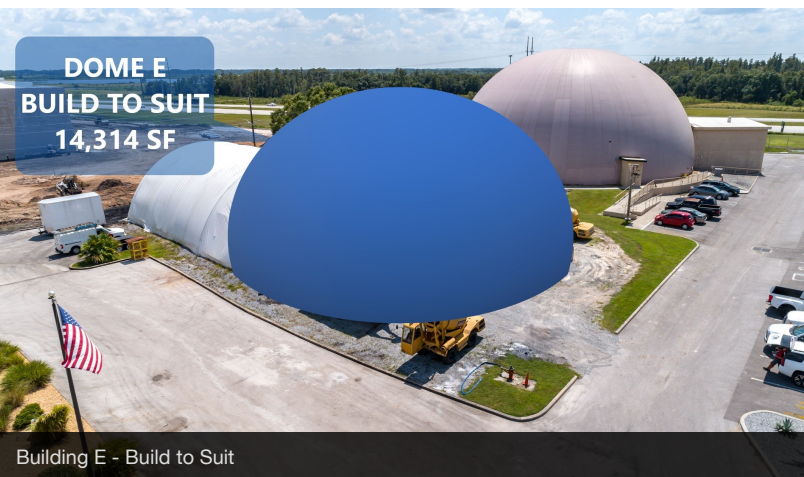
Building D - Back up Generator on Site



Building D - Dock High and Grade Level Door



Building D - 14,314 SF of Warehouse Space



Building E - Build to Suit



Building D - Electromagnetic Shielding System conference

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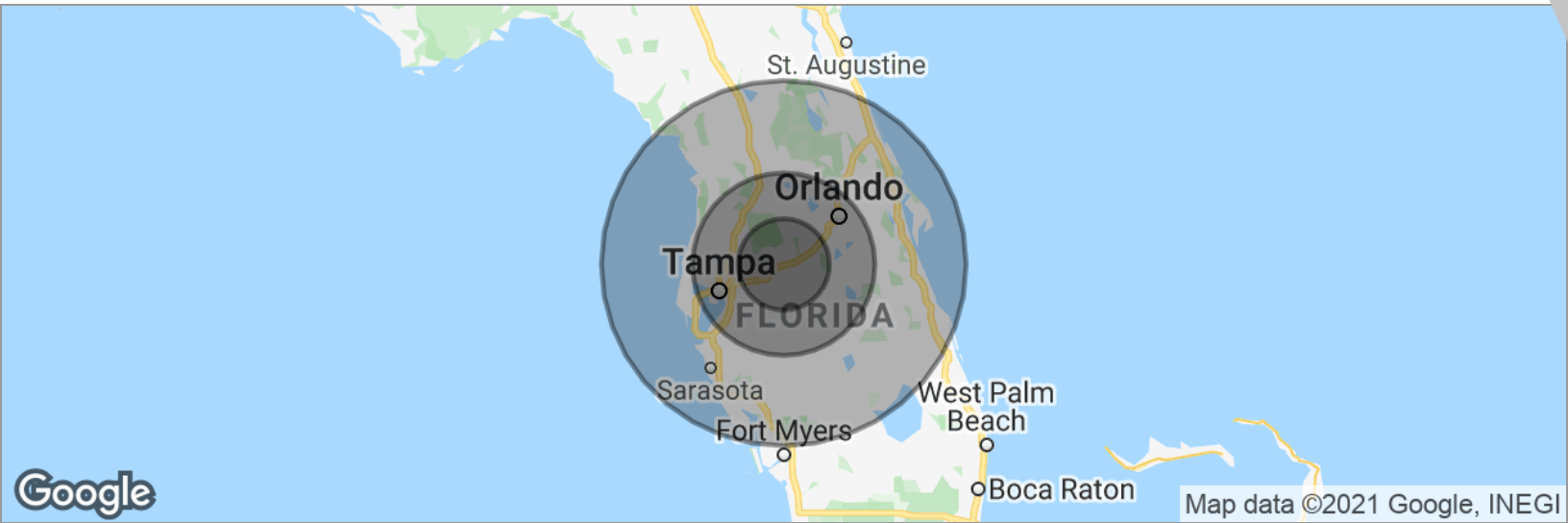
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DEMOGRAPHICS MAP

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POPULATION	25 MILES	50 MILES	100 MILES
Total population	775,051	4,034,328	9,122,621
Median age	39.6	37.7	41.9
Median age (male)	38.5	36.6	40.8
Median age (Female)	40.6	38.7	43.0
HOUSEHOLDS & INCOME	25 MILES	50 MILES	100 MILES
Total households	292,679	1,522,153	3,589,676
# of persons per HH	2.6	2.7	2.5
Average HH income	\$57,336	\$63,945	\$62,429
Average house value	\$181,901	\$246,393	\$241,050
ETHNICITY (%)	25 MILES	50 MILES	100 MILES
Hispanic	16.8%	22.6%	16.0%
RACE (%)	25 MILES	50 MILES	100 MILES
White	78.9%	72.8%	79.3%
Black	12.7%	16.4%	12.4%
Asian	1.7%	3.0%	2.5%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.4%	0.3%	0.3%
Other	4.3%	5.1%	3.5%

* Demographic data derived from 2010 US Census

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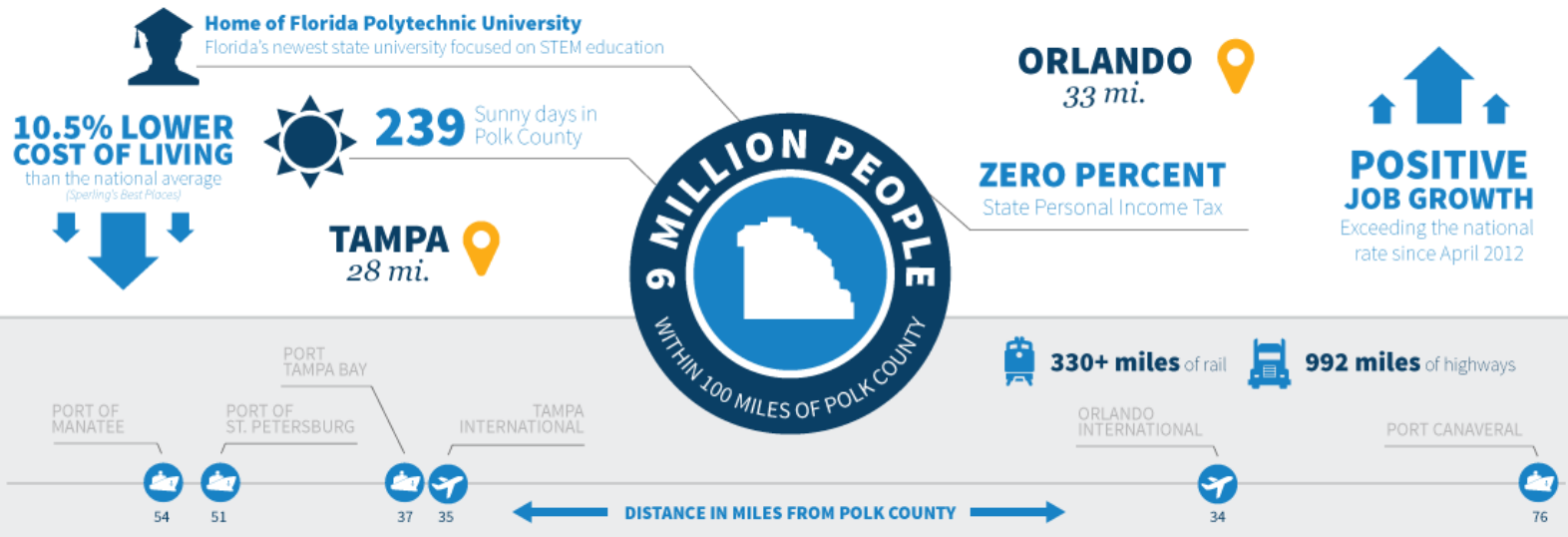
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CENTRAL FLORIDA OVERVIEW

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TRANSPORTATION INFRASTRUCTURE & REGIONAL ACCESS

Central Florida's well-developed infrastructure allows connectivity to all modes of transportation with the only Southeast location with two international airports within an hour's drive and have more rail miles than any other location in the region. International companies and those with a focus on global trade will appreciate our close proximity to seaports, including the second largest Foreign Trade Zone network in the country.

In addition to a comprehensive network of road and rail, Central Florida has access to five deepwater seaports, making the region a smart choice for any business. Whether you're looking for easy access to global markets or a strategic centralized location that keeps transportation costs down, Polk County's infrastructure will give you the competitive edge you need to stay ahead of the rest.

WORKFORCE

A talented labor pool is the most critical factor in the long-term success of any business. That's why the Central Florida Development Council strives to establish and sustain a skilled workforce that fulfills the needs of our region's target industries. From world-class colleges and universities to specialized workforce training centers, Central Florida's dedication to workforce preparedness runs deep.

KEY DISTANCES

- Interstate 4 (Tampa / Orlando) - 1.7 Miles
- Orlando: 40 Miles
- Amazon Fulfillment Center West & East Polk County - 15.7 & 21.1 Miles
- Port of Tampa Bay (Largest in Florida) - 40 Miles
- Port of Cap Canaveral (4th largest in FL) & Cap Canaveral Air Force Station - 91 Miles
- Tampa International Airport - 47 Miles
- Highway 27 (Clermont / South Florida) - 18 Miles
- Downtown Lakeland: 11 Miles
- Miami: 238 Miles
- Port of Fort Lauderdale (2nd largest in FL) - 241 Miles
- Orlando International Airport - 48 Miles

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LOCAL MAP

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Legend: Newest Development (SF & Delivery Date)



Total of 4,470 Acres of future development including Development of Regional Impact (DRI), Residential, Retail Hospitality, Office, R&D, Educational and Recreational Uses.

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MARKET OVERVIEW & POINT OF INTEREST

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INDUSTRIAL MARKET OVERVIEW

The Lakeland metro is strategically located between Orlando and Tampa. This positioning makes it well-suited for a regional distribution hub. Perhaps unsurprisingly, Lakeland is one of the key industrial markets in Florida, and compares favorably to much larger metros, particularly in the logistics sector.

FUTURE DEVELOPMENT NEAR SUBJECT

AdventHealth purchased 103 acres for future development (potential future clinic and 200 bed hospital)

A total of 4,470 AC of land available south of I-4. The Property includes tracts that have been approved for a Development of Regional Impact (DRI) encompassing residential, retail, hospitality, office, research, educational and recreational uses.

NEWEST INDUSTRIAL NEAR SUBJECT

- Amazon - 2,000,000 SF (2 distribution center)
- Amazon Air Cargo (2020) - 283,000 SF
- Walmart - 2,000,000 SF (2 distribution center)
- Ikea (2019) - 325,000 SF & Medline (2017) - 830,000 SF
- Pepsico (2017) - 600,000 SF & Best Buy - 650,000 SF

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POINT OF INTEREST

- FLORIDA POLYTECHNIC: Florida Poly designed by renowned Santiago Calatrava was established in 2012 on 170 acres to advance to state's economy by training a highly skilled technical workforce, extra residence hall being build in 2015 and the latest addition was a student development center open in 2018.
- SUNTRAX: Lead by Florida;s Turnpike Enterprise, Suntrax is a \$42 million, 475 acres large-scale, cutting-edge facility dedicated to the research, development and testing of emerging transportation technologies in safe and controlled environments.
- POLK COUNTY SPORTS COMPLEX: Within 2.4 miles from the subject property, the Lake Myrtle Sports Park has 9 baseball & 11 multipurpose/soccer fields, Polk hall of fame and Visit Central Florida and several Headquarters. The USA Water Ski & Wake Sports Foundation HQ, Hall of Fame, Museum estimated in 2021 and a future Surf Park, trick lake, RV resort estimated in 2022. Several hotels on site, 3 multipurpose football fields and 3 baseball fields are also planned in the project.
- INNOVATION DISTRICT: Polk County and two I-4 municipalities plan to join forces and work together on a new innovation zone. Florida Poly and SunTrax are the anchors for the innovation

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ADVISOR BIO

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PROFESSIONAL BACKGROUND

Growing up in Toulouse, France, I always dreamed that one day I would have the opportunity to pursue the American dream. I've always had a strong drive and a burning desire to discover new experiences and knowledge. My travels through Europe and the rest of the world have created a great love for the diversity & culture I experienced.

I followed my passion and arrived in the United States in 2006 under exciting yet unique circumstances. I was a professional paintball player and was blessed to have realized my dream by eventually joining one of the best teams in the world here in Tampa. My entrepreneur spirit led me to create my own business and in 2010 I opened the doors of Action Paintball & Laser Tag in Winter Haven. The facilities include a retail pro-shop while offering 5 different activities and welcoming more than 35,000 players with hundreds of parties each year. With 30 + trained employees, Action Paintball was rated one of the best fields in Florida. It also exceeded my original business plan from inception and was successfully purchased by an investor in March 2017.

My business allowed me to stay engaged with the community and my desire to meet people on a personal and professional level led me to the real estate industry. I started my career in residential while being part of the number one sales team in my county with over 400 units sold per year. I enjoy the dynamics of investing and advising on all aspects of real estate transactions and it wasn't long until my experience and passion led me to commercial real estate where my team and I assist clients through Keller Williams Commercial division whose focus on client's relationships and technology made it the fastest growing commercial real estate in the United States.

I'm a strong believer in personal development and am very grateful for all the people I have met and who have helped me. I love to achieve and provide results by creating opportunities through analyzing the problem and finding a durable solution by using all resources available. In order to succeed in a project, I've been known to create new resources and solutions and I'm always looking at new ways to add value and skills. I look forward to meeting with you on how my commitment and experience can meet your needs and goals.

MEMBERSHIPS

CCIM Candidate
Manufacturing & Supply Chain of Mid Florida
NAIOP Member of Central Florida
Lakeland & Winter Haven Chamber of Commerce
National & Lakeland Realtor Association

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