

KEY LOGISTICS CENTER

5300 ALLEN K BREED HWY | LAKELAND, FL 33811



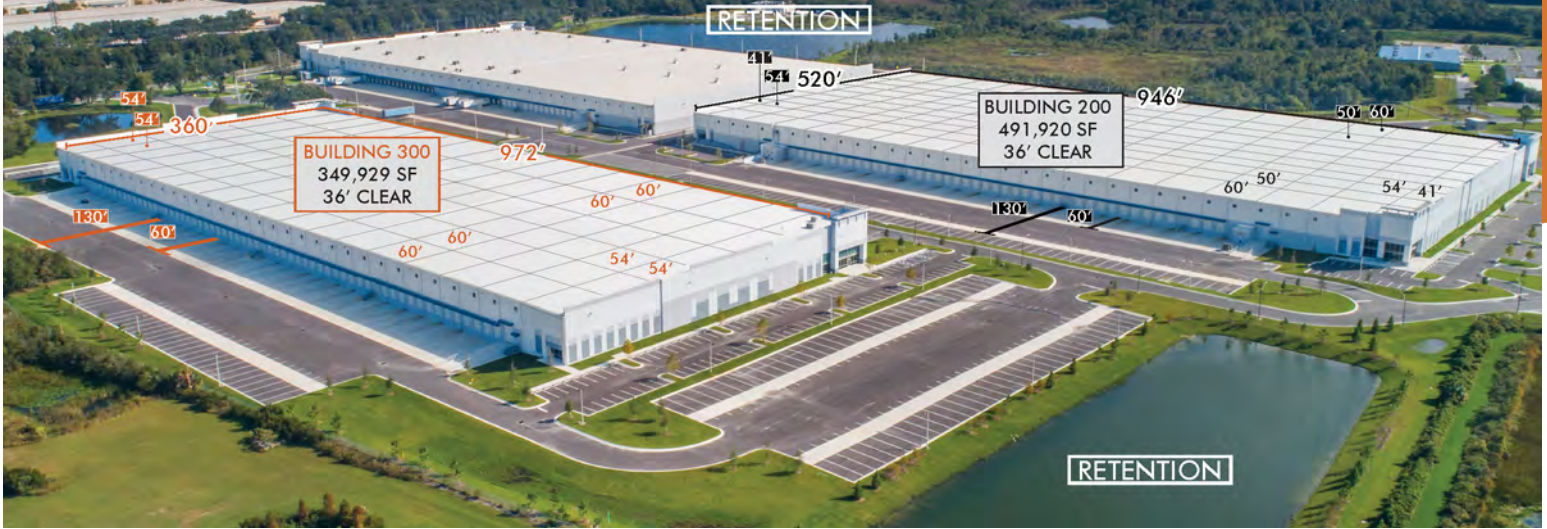
841,849 TOTAL SF AVAILABLE FOR LEASE



ALPHA
INDUSTRIAL
PROPERTIES

CBRE

PROPERTY OVERVIEW



BUILDING 300

CLASS A CROSS DOCK - 1ST GENERATION

RBA	349,929
DOCK DOORS	104
RAMPS	4
CLEAR	36'
COLUMN SPACING	54' x 60', 60' SPEED BAY
TRAILER PARKING	100
AUTO PARKING	191
SPRINKLER	ESFR
CONSTRUCTION	TILT-WALL



BUILDING 200

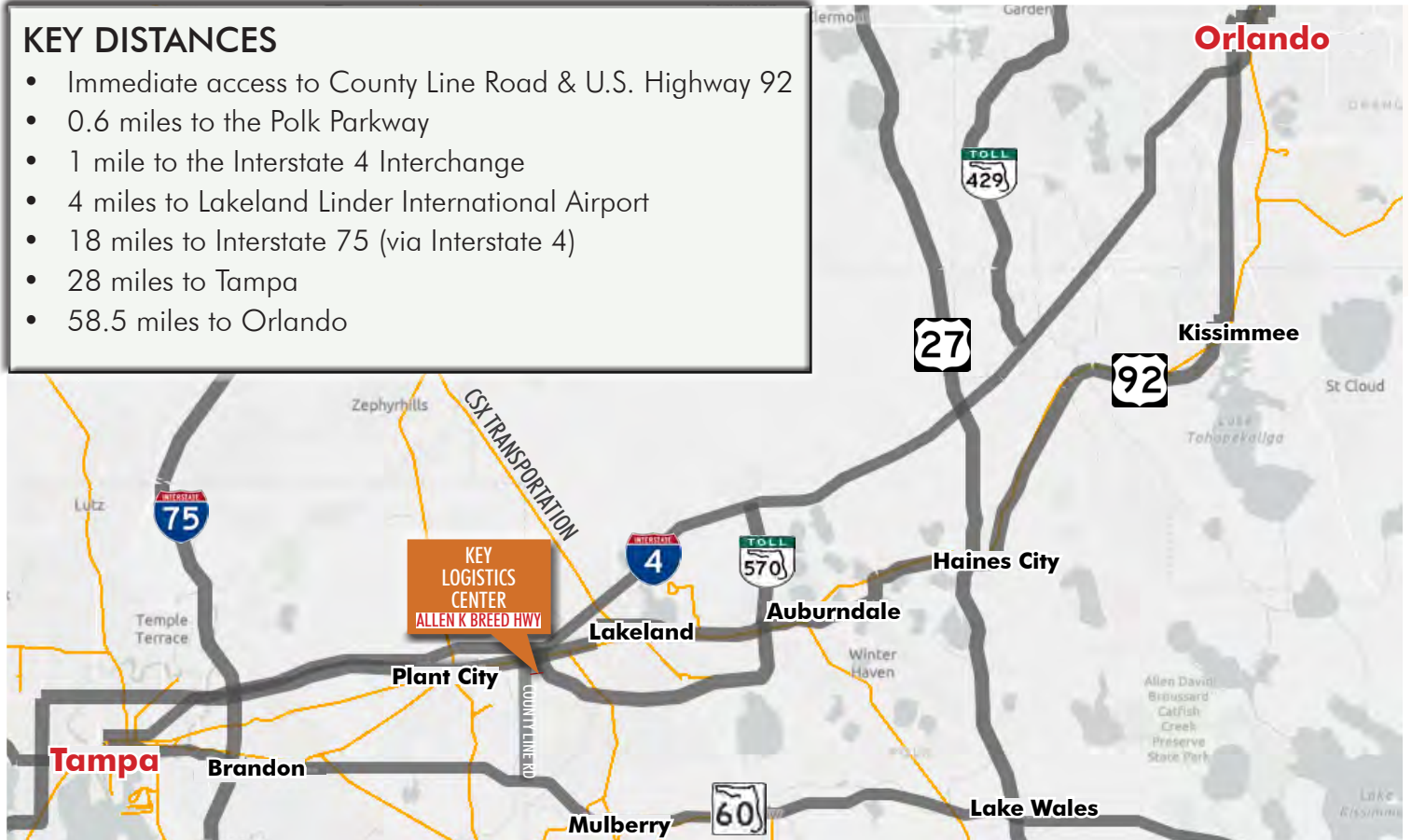
CLASS A CROSS DOCK - 1ST GENERATION

RBA	491,920
DOCK DOORS	92
RAMPS	4
CLEAR	36'
COLUMN SPACING	54' x 50', 60' SPEED BAY
TRAILER PARKING	106
AUTO PARKING	220
SPRINKLER	ESFR
CONSTRUCTION	TILT-WALL

LOCATION HIGHLIGHTS

KEY DISTANCES

- Immediate access to County Line Road & U.S. Highway 92
- 0.6 miles to the Polk Parkway
- 1 mile to the Interstate 4 Interchange
- 4 miles to Lakeland Linder International Airport
- 18 miles to Interstate 75 (via Interstate 4)
- 28 miles to Tampa
- 58.5 miles to Orlando



NEIGHBORING TENANTS

1.5M SF
AMAZON
FULFILLMENT
CENTER

1.13M SF
PUBLIX
DISTRIBUTION
CENTER

1.75M SF
ROOMS TO GO
DISTRIBUTION
CENTER

650K SF
SOUTHERN
WINE & SPIRITS
DISTRIBUTION
CENTER

565K SF
ADVANCED
AUTO PARTS
DISTRIBUTION
CENTER

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FOR INFORMATION,
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