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FOR SALE OR LEASE

Drane Field Road
Lakeland, FL 33811

221,875 SF Available

- Q2 2020 delivery
- 32' clear height, rear-load facility
- On-site trailer storage
- Benefits of Polk County Sales Tax
- Located near Amazon's new air cargo complex at the Lakeland Linder International Airport

Ryan Vaught
Executive Managing Director
M +1 256 656 7215
D +1 813 605 4462
ryan.vaught@colliers.com

Robyn Hurrell, MCR
Managing Director
M +1 813 226 7540
D +1 813 605 4463
robyn.hurrell@colliers.com

Colliers International
4830 W. Kennedy Boulevard
Suite 300
Tampa, FL 33609
P: +1 813 221 2290

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Site Plan

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Building Specifications

Square Feet:	221,875 SF
Building Type:	Rear-load
Building Dimensions:	220' deep X 1000' long
Clear Height:	32'
Truck Court:	130' deep plus 55' deep trailer parks on 1/3 of truck court
Trailer Parking:	30 trailer spaces
Car Parking Spaces:	224 car spaces
Concrete Slab-on-Grade:	6" thick
Exterior Concrete Truck Court:	7" thick, 4,000 PSI concrete unreinforced
Column Spacing:	Interior bays 54' X 50'

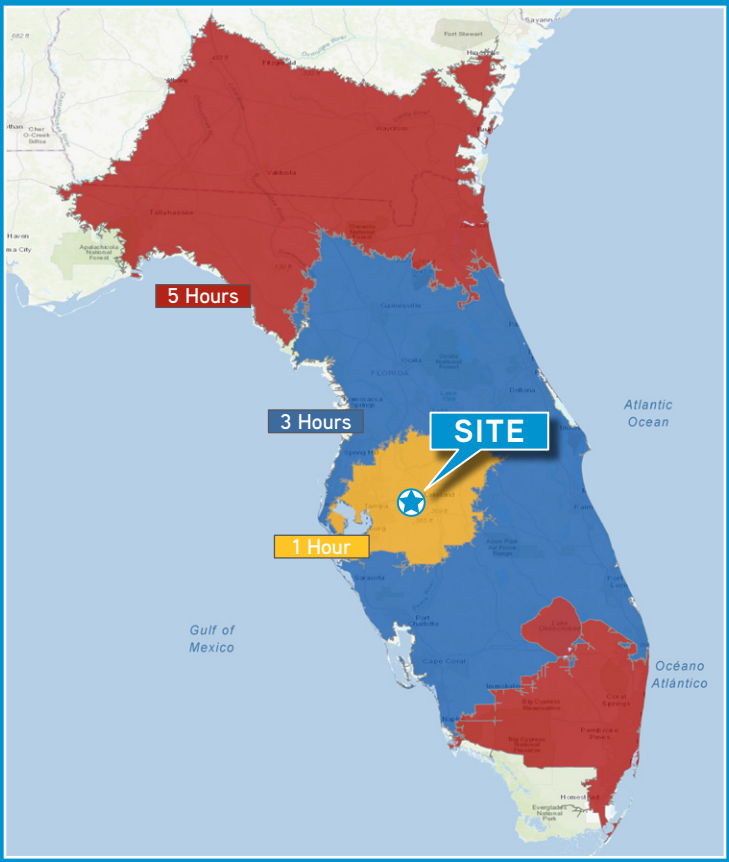
Structural Steel:	Primed gray tubular steel columns, bar joists and girders; white painted metal roof deck
Roofing:	Mechanically attached reinforced TPO Membrane with LTTR R-12 insulation
Dock Doors:	59 dock doors; 2 drive-in doors
Dock Equipment:	N/A
Paint:	Exterior textured paint – 3 field colors and 1 trim color
Fire Protection:	ESFR
HVAC:	Unit heaters and louvers inside Fire Pump Room
Electric Service:	1-200 Amp house panel and capacity to serve up to 4000 Amps each
Electric Lighting:	Code minimum
Site Lighting:	Private area lighting

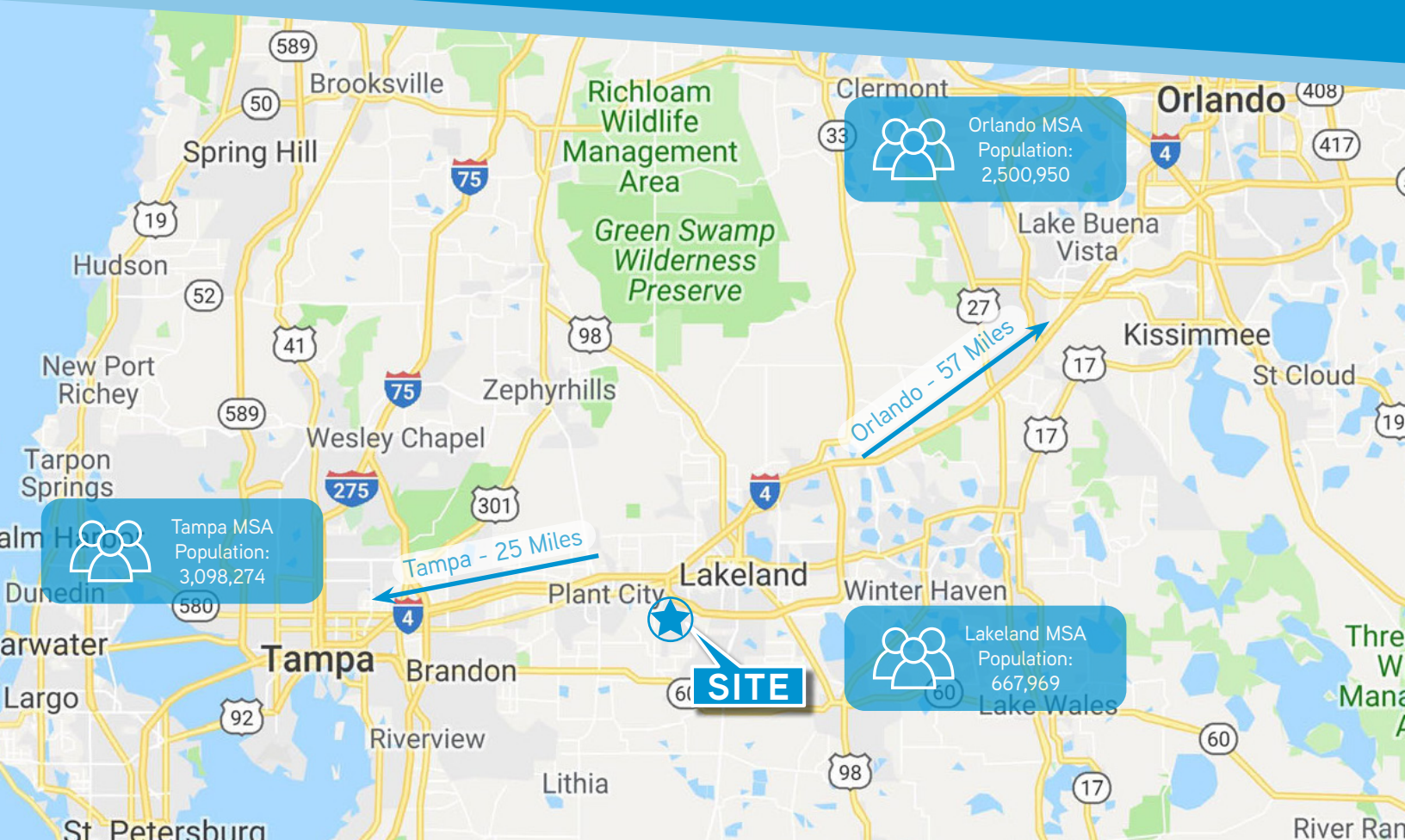
Location Benefits

- 20,516,063 people within a 5-hour drive time
- Centrally located on the I-4 corridor just off County Line Road in Lakeland, FL
  - » Tampa MSA population: 3,098,274
  - » Lakeland MSA population: 667,969
  - » Orlando MSA population: 2,500,950
- 25 miles to Tampa and 57 miles to Orlando

KEY DISTANCES

I-4	3 miles
I-75	19 miles
Port Tampa Bay	30 miles
CSX Intermodal Terminal	30 miles
Tampa International Airport	35 miles
Florida's Turnpike	52 miles
Orlando International Airport	60 miles
I-95	90 miles
Port Canaveral	104 miles





Gallery

Aerial photos as of 4/17/2020

VIEW MORE PHOTOS

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Contact us:

Ryan Vaught
Executive Managing Director
M +1 256 656 7215
D +1 813 605 4462
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