



PROPERTY FOR SALE OR LEASE

AIRPORT COMMERCE PARK

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

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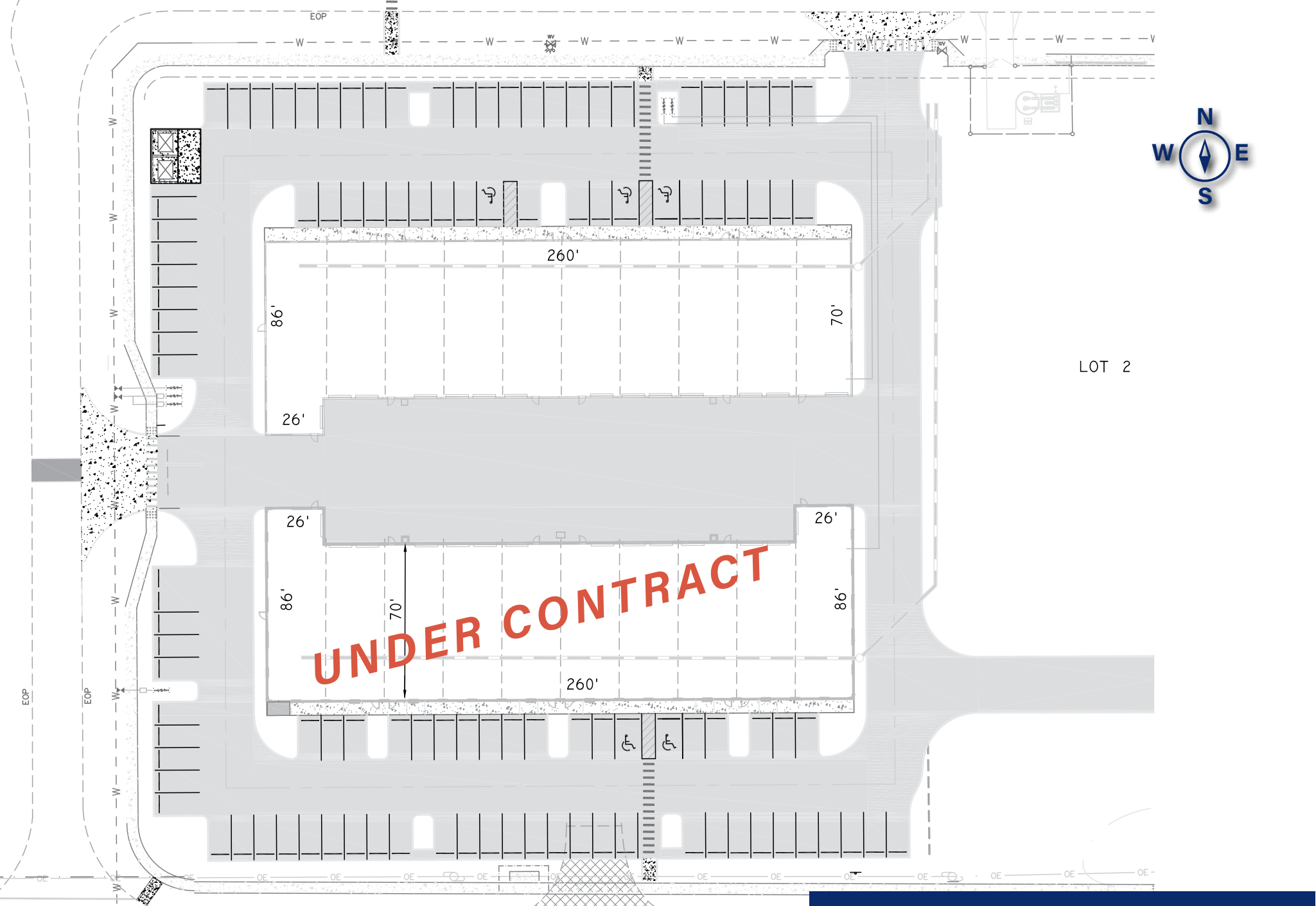
EXECUTIVE SUMMARY

3750 AIRPORT COMMERCE DR LAKELAND, FL 33811

Construction is underway for two ground level warehouse buildings for a total of 37,648 new SF. The space is divisible into multiples of 1,820 SF, and the end caps on either sides of the building are 2,236 SF each. Space can be built out for warehouse, manufacturing, or office space.

The subject buildings are located on Drane Field Road near its intersection with Airport Road. Lakeland Linder International Airport and Publix HQ are across the street, and the buildings have easy access to Interstate 4 and the Polk Parkway (SR 570).

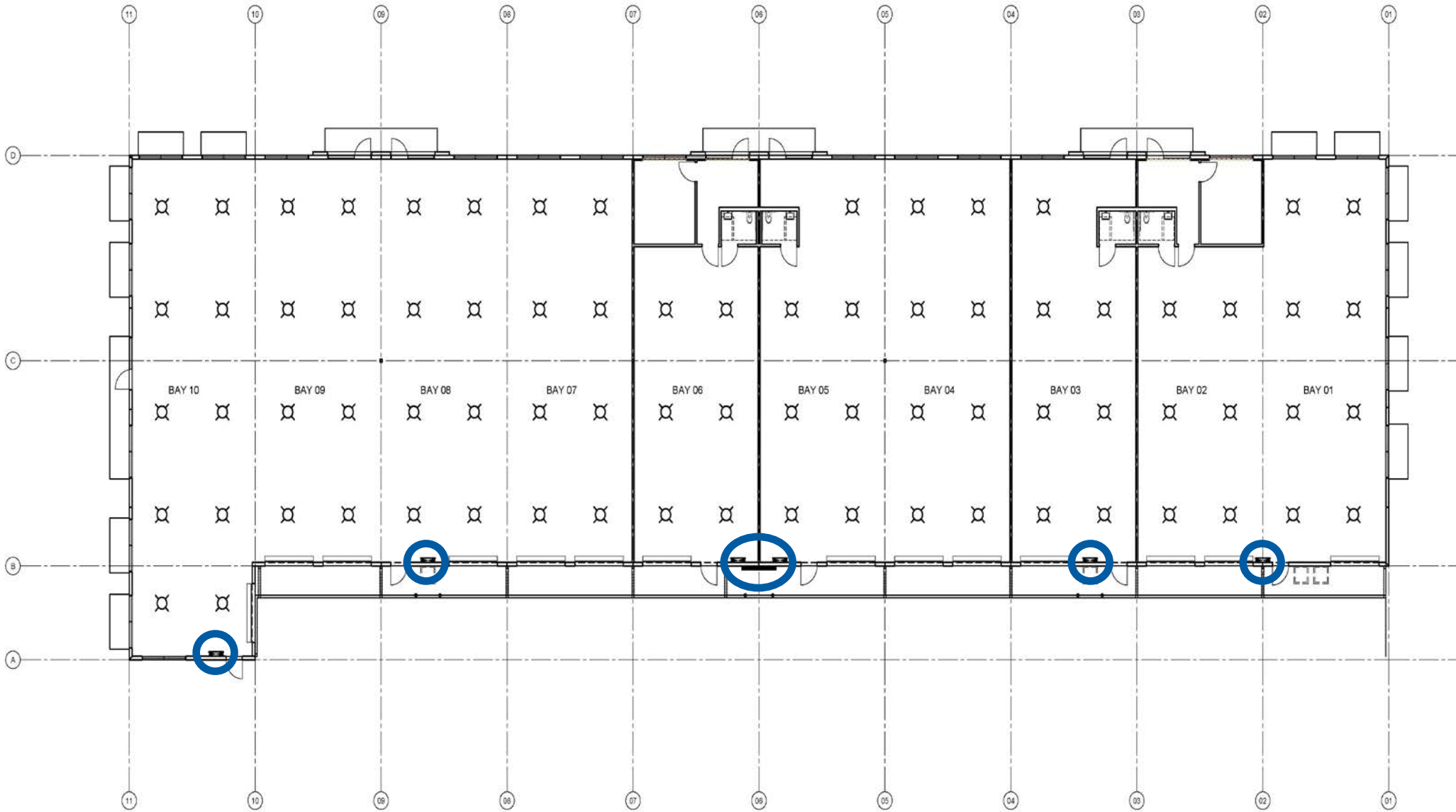
Site Address:	3750 Airport Commerce Dr, Lakeland, FL 33811
County:	Polk
PIN	232833138104000030, 232833138104000040
Land Size:	3.05 +/- acres
Building Sizes:	18,616 +/- SF (North) 19,032 +/- SF (South) - Under Contract
Year Built:	Q2 2020
Available Space:	1,820 SF up to 19,032 SF
Building Specs:	Ceiling Height: 18' clear // Column Spacing: 35'x52'
Power:	400 amps; 120/208 3 Phase
Property Use:	Warehouse, manufacturing, and/or office
Utilities:	Water & Sewer (City of Lakeland)
Traffic Count:	7,100 cars/days on Drane Field Road
Asking Price:	Sale: Starting at \$155/SF Lease: Starting at \$13/SF NNN (\$10/SF TI)
Condo and CAM Fees:	\$2.90/SF



UNDER CONTRACT

BUILDING AND SITE PLAN

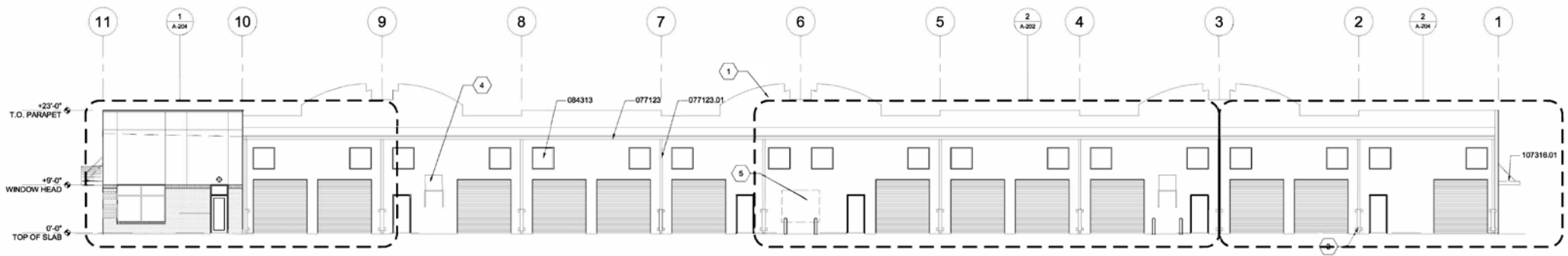
The entire north building is available for purchase or lease. The space is divisible into multiples of 1,820 SF, and the end cap on the west side of the building is 2,236 SF. Space can be built out for warehouse, manufacturing, or office space.



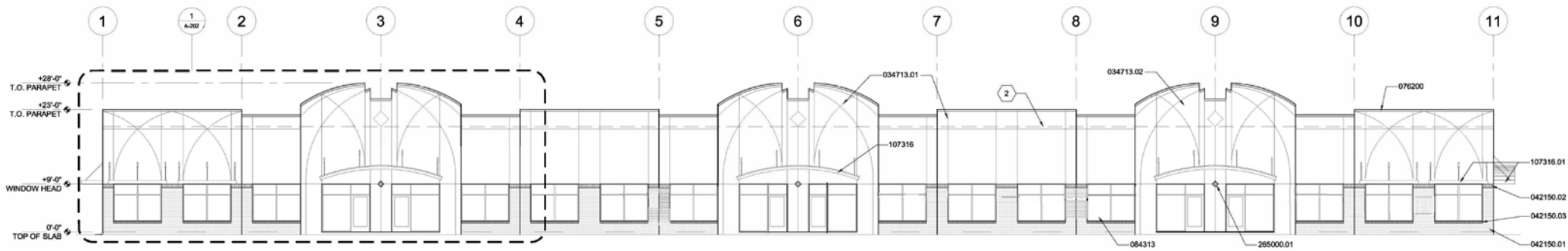
This floor plan shows the 10 bays in the north building, and features sample office and restroom buildouts.

 = Electric panels [6]

NORTH BUILDING



2 REAR ELEVATION
3/32" = 1'-0"

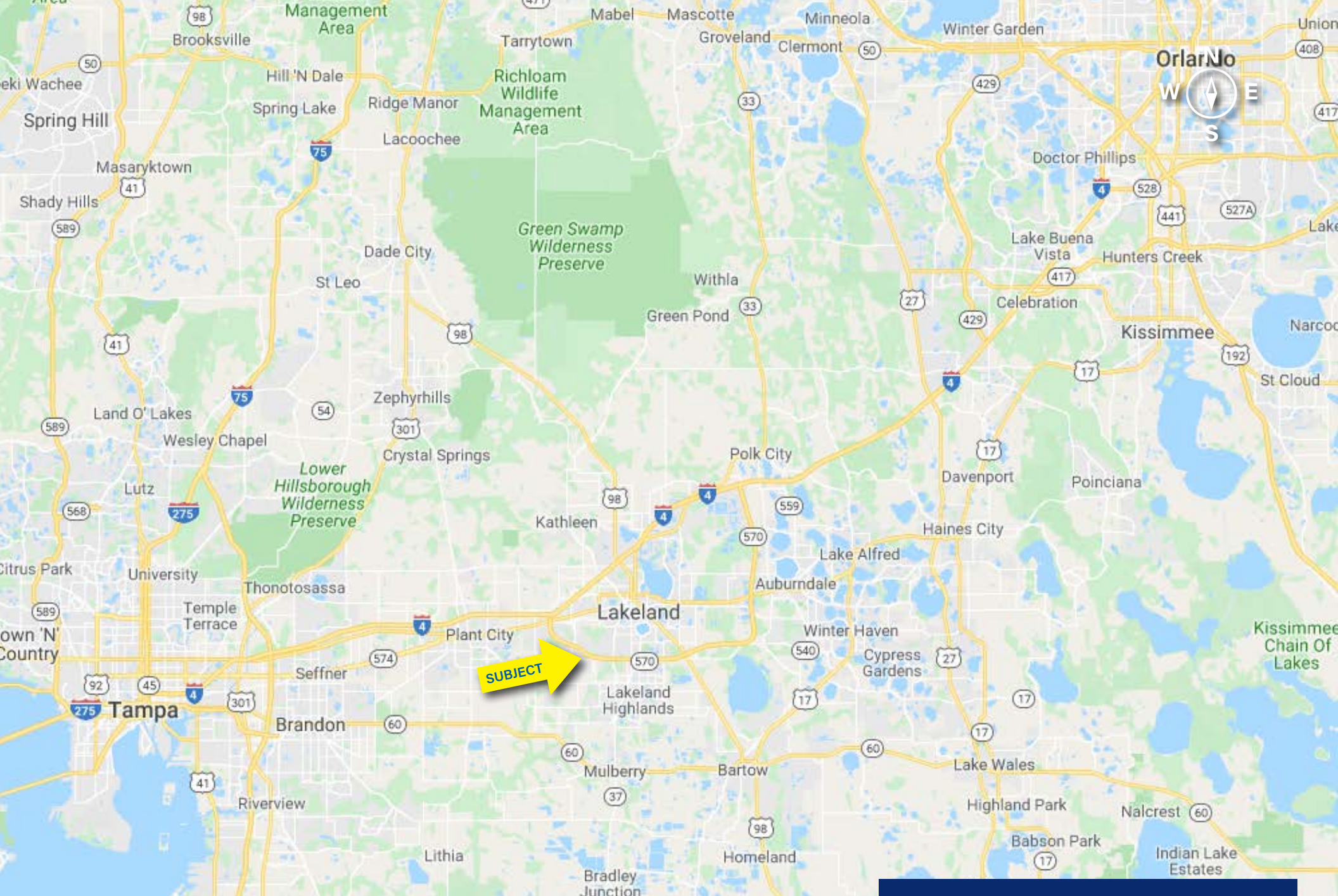


1 FRONT ELEVATION
3/32" = 1'-0"

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11

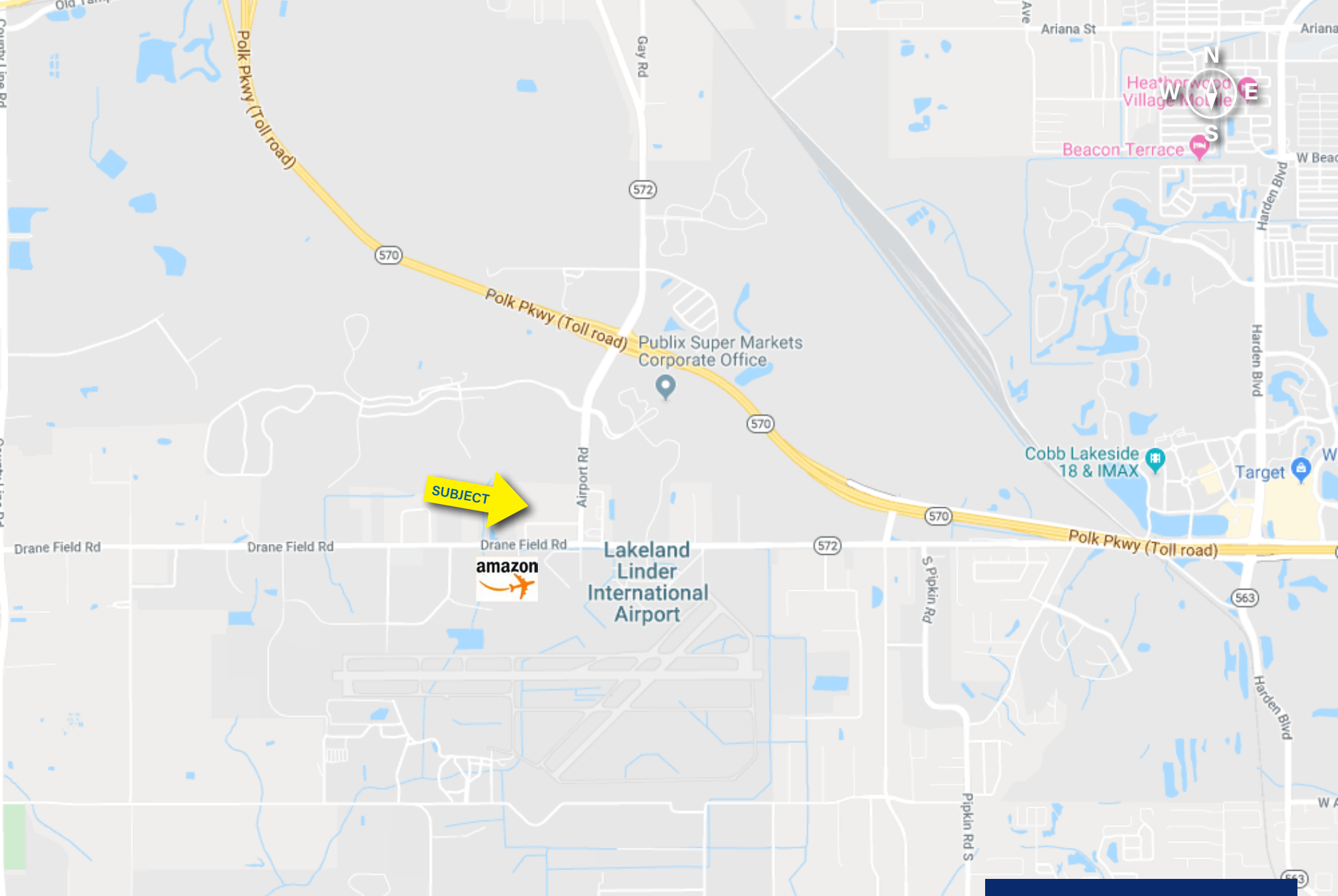
NORTH BUILDING

These renderings show locations of windows and roll-up doors for each of the 10 bays.



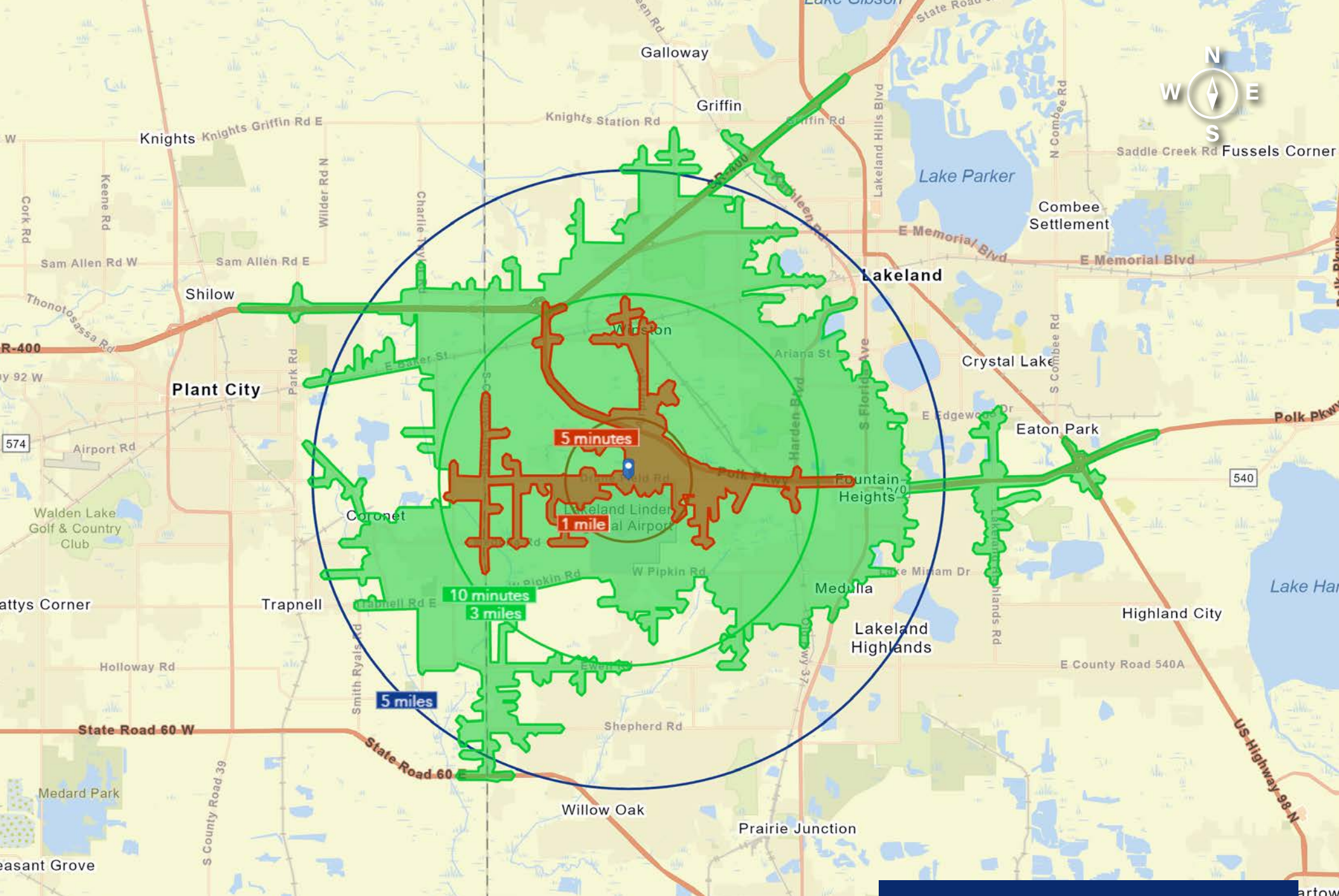
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION



The subject is located in fast growing West Lakeland, between Harden Boulevard and County Line Road.

LOCATION MAP



1, 3, 5 mile radius
5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	Polk	FL	US
Population	560	19,870	97,639	1,500	53,002	683,954	21,239,528	332,417,793
Households	238	8,272	37,764	528	21,531	255,025	8,299,404	125,168,557
Families	154	5,498	24,989	365	13,624	177,233	5,366,533	82,295,074
Average Household Size	2.35	2.40	2.57	2.84	2.45	2.63	2.51	2.59
Owner Occupied Housing Units	160	5,987	23,872	368	13,501	174,808	5,375,035	79,459,278
Renter Occupied Housing Units	78	2,284	13,892	161	8,030	80,217	2,924,369	45,709,279
Median Age	45.9	45.5	40.0	38.6	42.5	41.6	42.5	38.5
<i>Income</i>								
Median Household Income	60,612	56,505	51,872	44,733	47,715	50,006	54,238	60,548
Average Household Income	81,485	79,697	73,009	56,091	66,782	67,890	78,335	87,398
Per Capita Income	35,318	32,482	28,305	20,572	27,237	25,412	30,703	33,028
<i>Trends: 2015 - 2020 Annual Growth Rate</i>								
Population	0.88%	2.17%	1.41%	1.06%	1.42%	1.46%	1.37%	0.77%
Households	0.75%	1.98%	1.28%	1.00%	1.30%	1.37%	1.31%	0.75%
Families	0.64%	2.05%	1.26%	0.91%	1.25%	1.31%	1.26%	0.68%
Owner HHs	1.34%	2.60%	1.74%	1.32%	1.80%	1.72%	1.60%	0.92%
Median Household Income	3.03%	2.17%	1.93%	1.85%	1.99%	1.95%	2.37%	2.70%

The subject has a strong median household income within a 3 mile radius of 56,505, which is 13% higher than the County median.

There is also a high annual growth rate within a 3 mile radius of 2.17%.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Polk FL US

Households by Income

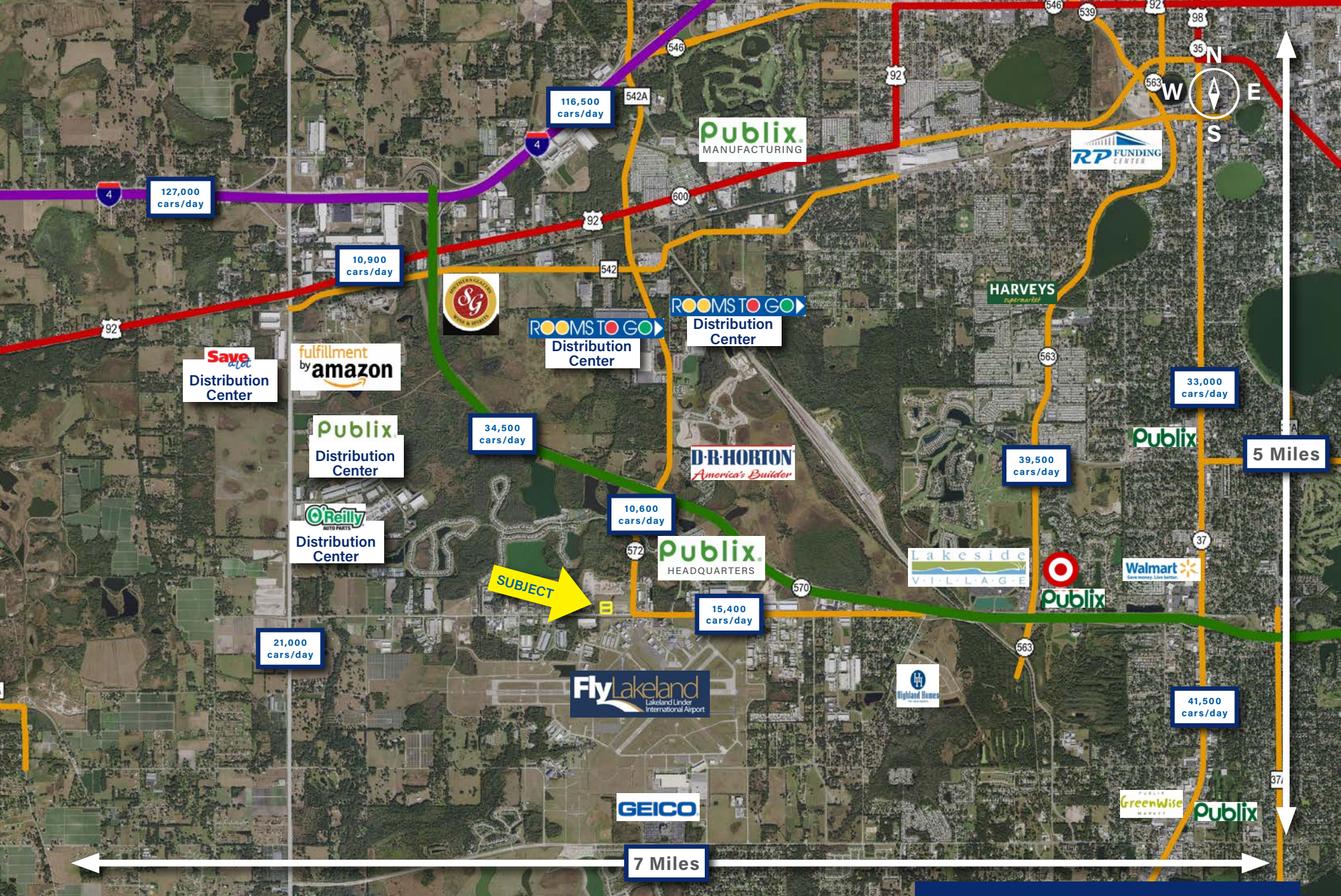
	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
<\$15,000	9.20%	8.10%	9.00%	14.20%	11.80%	12.10%	11.10%	10.70%
\$15,000 - \$24,999	8.00%	8.30%	9.20%	10.60%	11.90%	10.60%	10.10%	9.00%
\$25,000 - \$34,999	8.80%	9.10%	9.40%	8.70%	11.00%	10.70%	10.10%	8.90%
\$35,000 - \$49,999	13.90%	17.20%	15.80%	22.50%	17.30%	16.50%	14.40%	12.40%
\$50,000 - \$74,999	18.90%	18.00%	19.00%	15.70%	19.00%	19.00%	18.50%	17.50%
\$75,000 - \$99,999	12.20%	14.90%	13.80%	15.50%	11.20%	12.70%	12.30%	12.60%
\$100,000 - \$149,999	14.70%	13.90%	13.10%	9.80%	10.80%	11.20%	12.80%	15.10%
\$150,000 - \$199,999	9.70%	6.40%	5.20%	2.80%	3.50%	3.50%	5.00%	6.50%
\$200,000+	4.20%	4.10%	5.50%	0.00%	3.50%	3.60%	5.70%	7.30%

Population by Age

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
0 - 4	5.90%	6.00%	5.30%	6.60%	6.00%	5.90%	5.20%	6.00%
5 - 9	6.30%	6.30%	5.50%	6.90%	5.90%	6.00%	5.40%	6.10%
10 - 14	6.30%	6.30%	5.50%	6.50%	5.80%	6.00%	5.60%	6.30%
15 - 19	4.10%	5.40%	4.80%	5.50%	5.30%	5.90%	5.60%	6.30%
20 - 24	3.80%	5.00%	4.60%	5.50%	5.40%	5.70%	6.10%	6.70%
25 - 34	10.70%	12.80%	12.10%	14.10%	13.00%	12.90%	13.30%	14.00%
35 - 44	12.00%	12.80%	11.60%	12.80%	11.30%	11.40%	11.70%	12.60%
45 - 54	11.30%	12.70%	11.90%	12.90%	11.30%	11.70%	12.50%	12.50%
55 - 64	14.10%	13.40%	13.70%	12.40%	12.80%	13.10%	13.70%	13.10%
65 - 74	15.00%	11.50%	13.60%	9.70%	12.50%	12.20%	11.70%	9.70%
75 - 84	8.80%	6.10%	8.10%	5.10%	7.50%	6.80%	6.50%	4.70%
85+	1.80%	1.80%	3.30%	1.90%	3.20%	2.50%	2.80%	2.00%

Race and Ethnicity

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Polk	FL	US
White Alone	79.60%	80.90%	81.90%	75.80%	75.20%	71.50%	72.70%	69.60%
Black Alone	7.30%	6.20%	7.00%	5.60%	12.80%	15.60%	16.50%	12.90%
American Indian Alone	0.90%	0.70%	0.60%	1.30%	0.50%	0.50%	0.40%	1.00%
Asian Alone	3.00%	2.10%	1.80%	1.20%	1.50%	1.80%	2.90%	5.80%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.00%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	5.90%	7.50%	6.20%	13.50%	6.90%	7.40%	4.50%	7.00%
Two or More Races	3.20%	2.50%	2.50%	2.70%	3.10%	3.10%	3.10%	3.50%
Hispanic Origin (Any Race)	20.50%	22.90%	20.40%	32.30%	23.00%	24.00%	26.60%	18.60%



MARKET AREA MAP

Many of Lakeland's largest employers are located in West Lakeland, including the corporate HQ of Publix.



The trade area is highlighted by the Amazon fulfillment center on County Line Road, and the Amazon air cargo facility under construction at the airport.

TRADE AREA MAP



Airport Commerce Park will be a mix of office, industrial, and retail uses. All parcels share access driveways. Airport road access is right-in only, with full access on Drane Field Rd.

NEIGHBORHOOD AERIAL

Frontage view (via Drane Field Rd)





Exterior Construction Update (6-10-2020)



Exterior Construction Update (6-10-2020)



Truck Court with 10' x 10' roll-up doors



North building parking area



Interior Construction Update (6-10-2020)



Interior Construction Update (6-10-2020)



Potable water and fire supression system



Interior Construction Update (6-10-2020)



Amazon Air Cargo Hub

20-year ground lease contract with Amazon, who will construct a 285,000-square-foot cargo complex at the Lakeland Linder Airport.

The company has the option to later expand on an adjoining 62 acres and renew the agreement up to three times at 10 years each, for a total of 50 years.

Stats:

- Expected to bring 800 to 1,000 jobs to the area
- Estimated capital investment of \$100 million
- City of Lakeland will receive \$66.7 million in revenue from the deal





ZONING



Planned Development 5666 (PUD 5666)

The PUD 5666 allows for I-2 [Medium Industrial].

The intent of the I-2 District is to permit the establishment of a broad range of business park, industrial and wholesale uses. Any retail shall be limited and subordinate to the principal use. The uses permitted include those which usually have relatively moderate external impacts. Such uses do not create an appreciable nuisance or hazard. The I 2 District also provides for some industrial uses which typically have more external impacts, subject to conditional use review.

-  PUD 5666
-  PUD 4155
-  LD
-  PUD 3423 A



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