

INDUSTRIAL SPACE FOR LEASE

CBRE

Logistix Hub at County Line

3075 Whitten Road, Lakeland, FL 33811

 XEBEC™

The Offering

Cross-dock facility with securitized throughput/ingress/egress and more than 2x the amount of off-dock and employee parking (or ± 8 acres of outside storage) than its peers. Building is ready for immediate occupancy.

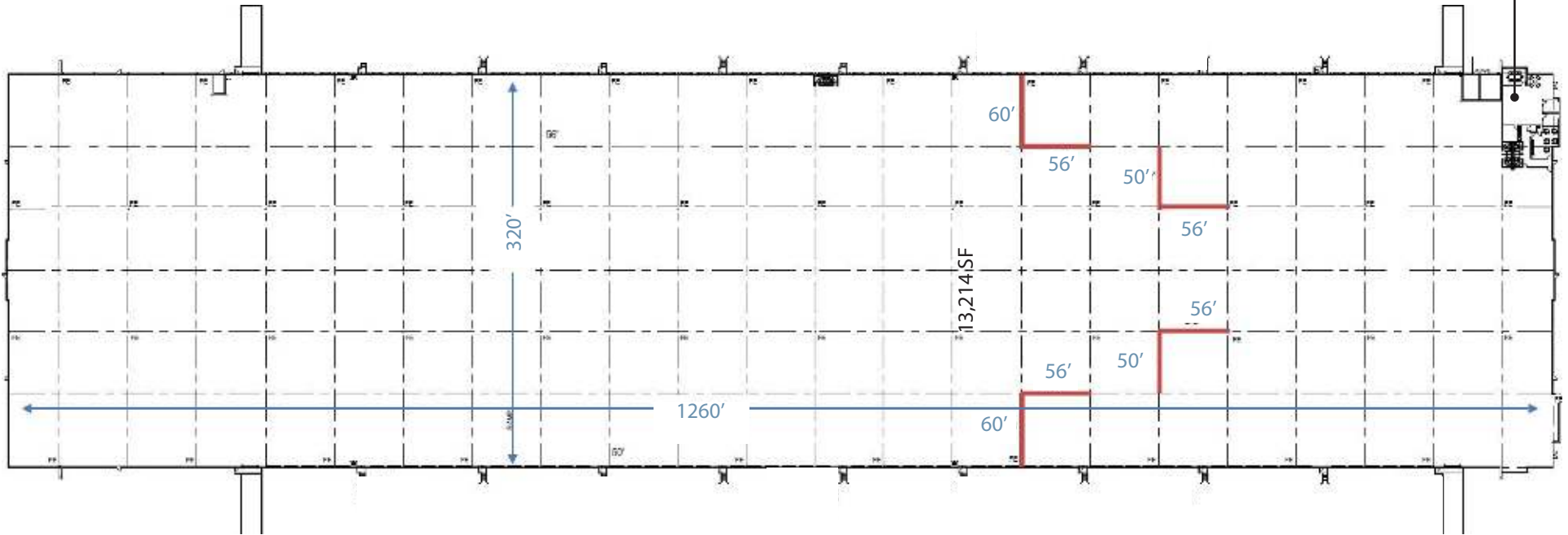
Offering Summary

Availability:	100,000–404,040 SF
Possession:	Immediate
Building Size:	404,040-SF Cross-Dock Warehouse
Site Area:	39.92 Acres
Asking Rate:	Upon Request



Floor Plan

Entire First Floor - 404,040 SF



3075 WHITTEN ROAD

Property Features

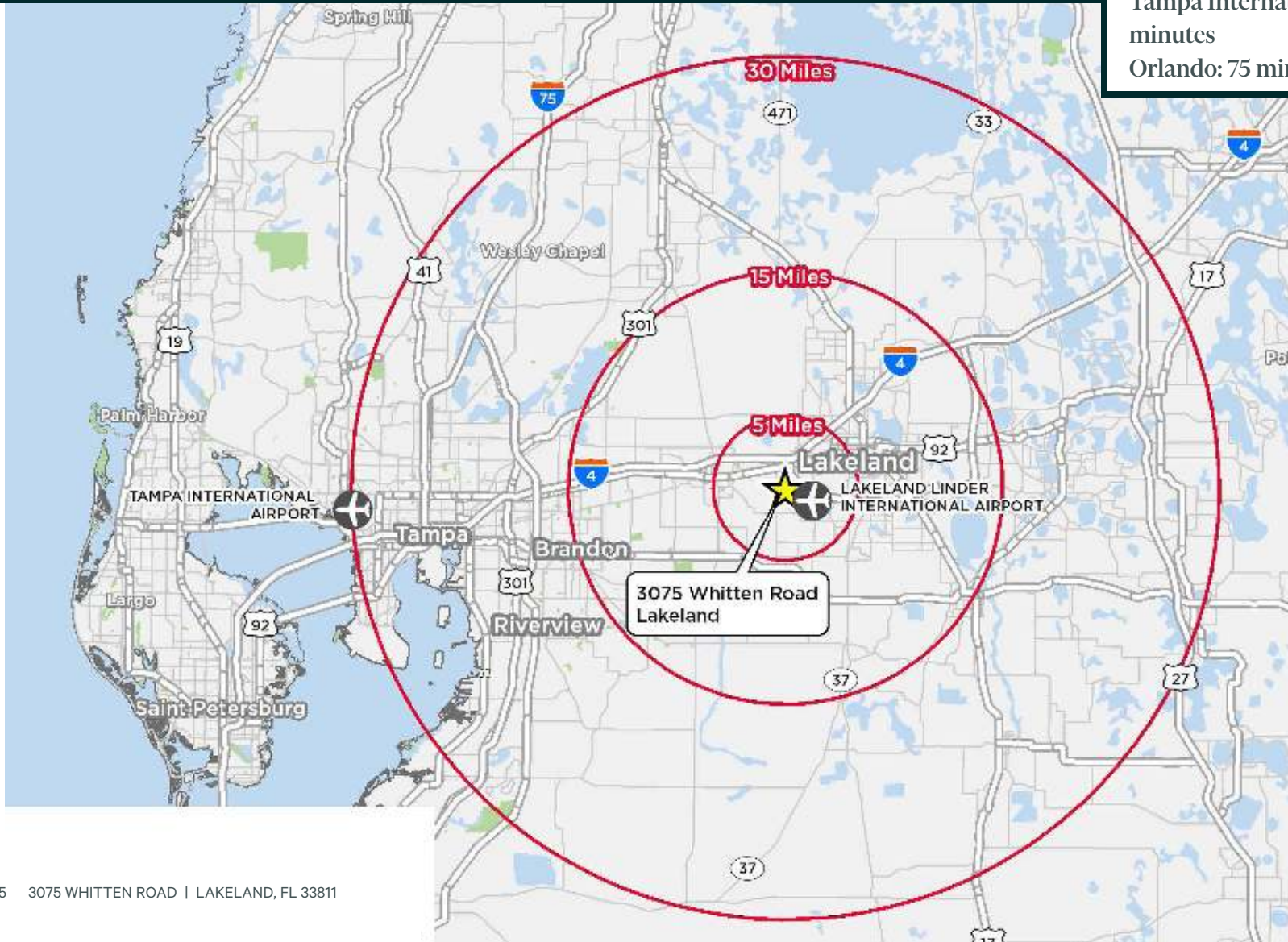


- Clear Height: 36'
- ±8 acres of outside storage/253 off-dock trailer spots
- Column Spacing: 50' x 56'
- Speed Bays: 60' x 56'
- Dock-High Doors: 118
- Drive-In Doors: 4
- Dock Levelers/Pits: Based on tenant need
- Building Dimensions: 1260' x 320'
- Floor Thickness: 7"-thick, 4000-psi concrete slab on compacted grade
- Warehouse Ventilation: Based on tenant need, louver knock out panels installed
- Interior Lighting: To suit
- Power: 1600-amps of 277/480-volt
- Construction: Concrete tilt-up, steel columns, joists
- Roof Type: Metal deck roof system
- Truck Court: 175'
- Trailer Parking Spaces: 253 off-dock
- Auto Parking Spaces: 273 at 0.68/1,000 SF
- Paving: Heavy-duty pavement in truck court, reinforced concrete in loading dock areas and light duty in car parking areas
- ESFR sprinkler system
- Fencing: Based on tenant need
- Detention on site

Location Overview

Drive Time

- Polk Parkway: 6 minutes
- Lakeland Linder International Airport: 9 minutes
- I-4: 12 minutes
- I-75: 31 minutes
- Tampa International Airport: 45 minutes
- Orlando: 75 minutes



3075 WHITTEN ROAD

Drive Time



Direct highway access to Tampa and Orlando via Interstate-4, only 2.8 miles away



Over 1.9 million people live within a 45-minute drive



Lakeland Linder International Airport (LAL) is 4.4 miles from site



3 Seaports located within 60 minutes



1 HOUR



2 HOURS



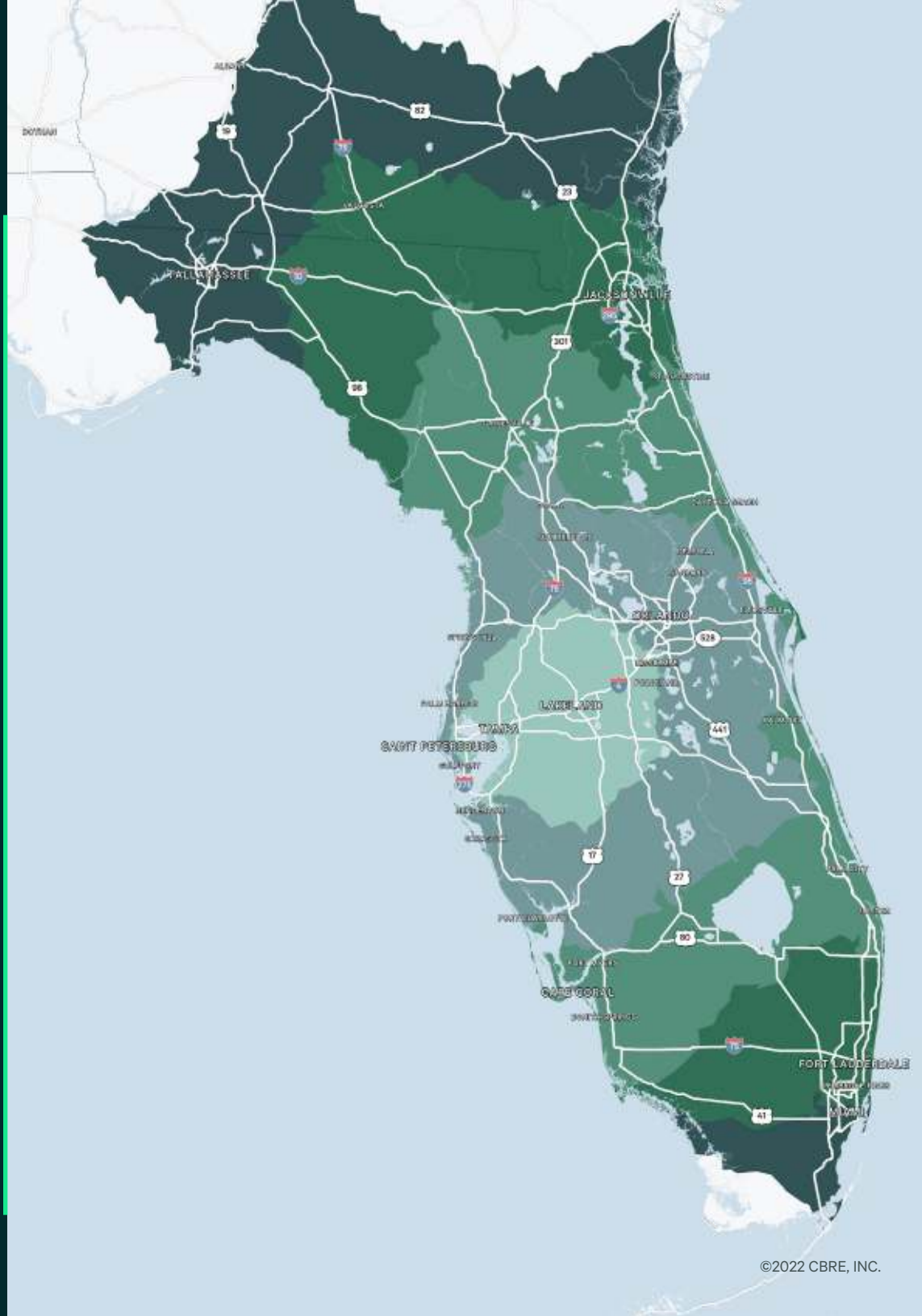
3 HOURS



4 HOURS



5 HOURS





273 EMPLOYEE PARKING SPOTS

CITY OF LAKELAND WETLANDS

INGRESS/EGRESS



CITY OF LAKELAND WETLANDS

UP TO 8 ACRES OF OUTSIDE STORAGE AND/OR 253 OFF-DOCK TRAILER SPOTS

3075 WHITTEN ROAD

Demographics

1 MILE

65

2021 Businesses

1,071

2021 Population

\$64,065.75

Consumer Household Expenditures

3 MILES

640

2021 Businesses

11,270

2021 Population

\$63,584.63

Consumer Household Expenditures

5 MILES

2,484

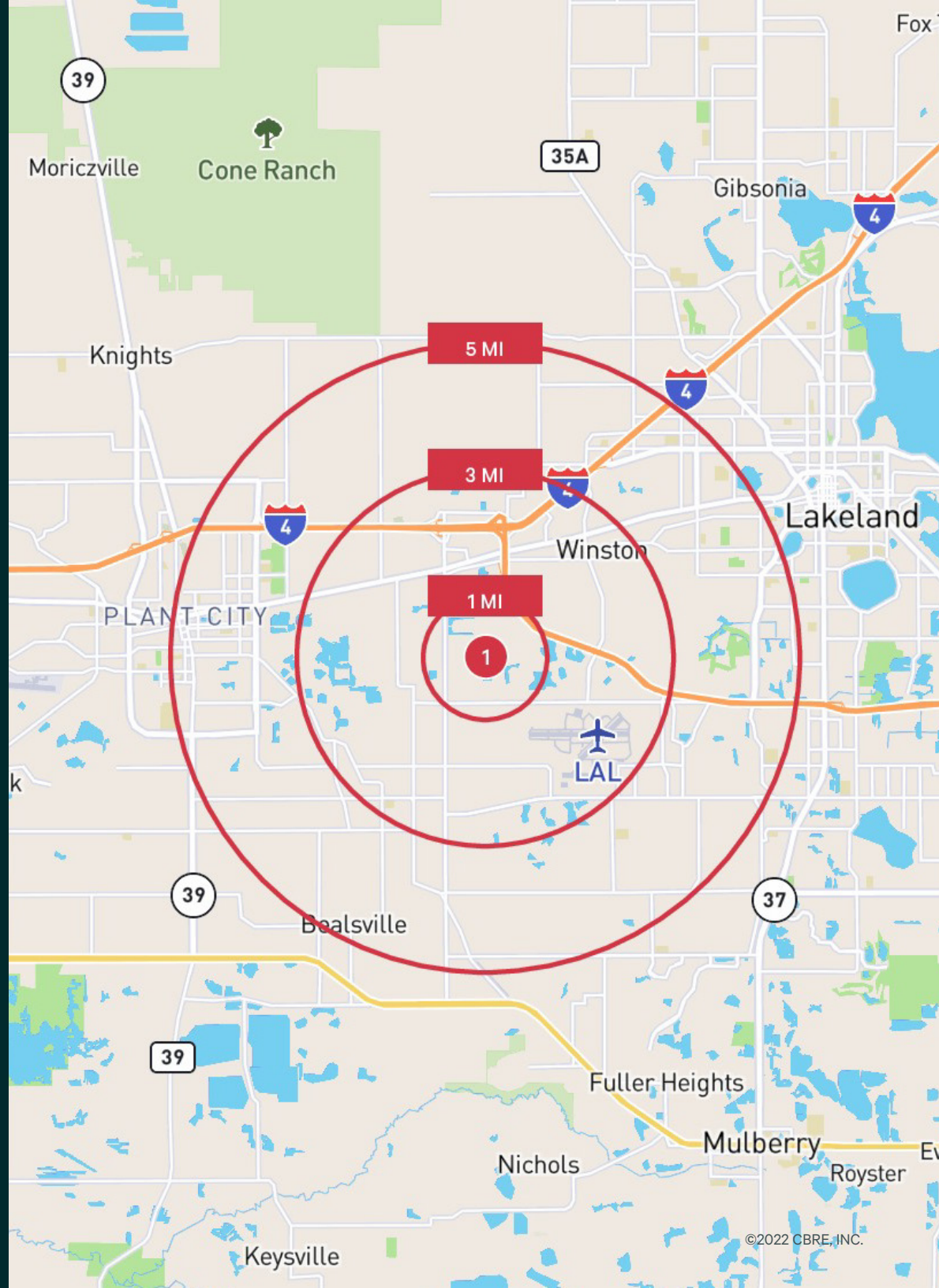
2021 Businesses

73,622

2021 Population

\$59,923.54

Consumer Household Expenditures



Contact Us

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