



Property Highlights

- 189,842 sf
- Move-In Ready
- Class A Warehouse
- 2,500 SF of Spec Office
- Tilt-Wall Concrete Panels
- Direct Access to I-4, Polk Parkway (SR-570), SR-60 via County Line Road, Highway 92 and Allen K. Breed Highway

AVAILABLE



Location



Site Info



Drive Times



Contact



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CLAY WITHERSPOON

Managing Director | Principal

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BUILDING SPECIFICATIONS

SPACE DEPTH:	520'	SLAB:	7" THICK
CLEAR HEIGHT:	36'	FIRE SPRINKLERS:	ESFR
COLUMN SPACING:	54'W X 50' D WITH 60' STAGING BAY	TRAILER STORAGE:	36 SPACES
LOADING:	CROSS	TRUCK COURT:	130 DEEP WITH 55' TRAILER SPACES
POWER:	3 PHASE 480 V 1,200 AMPS	TRUCK APRON:	60' CONCRETE
LIGHTING:	T-5 OR LED	WINDOWS:	2 CLERESTORY PER BAY
PARKING:	86 CAR PARKS	ZONING:	PUD - GENERAL WAREHOUSING & STORAGE
DOORS:	28 (9'X10') OVERHEAD DOORS PLUS 2 (12'X14') DOORS WITH RAMPS	UTILITIES:	FIBER & PHONE - FRONTIER ELECTRIC - LAKELAND ELECTRIC WATER - CITY OF LAKELAND



Home



Location



Site Info



Drive Times



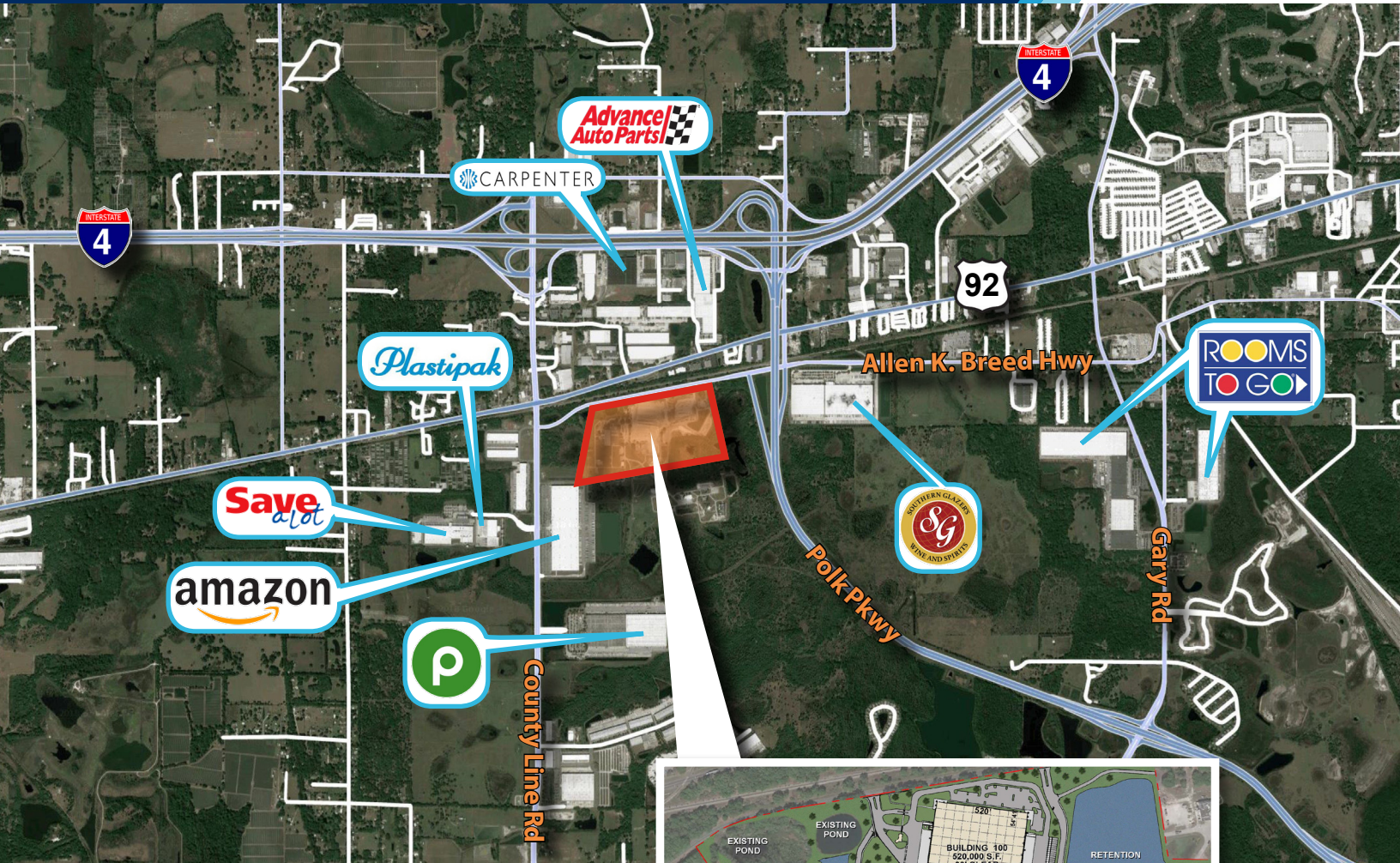
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PRIME LOCATION

- 10.2 million people within 100 miles
- 20.6 million people within 250 miles
- 1.0 mile from Interstate 4
- 0.3 miles from Polk Parkway (SR-570)



Home



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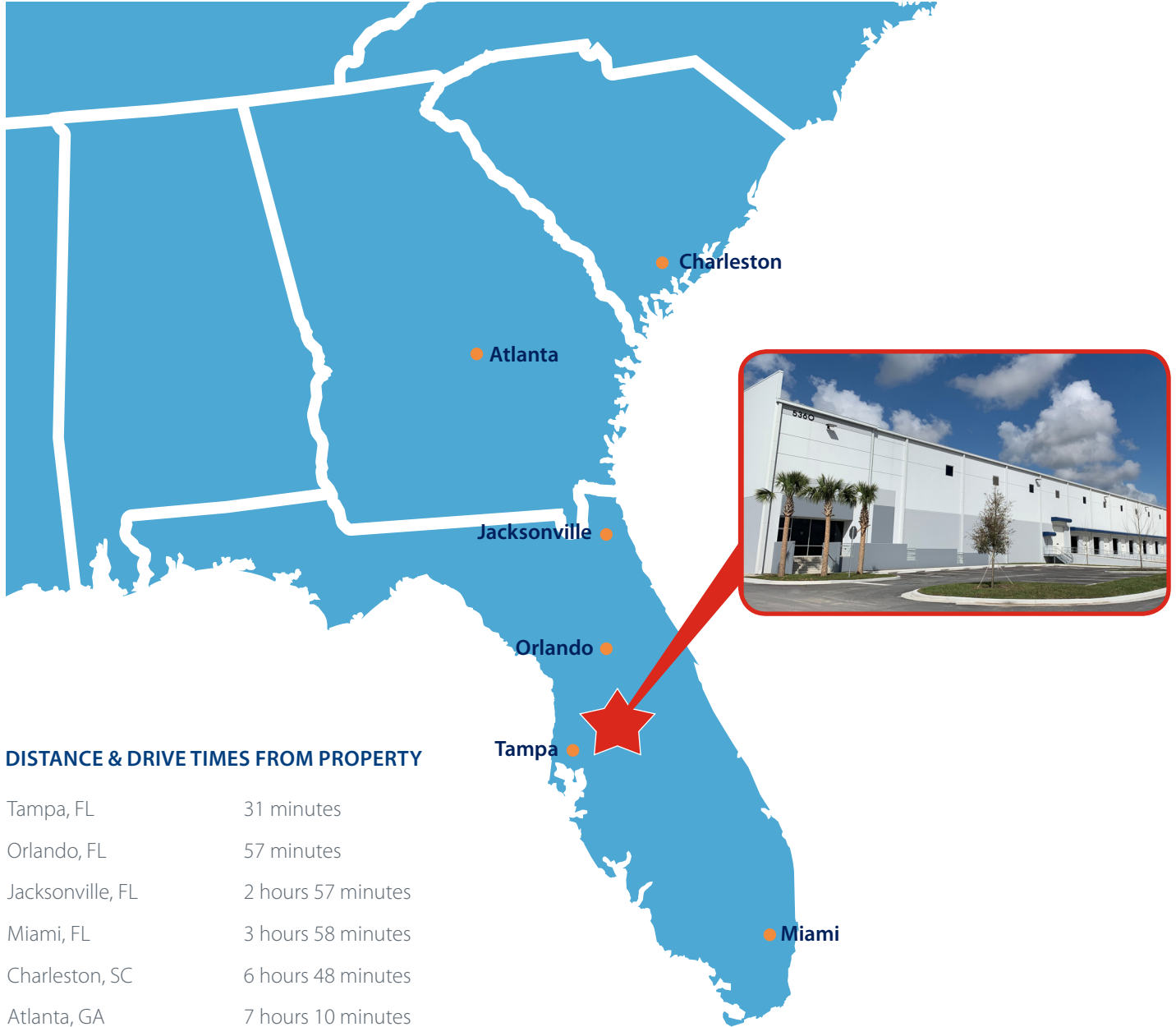
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DISTANCE & DRIVE TIMES FROM PROPERTY

Tampa, FL	31 minutes
Orlando, FL	57 minutes
Jacksonville, FL	2 hours 57 minutes
Miami, FL	3 hours 58 minutes
Charleston, SC	6 hours 48 minutes
Atlanta, GA	7 hours 10 minutes



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