



Colliers

36,274 SF
Available

5275 Drane Field Road
Lakeland, FL 33811

36,274 SF

Immediate Availability

Located near Amazon's new air cargo
complex at the Lakeland Linder
International Airport



32' clear
height, rear-
load facility



On-site trailer
storage



Benefits of
Polk County
sales tax

Accelerating success.

Property Profile



Vacancy Specifications

Available Square Feet: 36,274 SF (Office BTS)

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: 5 trailer spaces

Car Parking Spaces: 35 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 53'4"

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: 11 dock 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

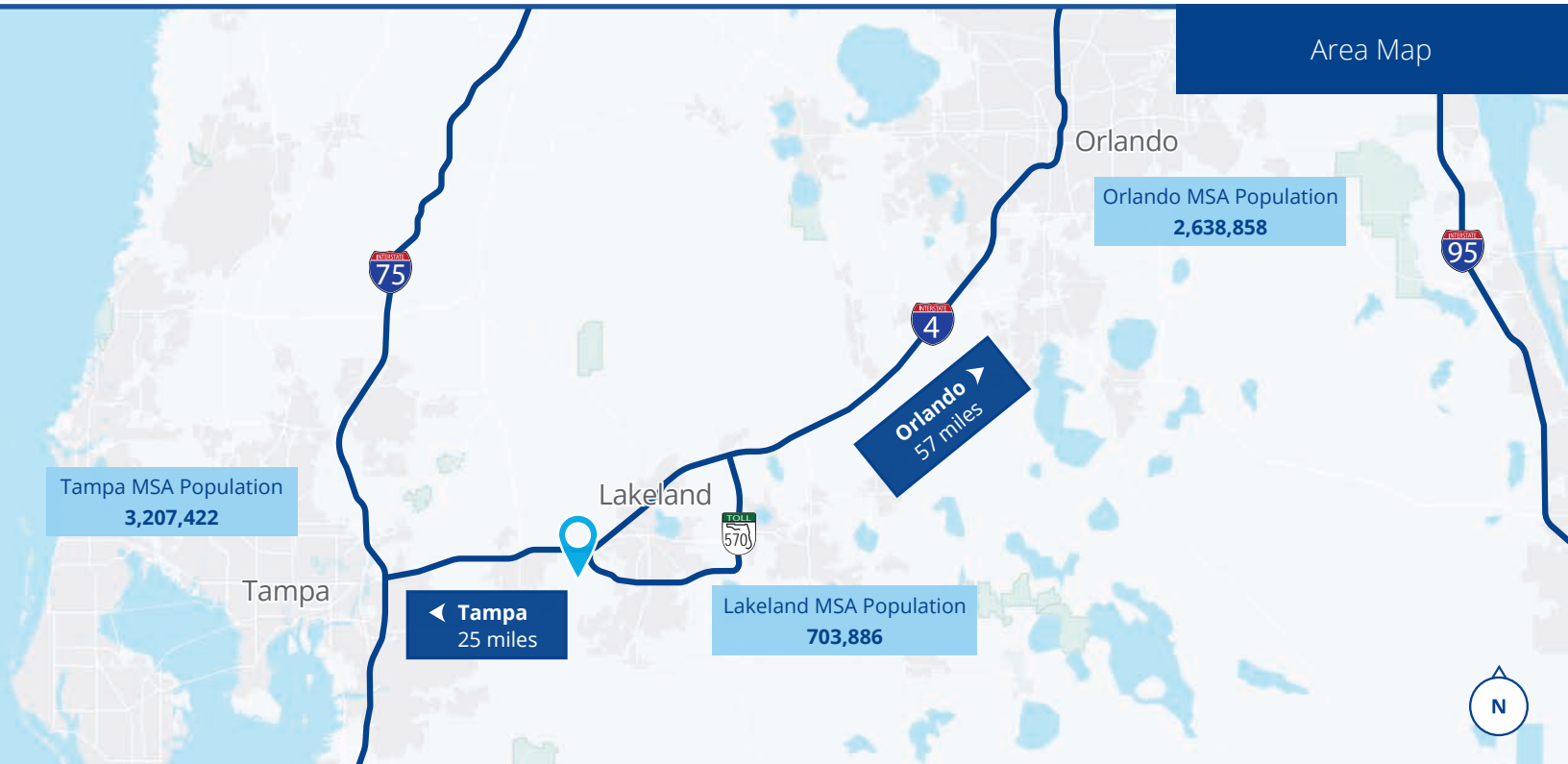
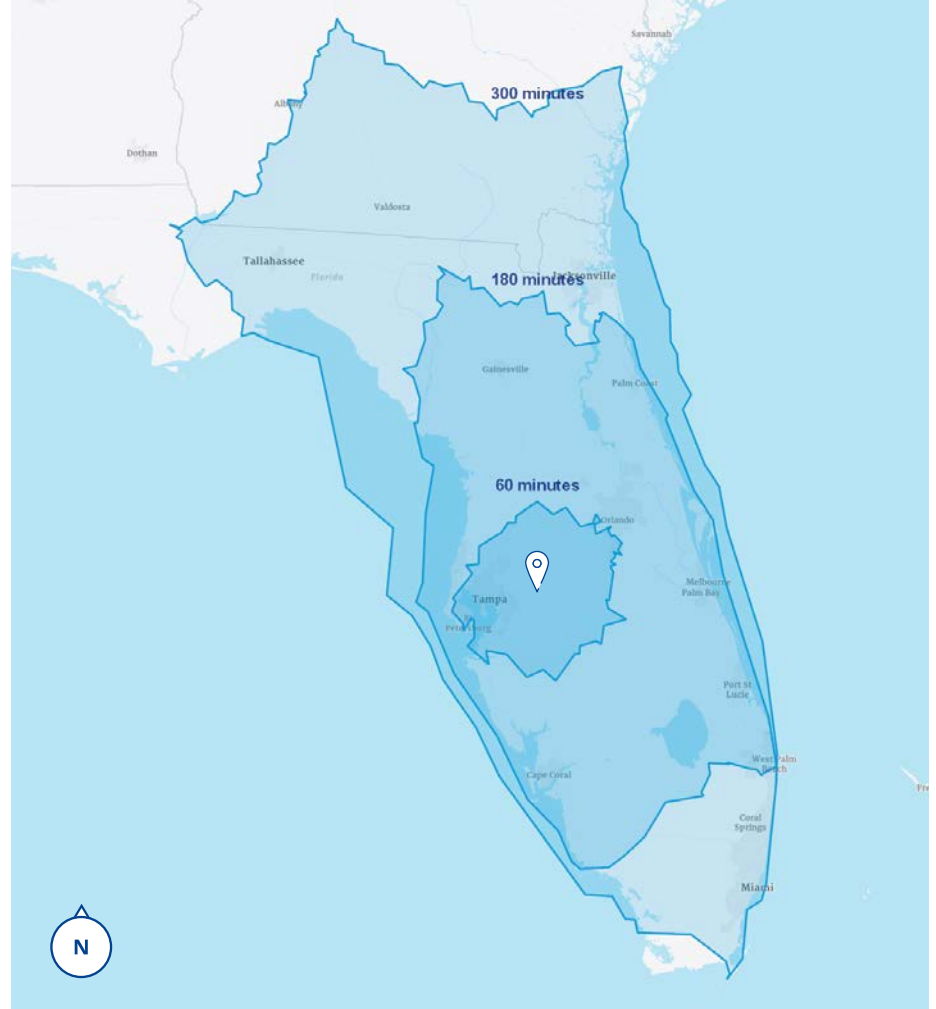
Location Highlights

Area Highlights

- 21,271,030 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: 3,207,422
 - > Lakeland MSA population: 703,886
 - > Orlando MSA population: 2,638,858
- 25 miles to Tampa and 57 miles to Orlando

Travel Distances

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



5275 Drane Field Rd. | For Lease

Property Gallery





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