

4040
S. PIPKIN ROAD
LAKELAND, FL

**INDUSTRIAL SPACE
FOR LEASE**
AVAILABLE Q1 2022



HIGH STREET
LOGISTICS PROPERTIES

CBRE

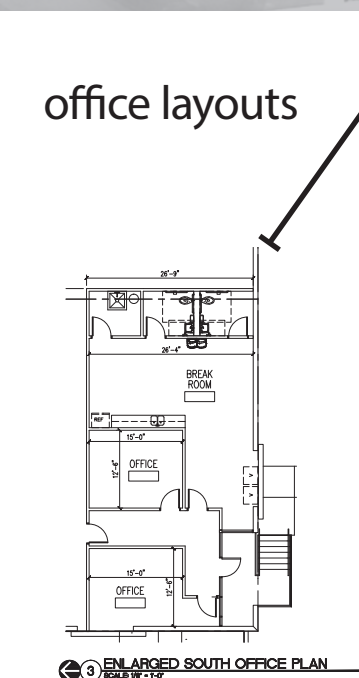
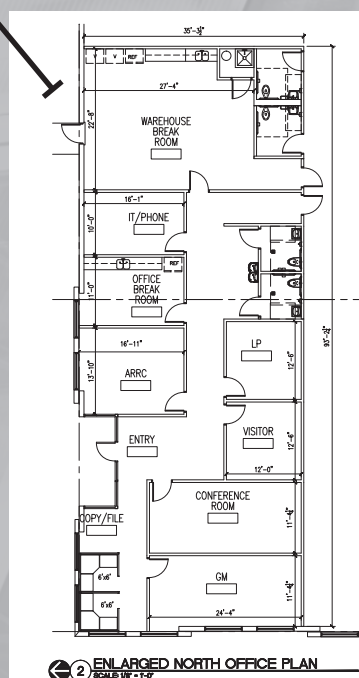
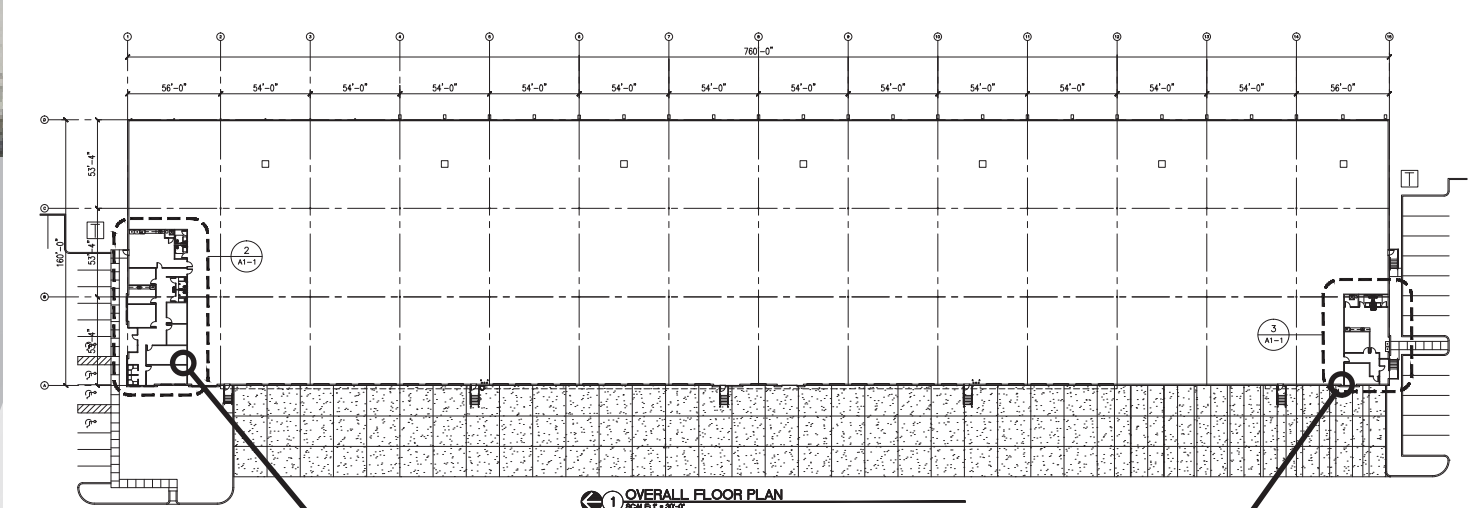
Located in **Parkway Corporate Center**, a Class A Business Park.

BUILDING FEATURES

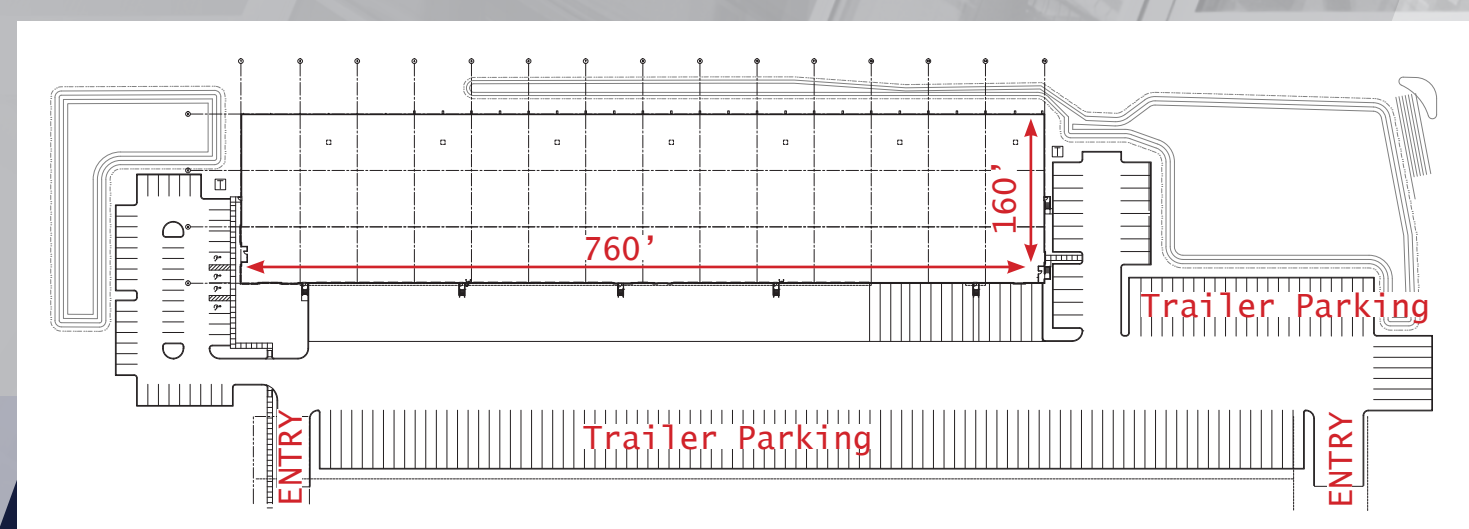
- 121,600 SF, ± 4,500 SF of Office
- 53' X 54' Column Spacing
- 28.5' - 31' Clear Heights
- Built in 2015
- 44 Dock High Doors with Existing Dock Equipment and 1 Drive-in
- 139 Trailer Drops
- 72 Car Parks
- LED Warehouse Lights on Motion
- ESFR Sprinkler System
- 3-Phase Power
- Fully Fenced and Gated, Full Concrete Pavement for Trailers and Car Parking
- Dual Access



SITE & FLOOR PLANS



office layouts



AVAILABILITY FROM 30,000 SF TO 121,600 SF

CLOSE-UP AERIAL



LOCATION INFO AND DEMOS

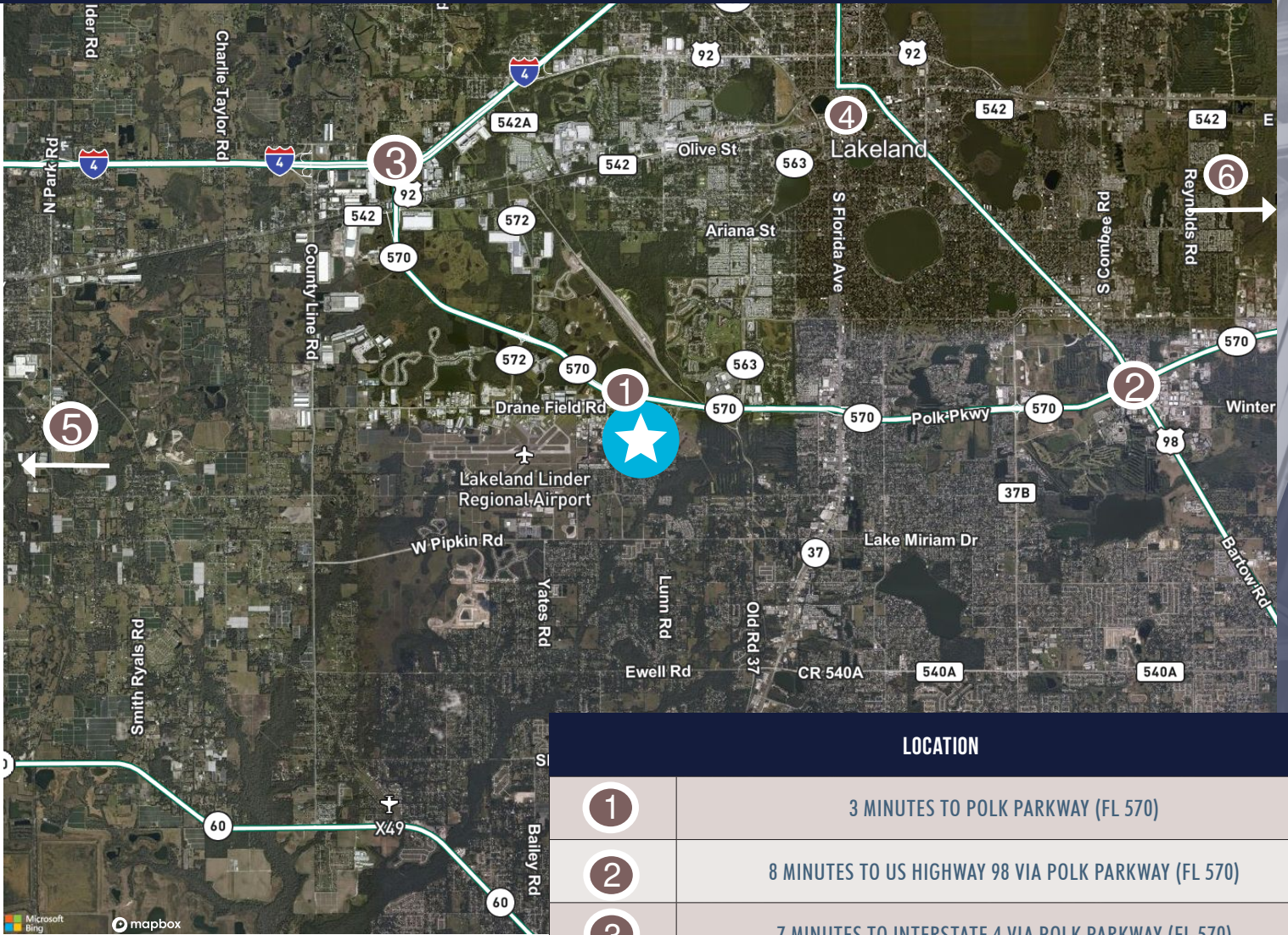
- Centrally located in the I-4 Corridor, providing accessibility to Lakeland, Tampa, and Orlando
- Close proximity to major thoroughfares (Polk Parkway, Interstate 4, Highway 92 & 98), Downtown Lakeland, Lakeside Village and the Lakeland Linder International Airport
- New, well-capitalized, institutional ownership
- Business friendly environment - Lakeland Economic Development Council and the Central Florida Development

DEMOGRAPHICS	
2021 Population (5-Miles)	130,200
2026 Population (5-Miles)	139,410
2021 Households (5-Miles)	51,088
2026 Households (5-Miles)	54,542
2021 Avg. Household Income (5-Miles)	\$77,591
2026 Avg. Household Income (5-Miles)	\$86,993

I-4 CORRIDOR TENANTS



LAKELAND POPULATION 10.5 MILLION WITHIN 100-MILE RADIUS



LOCATION	
1	3 MINUTES TO POLK PARKWAY (FL 570)
2	8 MINUTES TO US HIGHWAY 98 VIA POLK PARKWAY (FL 570)
3	7 MINUTES TO INTERSTATE 4 VIA POLK PARKWAY (FL 570)
4	13 MINUTES TO INTERSTATE 4 VIA POLK PARKWAY (FL 570) AND HARDEN BLVD
5	41 MINUTES TO DOWNTOWN TAMPA
6	1 HOUR AND 37 MINUTES TO DOWNTOWN ORLANDO

FOR MORE INFORMATION CONTACT OUR PROFESSIONALS:



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