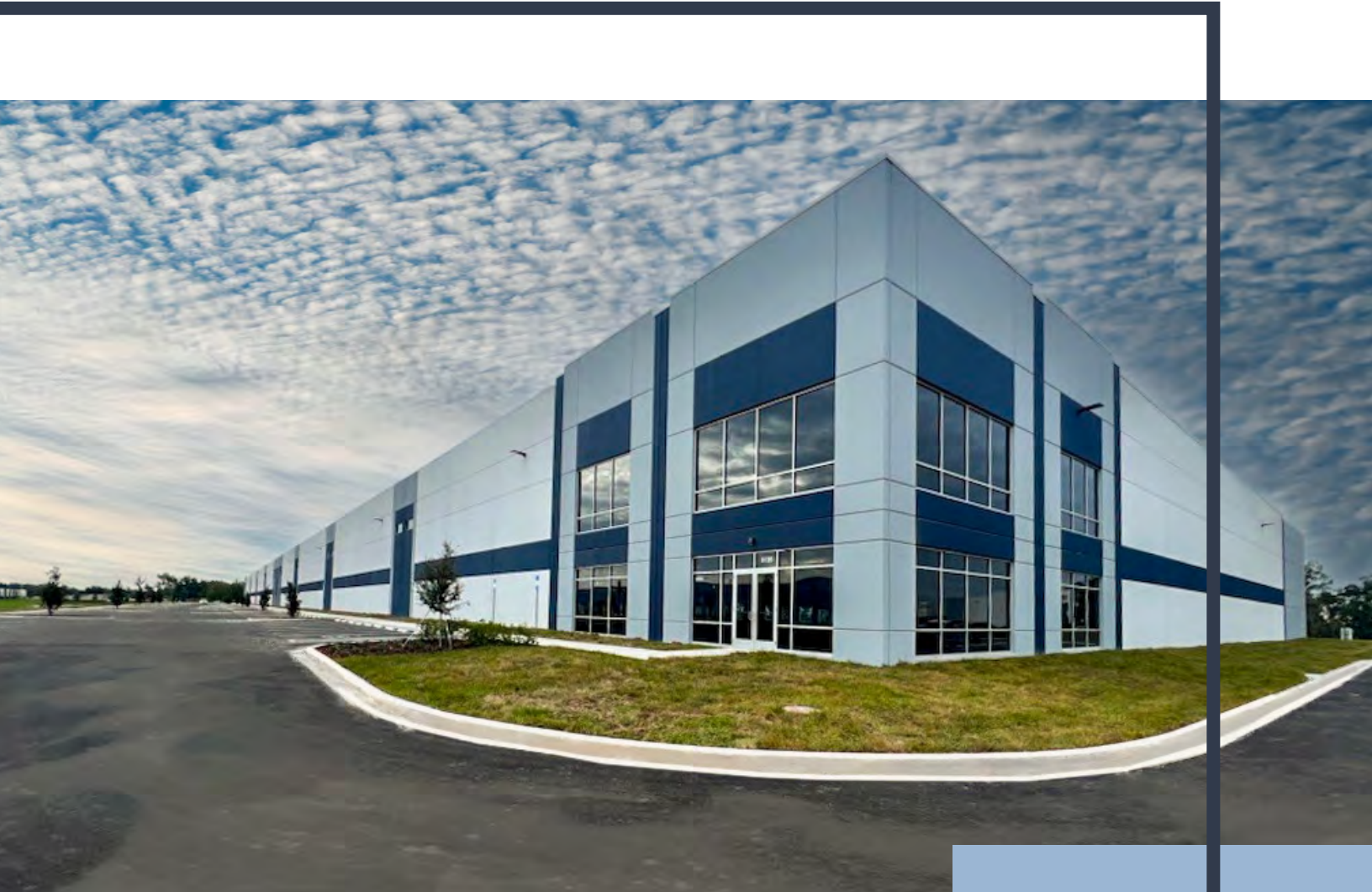




LAKELAND
COMMERCE CENTER **@COUNTY LINE**



**905,800 SF AVAILABLE FOR LEASE IN ONE OF THE
MOST ACTIVE SUBMARKETS IN CENTRAL FLORIDA**



County Line Road & Drane Field Road
Lakeland, FL 33811

Scan QR to visit the website



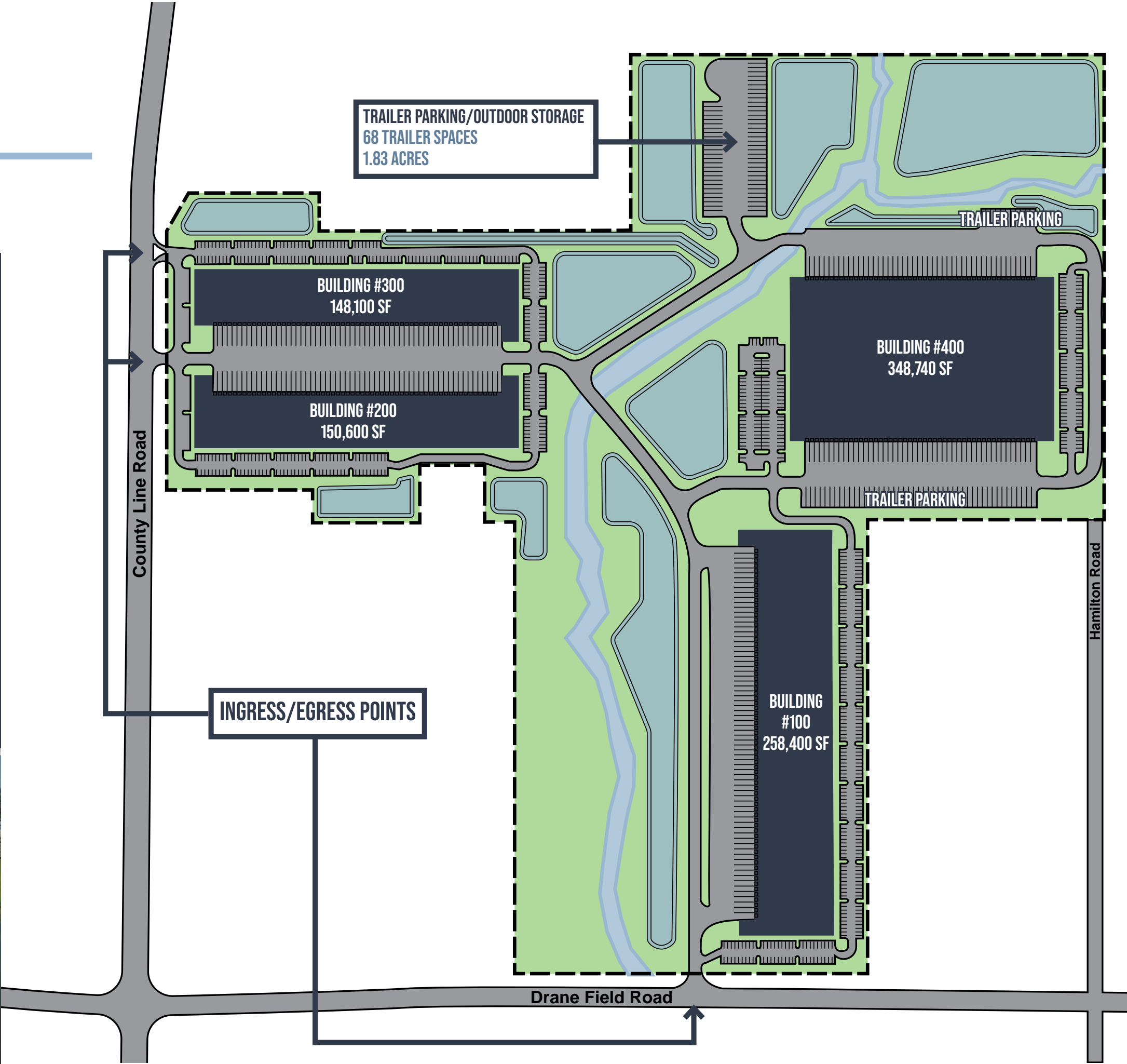
STONEMONT
FINANCIAL GROUP

PROJECT OVERVIEW

Introducing Lakeland Commerce Center at County Line – a premier destination with 4 modern tilt-wall buildings, offering a total of 905,440 SF. This dynamic industrial park is strategically located at the intersection of County Line Road and Drane Field Road, ensuring easy access to major transportation routes. The buildings feature rear-load and cross-dock configurations, providing flexibility for businesses of all sizes.

PARK HIGHLIGHTS

- 905,800 SF total
- 90.41 acres
- Tilt-wall construction
- ESFR sprinkler system
- 32’-36’ clear height
- 130’-190’ truck courts
- Rear-load and cross-dock configurations
- 7” slab
- Ample trailer parking



BUILDING 100

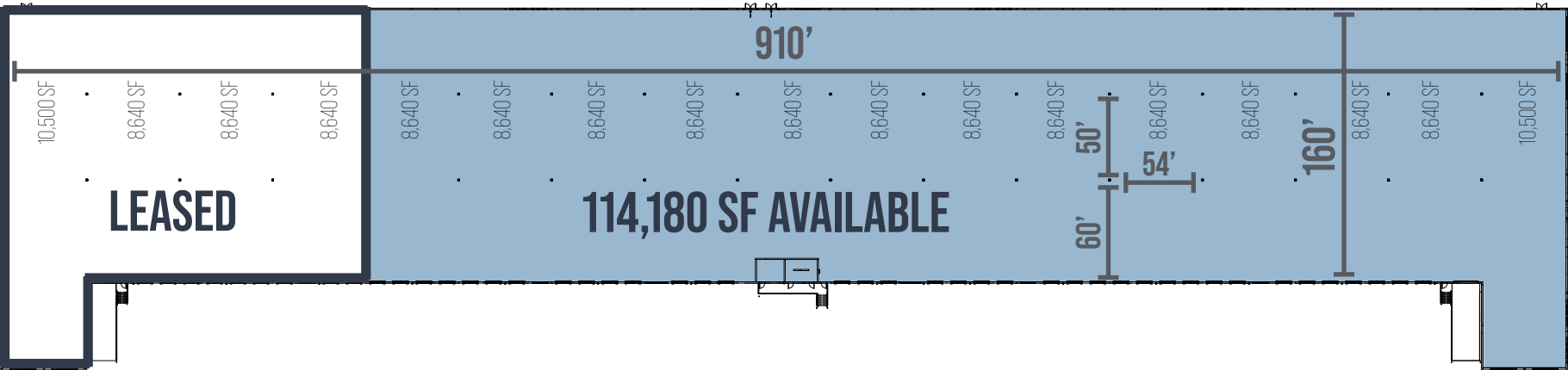
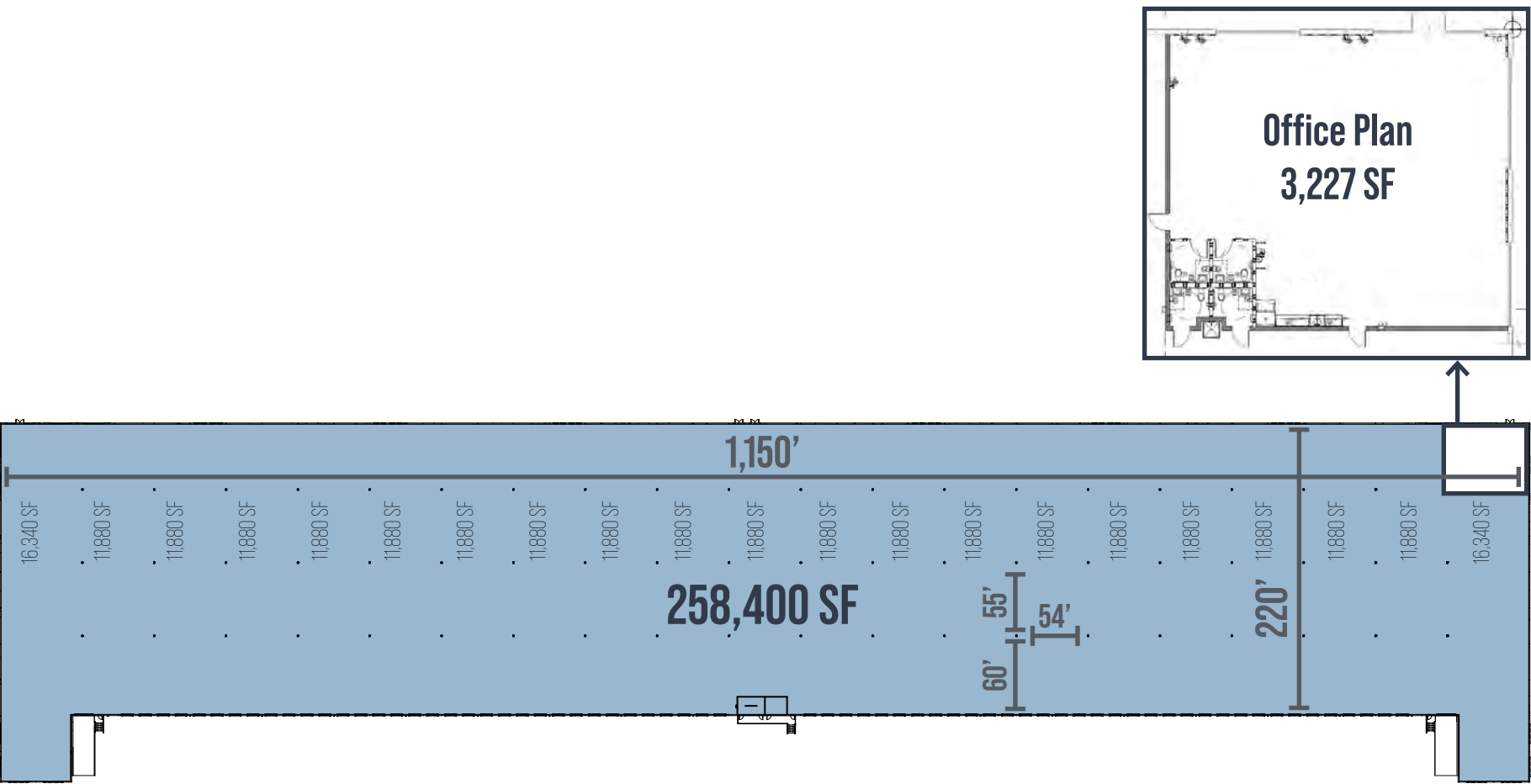
5135 DRANE FIELD ROAD, LAKELAND, FL 33811

| | |
|----------------------|---------------------------|
| Building Size: | 258,400 SF |
| Office Size: | 3,227 SF |
| Building Dimensions: | 1,150' x 220' |
| Clear Height: | 32' |
| Loading: | Rear-load |
| Dock-High Doors: | 66 (9' x 10') |
| Drive-In Doors: | 2 (14' x 16') |
| Column Spacing: | 54' x 55', 60' speed bay |
| Power: | 3,000A, 480/277V, 3-phase |
| Truck Court Depth: | 130' |
| Car Parking: | 253 spaces |
| Delivery: | Q4 2023 |

BUILDING 200

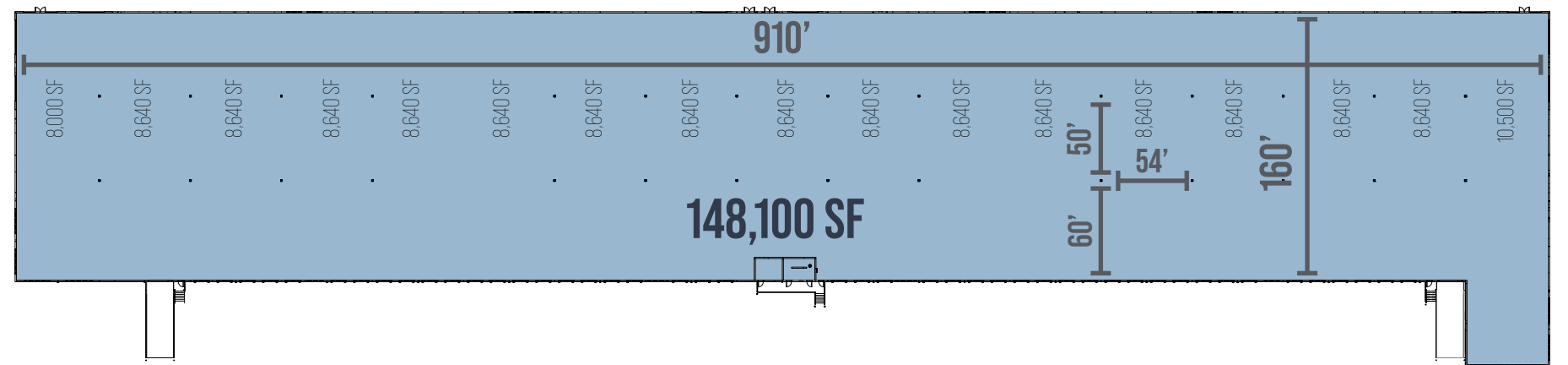
3404 COUNTY LINE ROAD, LAKELAND, FL 33811

| | |
|----------------------|---------------------------|
| Building Size: | 150,600 SF |
| Available SF: | 114,180 SF |
| Building Dimensions: | 910' x 160' |
| Clear Height: | 32' |
| Loading: | Rear-load |
| Dock-High Doors: | 46 (9' x 10') |
| Drive-In Doors: | 2 (14' x 16') |
| Column Spacing: | 54' x 50', 60' speed bay |
| Power: | 3,000A, 480/277V, 3-phase |
| Truck Court Depth: | 190' (shared) |
| Car Parking: | 157 spaces |
| Delivery: | Q1 2024 |



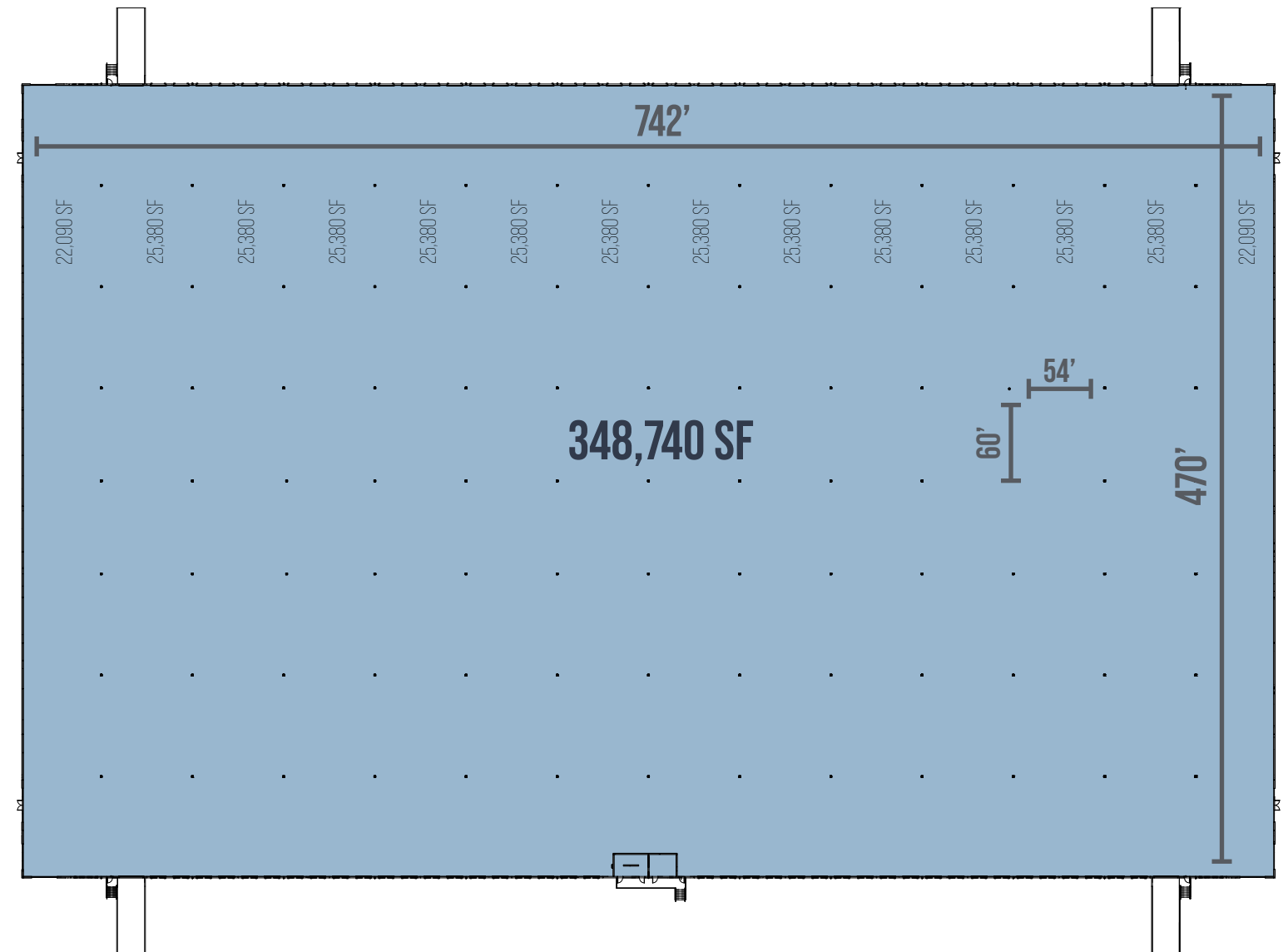
3400 COUNTY LINE ROAD, LAKE LAND, FL 33811

| | |
|-----------------------------|---------------------------|
| Building Size: | 148,100 SF |
| Building Dimensions: | 910' x 160' |
| Clear Height: | 32' |
| Loading: | Rear-load |
| Dock-High Doors: | 50 (9' x 10') |
| Drive-In Doors: | 2 (14' x 16') |
| Column Spacing: | 54' x 50', 60' speed bay |
| Power: | 3,000A, 480/277V, 3-phase |
| Truck Court Depth: | 190' (shared) |
| Car Parking: | 178 spaces |
| Delivery: | Q1 2024 |



5205 DRANE FIELD ROAD, LAKELAND, FL 33811

| | |
|-----------------------------|---------------------------|
| Building Size: | 348,740 SF |
| Building Dimensions: | 742' x 470' |
| Clear Height: | 36' |
| Loading: | Cross-dock |
| Dock-High Doors: | 84 (9' x 10') |
| Drive-In Doors: | 4 (14' x 16') |
| Column Spacing: | 54' x 60' |
| Power: | 3,000A, 480/277V, 3-phase |
| Truck Court Depth: | 185' |
| Car Parking: | 206 spaces |
| Trailer Parking: | 68 spaces |
| Delivery: | Q2 2024 |

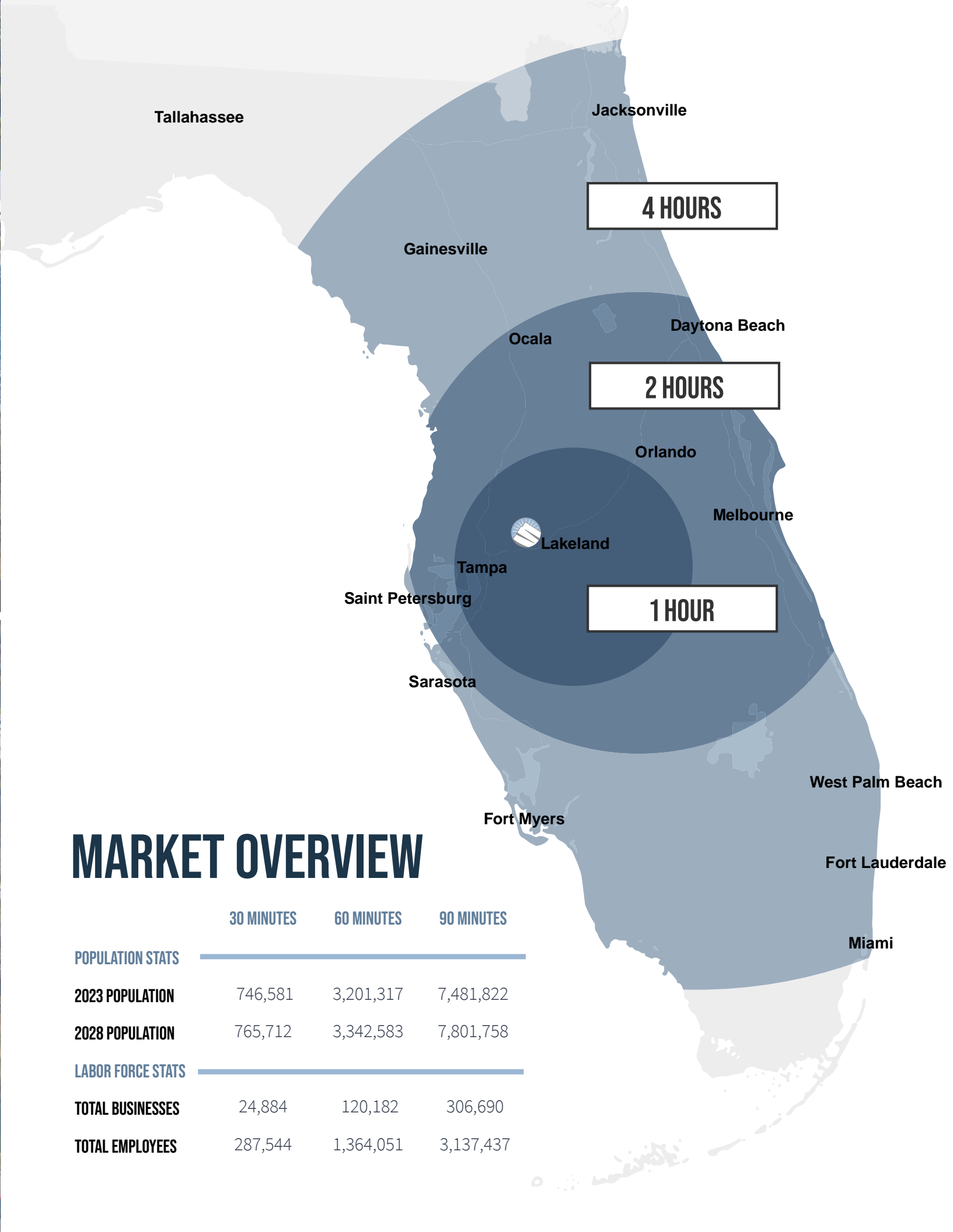




BUILDINGS 100 & 400



BUILDINGS 200 & 300



MARKET OVERVIEW

| | 30 MINUTES | 60 MINUTES | 90 MINUTES |
|-------------------|------------|------------|------------|
| POPULATION STATS | | | |
| 2023 POPULATION | 746,581 | 3,201,317 | 7,481,822 |
| 2028 POPULATION | 765,712 | 3,342,583 | 7,801,758 |
| LABOR FORCE STATS | | | |
| TOTAL BUSINESSES | 24,884 | 120,182 | 306,690 |
| TOTAL EMPLOYEES | 287,544 | 1,364,051 | 3,137,437 |



LOCATION OVERVIEW

Conveniently located on County Line Road with quick access to I-4 (Exit 25), State Road 92 and Polk Parkway that provides incredible connectivity to Tampa, Lakeland and Orlando.

- 3 international airports within a 1 hour drive
- 2 ports within a 1 hour drive
- 3.1 million labor force within 90 minutes

| | | | |
|-----------------|----------|------------------|----------|
| I-4 | 3 MILES | LAKELAND AIRPORT | 3 MILES |
| I-75 | 19 MILES | CSX Intermodal | 26 MILES |
| TAMPA | 30 MILES | PORT OF TAMPA | 30 MILES |
| TAMPA AIRPORT | 35 MILES | ORLANDO | 60 MILES |
| Orlando Airport | 62 MILES | I-95 | 90 MILES |

 **LAKELAND COMMERCE CENTER @COUNTY LINE**





LAKELAND COMMERCE CENTER @COUNTY LINE



STONEMONT
FINANCIAL GROUP



CONTACT US:

Peter Cecora, SIOR

Managing Director

+1 813 387 1297

peter.cecora@jll.com

Bobby Isola, SIOR, CCIM

Executive Managing Director

+1 407 982 8719

bobby.isola@jll.com

Cameron Montgomery

Associate

+1 407 982 8650

cameron.montgomery@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.