



16,000 - 65,750 SF Warehouse Space For Lease

POLK PARKWAY INDUSTRIAL CENTER | 6530 - 6550 NEW TAMPA HIGHWAY, LAKELAND, FL 33815



OFFERING SUMMARY

Lease Rate:	Inquire For Pricing
Operating Expenses:	\$3.50 PSF est.
Available Size:	16,000 - 65,750 SF
Loading:	6 automatic grade level doors (Building 1)
	3 manual grade level doors (Building 2)
Clear height:	30 Ft
Lot size:	4.09 acres
Power:	1,600 amps/ 480 volts & 500 amps/ 208 volts
Truck court:	143 Ft
Parking:	54 car spots - expandable
Zoning:	GI (General Industrial) - Polk County

PROPERTY OVERVIEW

Polk Parkway Industrial Center offers +/- 16,000 - 65,750 Sq Ft For Lease of manufacturing and distribution space with major accessibility to the Polk Parkway (SR 570), Interstate 4 (I4) to meet West to Tampa or East to Orlando, and Interstate 95 (I-95) to meet Daytona Beach and the entire space coast of Florida.

There is LED lighting, 30 foot clear heights, four (4) five (5) ton cranes, grade level loading, outside storage, heavy power, and ample parking. The property is a prime IOS (industrial outdoor storage site) for single tenant or multi tenant user needs. Strategically situated in the heart of Central Florida with easy access to Tampa, Orlando, and Lakeland with statewide distribution ability.

PROPERTY HIGHLIGHTS

- Size: 65,750 SF (Building one: 32,000 ± SF & Building two: 33,750 ± SF)
- Loading: grade level loading (automatic and manual doors)
- Location: Lakeland, FL with direct frontage and visibility from Polk Parkway (SR 570). Minutes from Interstate 4 (I4)
- Outdoor storage availability (prime IOS site)
- Warehouse space available immediately
- Call or text for inquiries

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bounat
Boutique Firm | National Reach



Aerial

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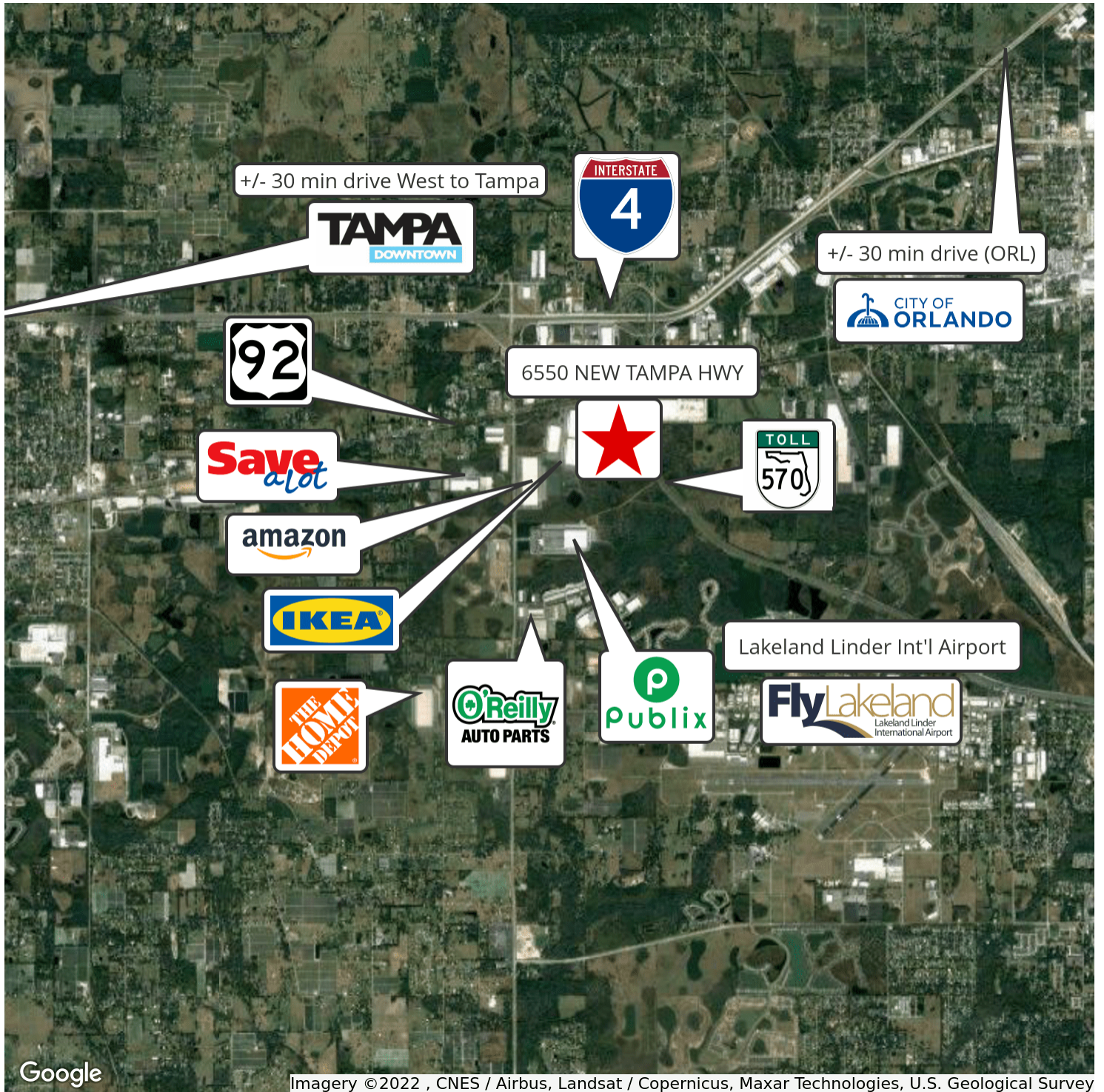
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Amenities Map

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Exterior Photos

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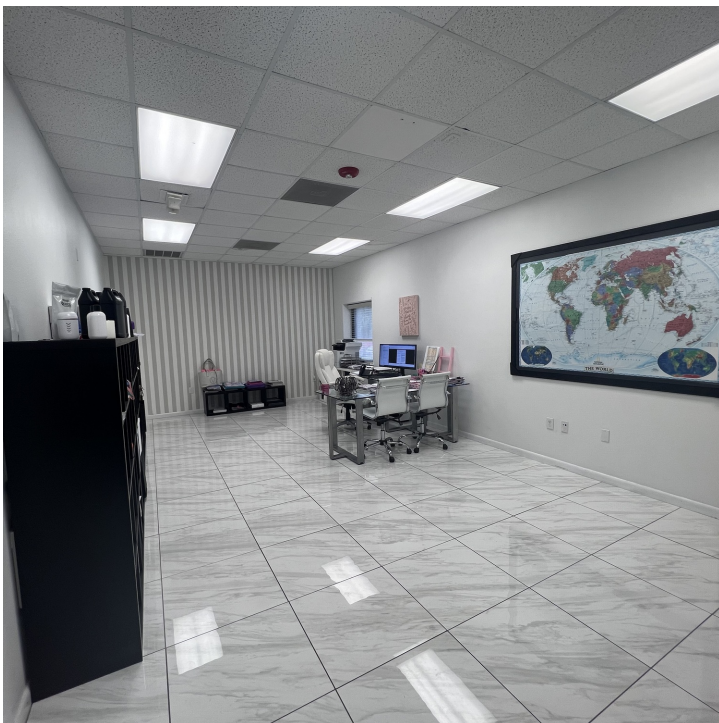
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Interior Office Photos

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Warehouse Photos

POLK PARKWAY INDUSTRIAL CENTER | INDUSTRIAL PROPERTY FOR LEASE



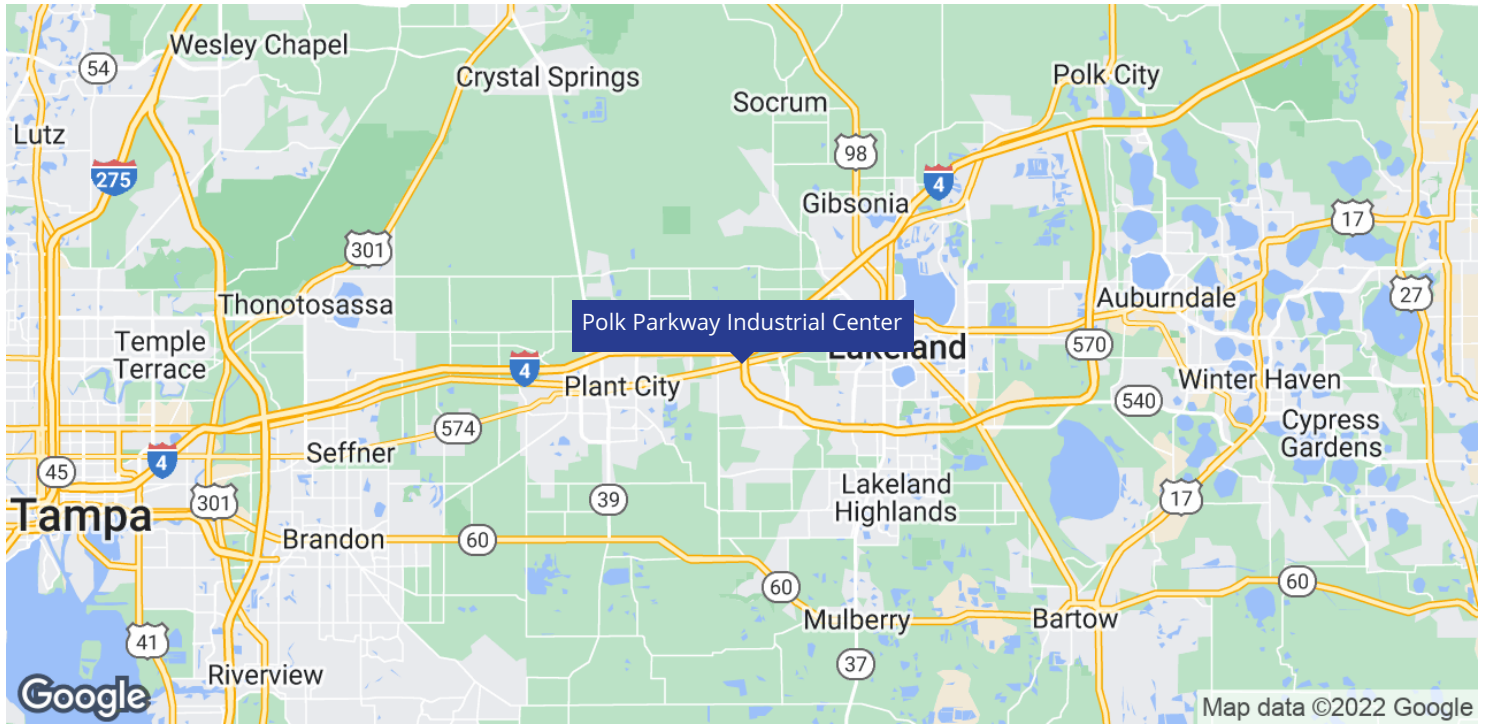
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