

# DRANE FIELD DISTRIBUTION CENTER

3825 Hamilton Rd | Lakeland, FL 33811

149,960 SF Warehouse For Lease | Designed, Permitted & Pad Ready Q1 2023

**Robyn Hurrell, SIOR**

Executive Managing Director

+1 813 226 7540

robyn.hurrell@colliers.com

**Oliver Vaubois**

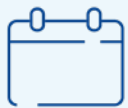
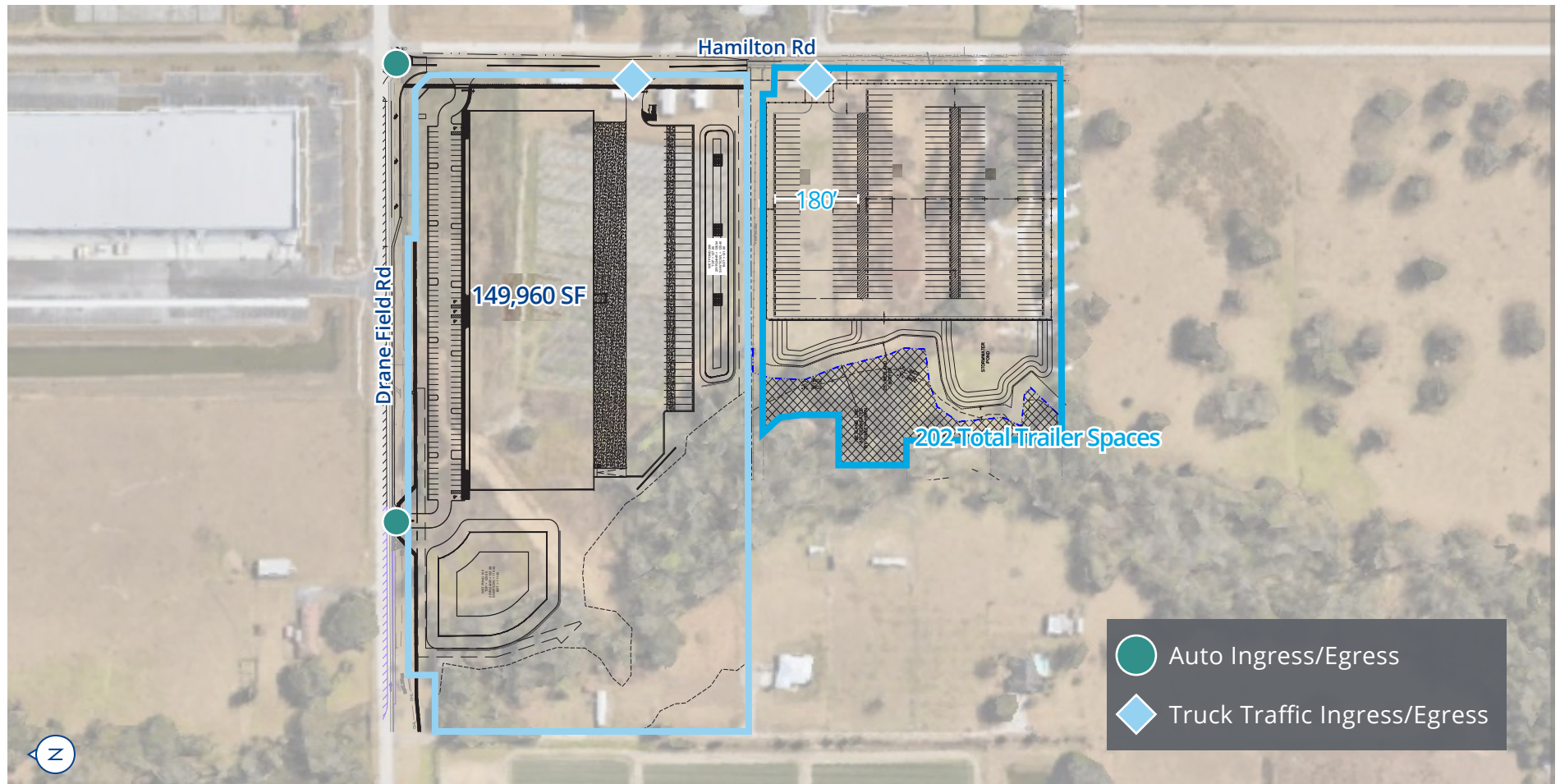
Senior Associate

+1 214 632 7144

oliver.vaubois@colliers.com



# Building & Trailer Parking Site Design



March 2023

pad ready



Designed & Permitted

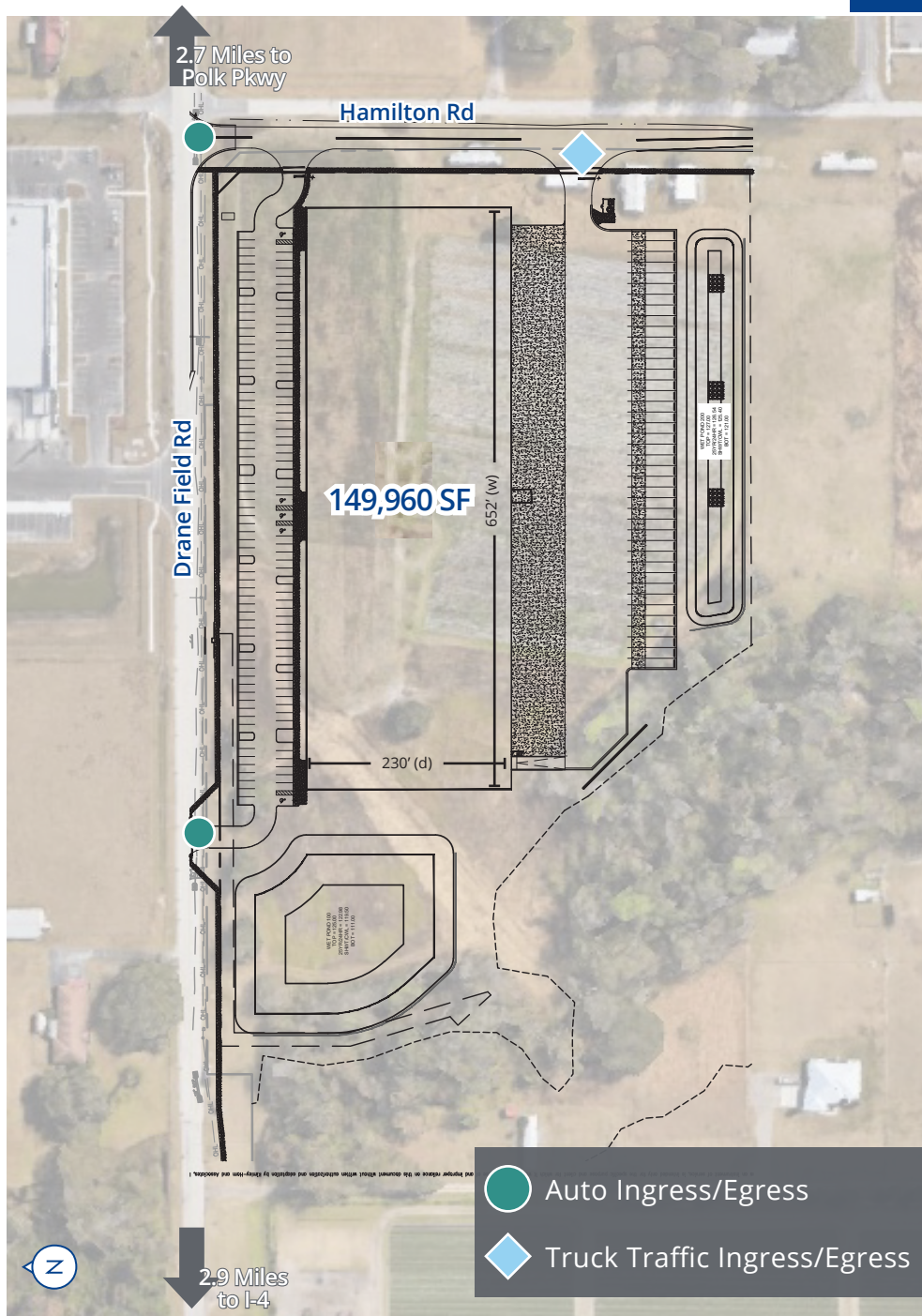
to deliver in 8-9 months



Off Dock Trailer Lot

allowing for 200+ trailers

# Building Plan







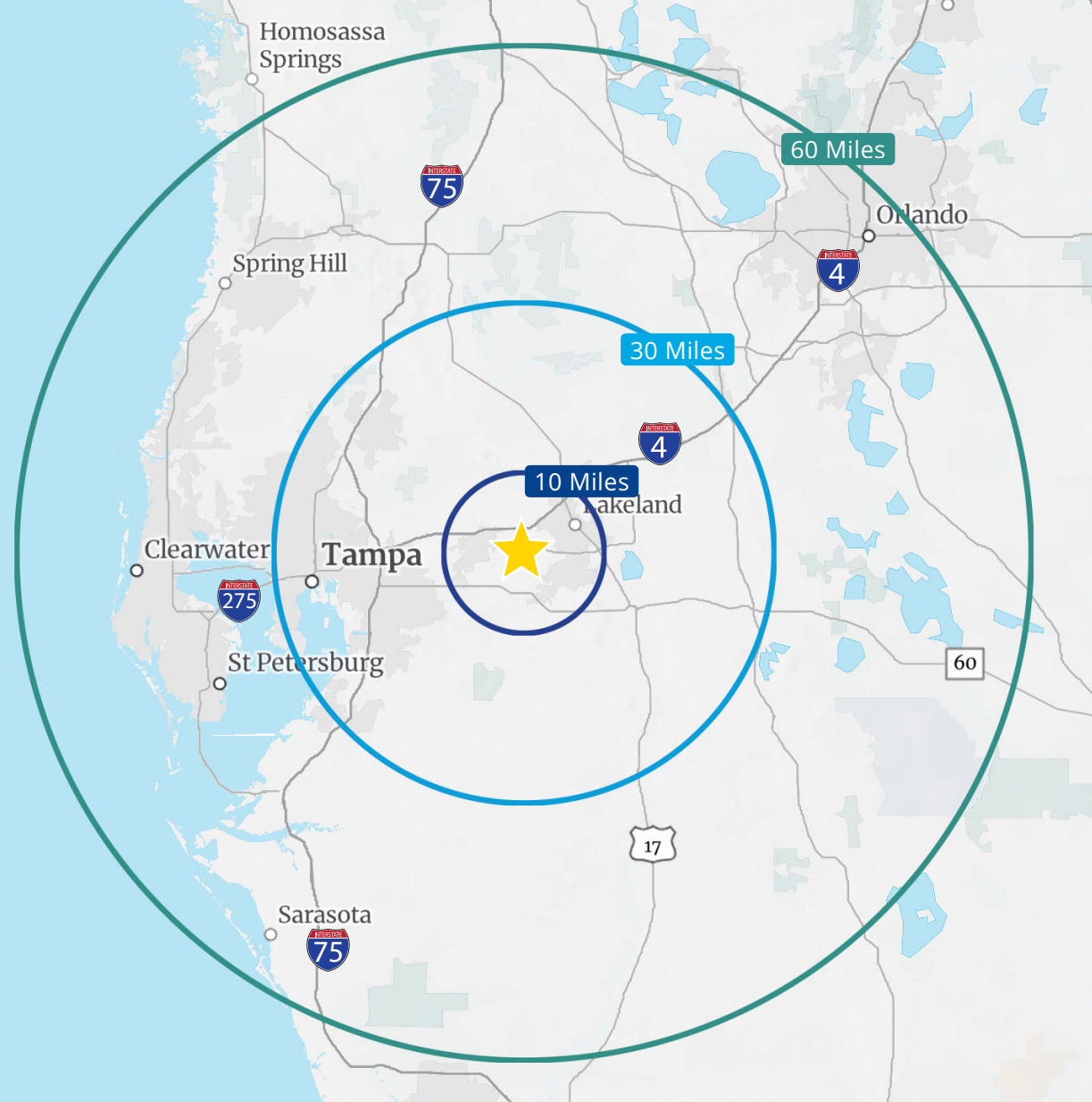
Total Building Size:	149,960 SF
Pad Ready:	March 2023
Office:	Built-to-Suit
Building Type:	Rear-Load
Clear Height:	32'
Building Dimensions:	652' (w) x 230' (d)
Column Spacing:	54' (w) x 53'4" (d) interior bays 56' (w) x 53'4" (d) exterior bays
Speed Bay:	70'
Dock-High Doors:	Forty x 9' x 10' dock-high doors
Drive-In Doors:	Two x 12' x 14' drive-in doors
Truck Court:	130'
Fire Protection:	ESFR
Car Parking:	132 auto spaces (0.88/1,000 SF)
Trailer Parking:	41 off-dock trailer spaces (12' x 55')



# Centrally Located off the I-4 Corridor


## Key Distances

	Polk Parkway	2.7 Miles
	Interstate 4	2.9 Miles
	Highway 60	5.1 Miles
	Interstate 75	19.0 Miles
	Lakeland Linder Int'l Airport	2.0 Miles
	Tampa Int'l Airport	35.5 Miles
	Orlando Int'l Airport	60.0 Miles
	Tampa	29.5 Miles
	Orlando	60.7 Miles
	Ocala	113.0 Miles
	CSX Intermodal Winter Haven	28.0 Miles
	CSX Intermodal Tampa	26.8 Miles



## Major MSAs 2022 Population

  
**3,219,514**  
*Tampa*

  
**859,760**  
*Sarasota-Bradenton*

  
**753,520**  
*Lakeland*

  
**2,691,925**  
*Orlando*

# Established Distribution Location



WellDyne Rx IP+  
WellGistics  
WHOLESALE PHARMACEUTICAL DISTRIBUTION  
DSI Acquisitions Corp.

TESLA

Full Interchange

stryker  
CHEP  
A Brambles Company  
Plastipak  
Packaging Inc.  
LaSalle Bristol  
CARPENTER  
PECO  
Advance Auto Parts

PHILLIPS  
PET FOOD & SUPPLIES  
Country Malt Group

Save a lot  
food stores

IKEA

amazon

SOUTHERN GLAZERS  
WINE & SPIRITS

KNIGHT  
TRANSPORTATION

CHEP  
A Brambles Company

Publix

ROOMS  
TO GO

LOWE'S  
ACE  
Hardware

Purina

MOTION INDUSTRIES  
Tredit  
ADVANCED WORKVANS  
WILLIAMS-SONOMA

O'Reilly  
AUTO PARTS

MOTION INDUSTRIES  
KENDA AMERICANA  
TIRE AND WHEEL

THE HOME DEPOT

Drane Field Distribution Center  
149,960 SF

Lakeland Linder  
International Airport

Sleep International  
Plastipak  
Packaging Inc.  
MLMC  
Nestle Waters

amazon





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Senior Associate  
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## 149,960 SF Available for Lease



4830 W. Kennedy Blvd.  
Suite 300  
Tampa, FL 33609  
+1 813 221 2290

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