

1543 Kendrick Ln

1543 KENDRICK LN
LAKELAND, FL 33805

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OFFERING SUMMARY

Sale Price:	\$225.00 PSF + Options
Lease Price:	\$18.00 PSF NNN
Building Size:	40,000 SF
Available SF:	2,500 - 10,000 SF
Number of Units:	16
Year Built:	2023

PROPERTY OVERVIEW

Boutique National in partnership with Garage For Life is pleased to offer a brand new warehouse development in Lakeland, FL. The property is strategically located on the first corner just south of the I-4 interchange directly at the entrance to Lakeland Interstate Business Park. The I-4 Corridor is one of the fastest growing Distribution and Logistics markets in the nation, fueling the explosive growth of residential and commercial development in the immediate area.

Spaces available for lease or sale from 2,500 - 10,000 SF in contiguous space with four buildings totaling 40,000 SF. Reserve yours early to get the pre-construction pricing and secure the space you need for your business or personal use.

<https://www.garageforlife.com/lakeland>





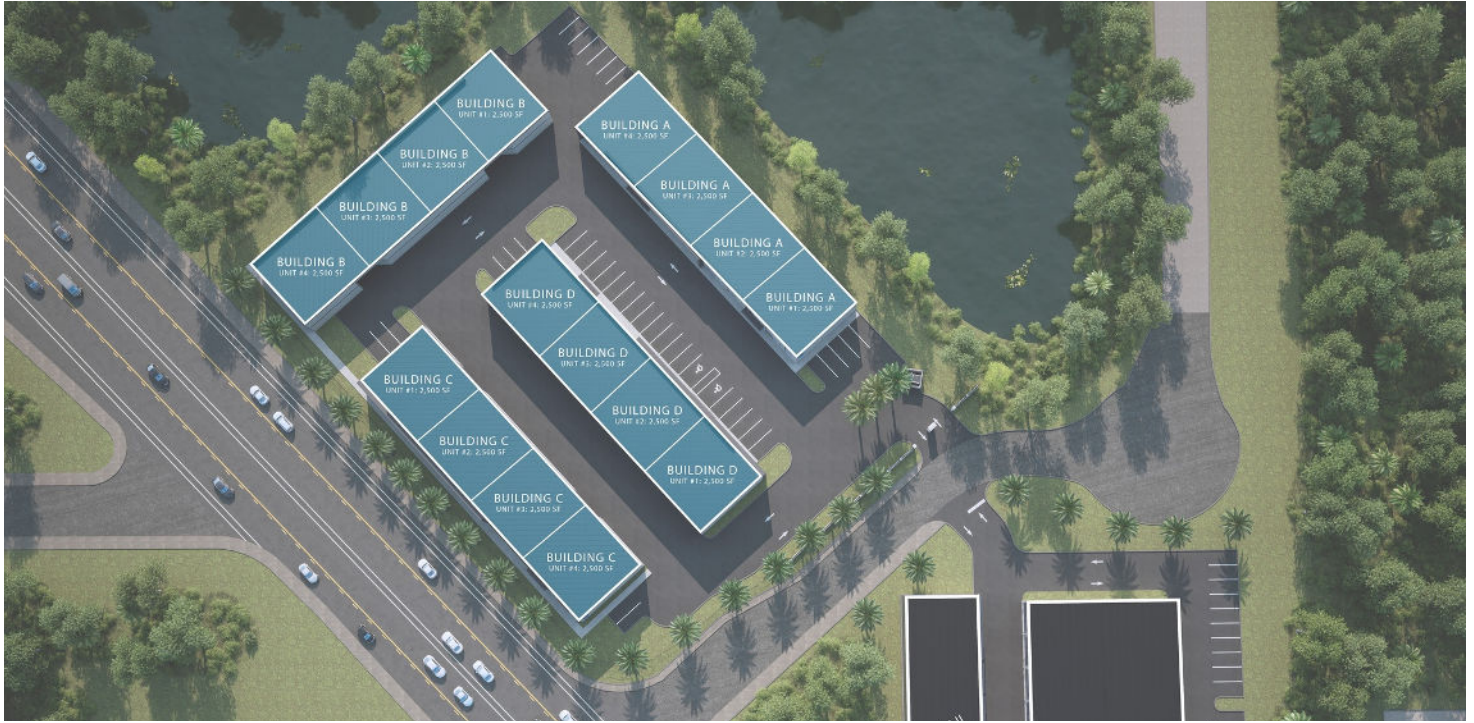
Highlights



PROPERTY HIGHLIGHTS

- Spaces available for lease or sale from 2,500 – 10,000 SF
- Each unit delivered with 1 ADA restroom and fully air conditioned warehouse
- Units can be delivered with additional features including Office Space, and Mezzanine
- Grade level bay doors 12' W x 16' H
- Ceiling height 20'
- 3 Phase power





INFORMATION

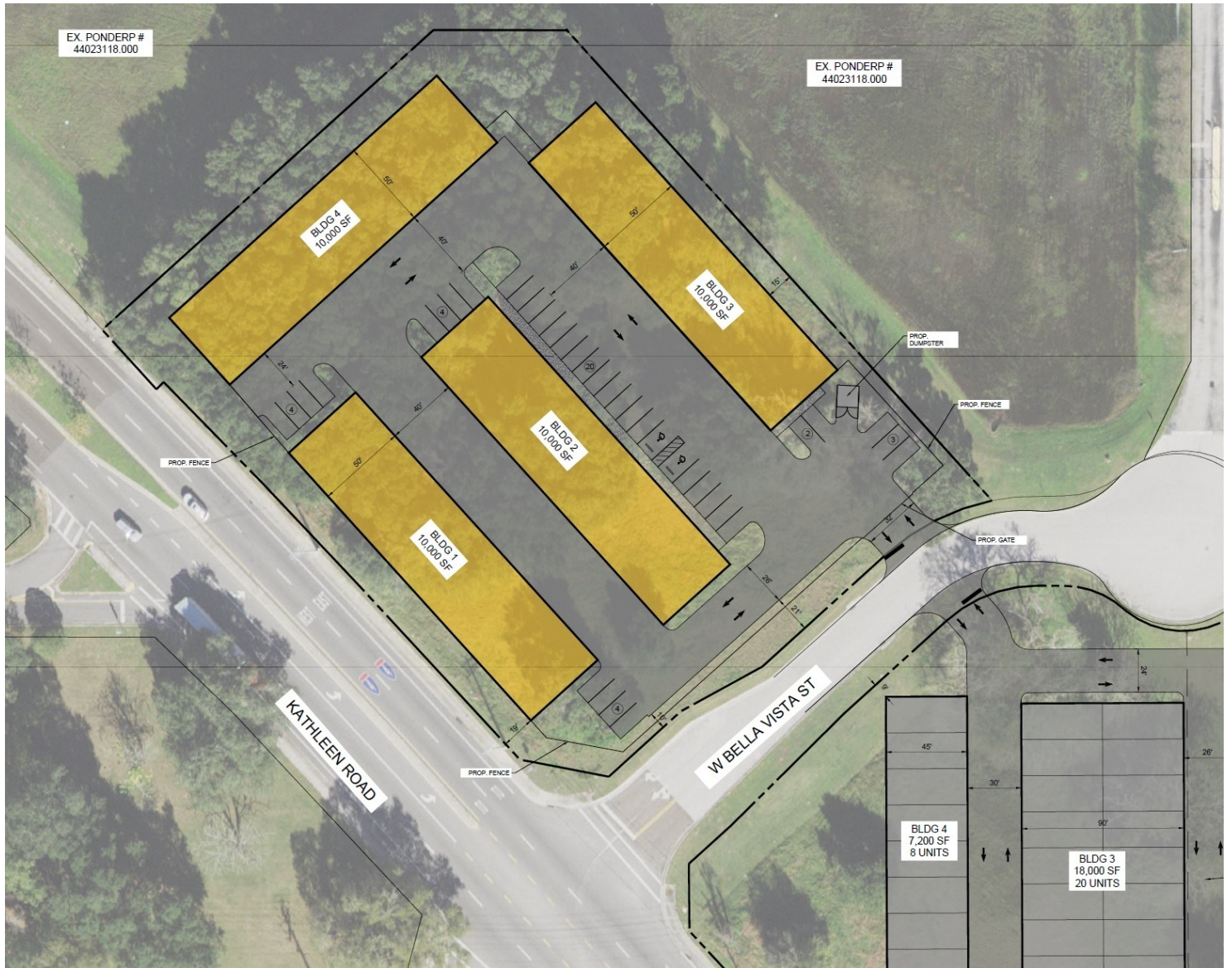
Lease Type:	NNN	Sale Price:	\$225.00 PSF + Options
Total Space:	2,500 - 10,000 SF	Lease Rate:	\$18.00 PSF NNN

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Building A	Available	2,500 - 10,000 SF	NNN	\$18.00 SF/yr
Building B	Available	2,500 - 10,000 SF	NNN	\$18.00 SF/yr
Building C	Available	2,500 - 10,000 SF	NNN	\$18.00 SF/yr
Building D	Available	2,500 - 10,000 SF	NNN	\$18.00 SF/yr



Site Plans



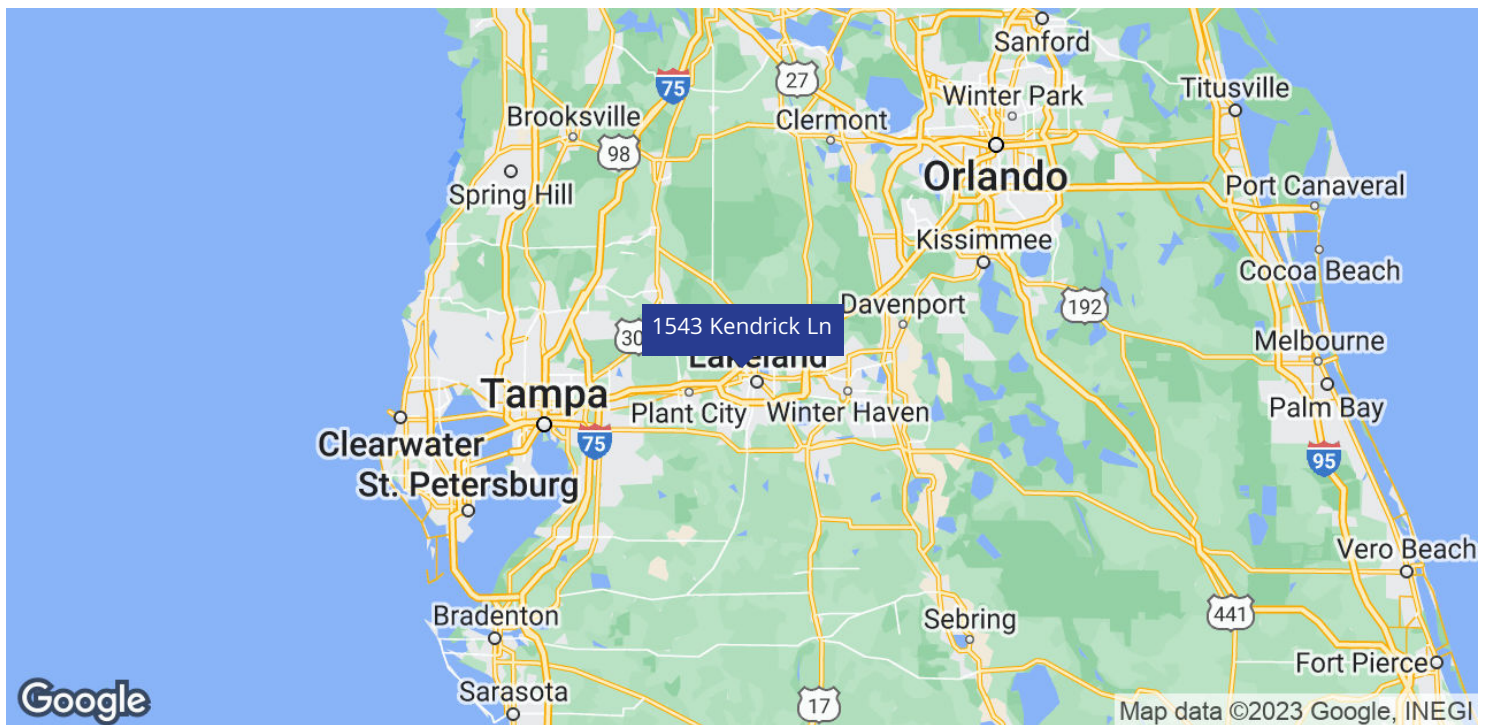


Location Map



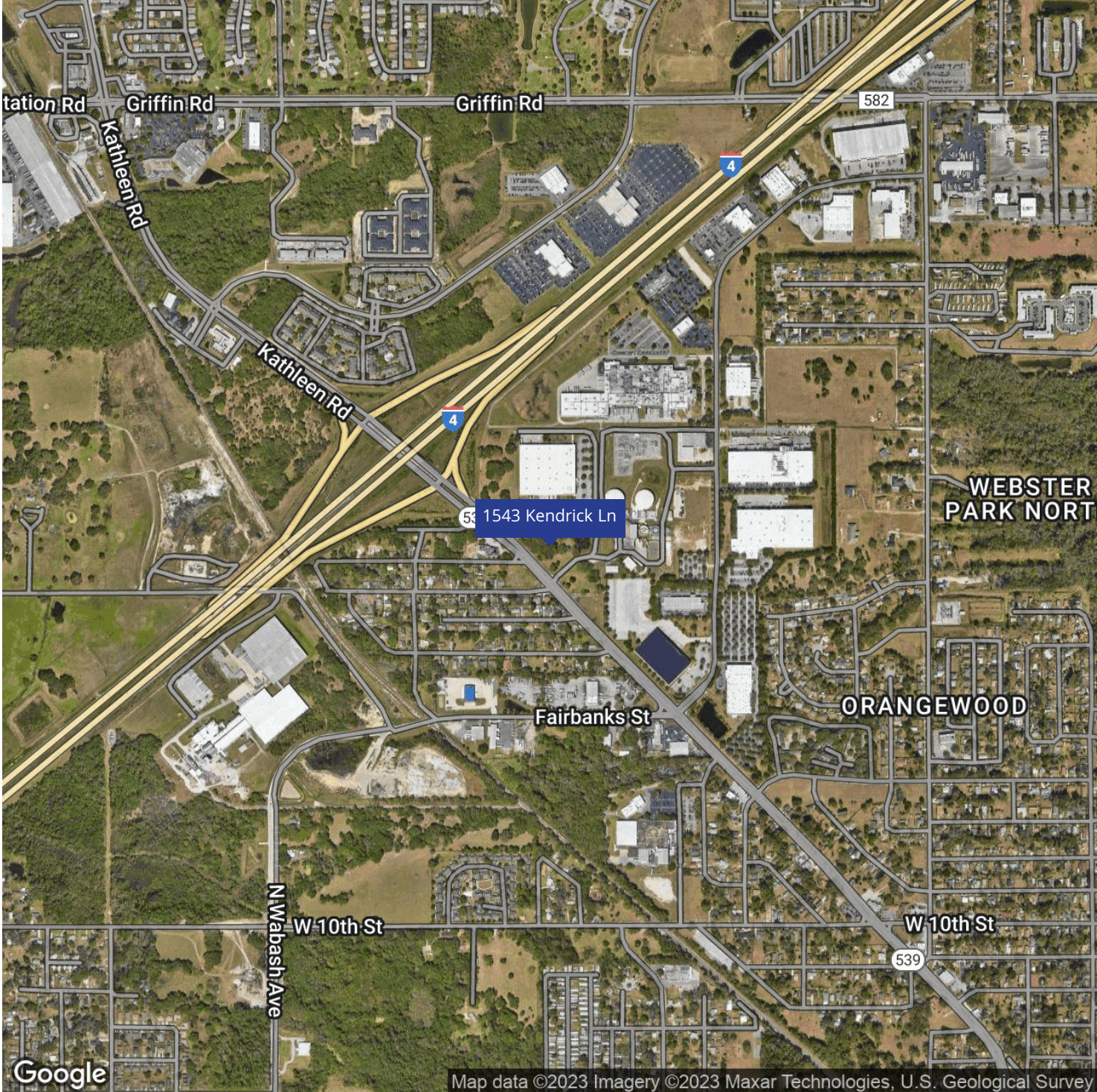


Regional Map



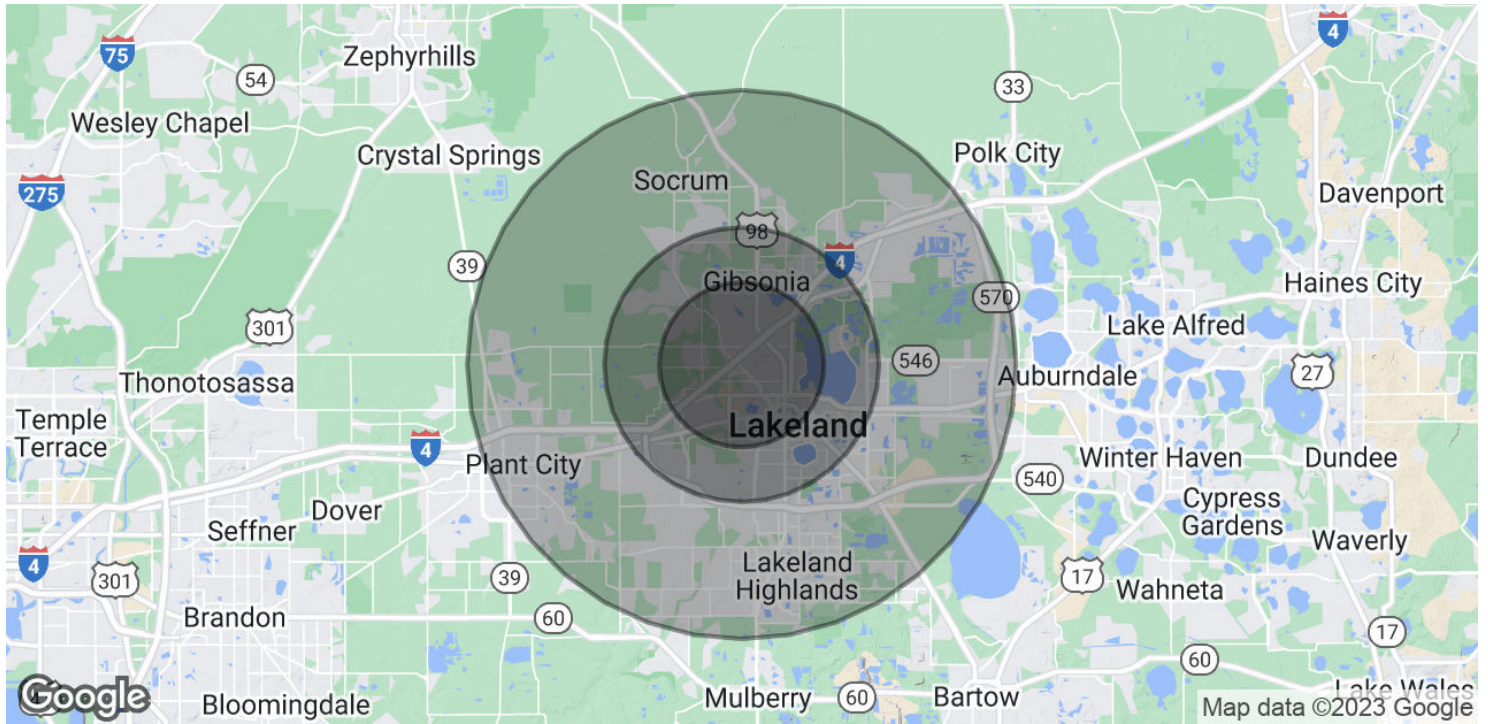


Aerial Map





Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	55,933	129,562	300,120
Average Age	39.4	40.0	40.0
Average Age (Male)	37.7	38.4	38.6
Average Age (Female)	41.5	41.3	41.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	24,367	56,819	123,633
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$44,437	\$52,764	\$61,364
Average House Value	\$113,334	\$138,670	\$158,066

* Demographic data derived from 2020 ACS - US Census