



For Lease

±70,000 SF available

2850 Interstate Dr, Lakeland, FL 33805

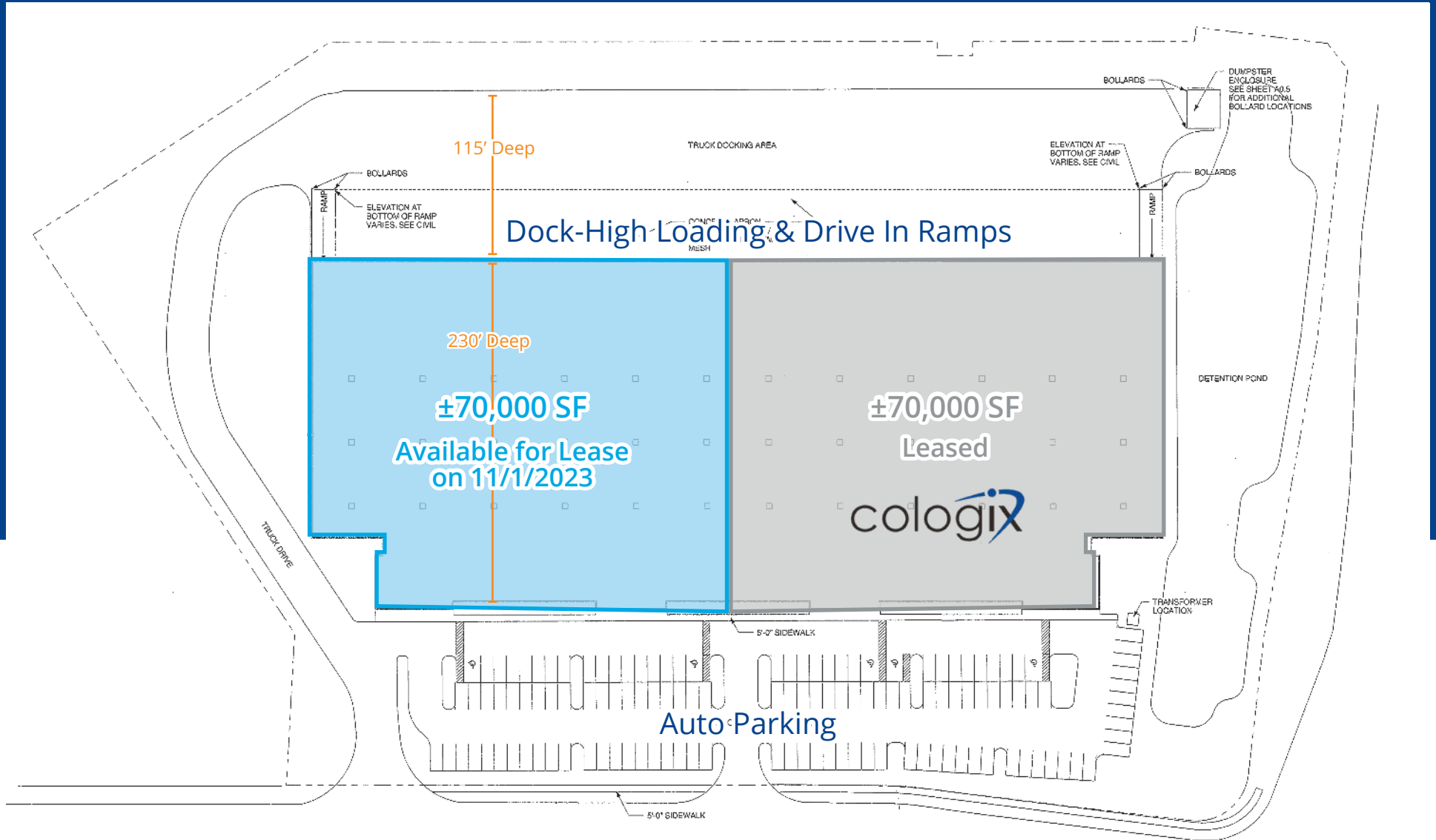
Robyn Hurrell, SIOR
Executive Vice President
+1 813 226 7540
robyn.hurrell@colliers.com

Harrison Pithers
Associate
+1 813 610 0239
harrison.pithers@colliers.com

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Site Plan



Availability Information

New to market, tilt-wall industrial opportunity for lease that provides two points of access to I-4 within 1.5 miles

Building Size:	139,500 SF
Available:	±70,000 SF (Divisible to ±30,000 SF)
Availability:	November 1, 2023
Clear Height:	30'
Load Type:	Rear-Load
Loading Doors:	(17) 9' x 10' Dock-High Doors (1) 12' x 14' Drive-In Ramp
Truck Court Depth:	115'
Column Spacing:	49' (w) x 42.5' (d)
Speed Bay:	60'
Building Dimensions:	600'w x 230'd
Spinkler System:	ESFR
Electrical:	3,000 Amps, 277/480 Volts
Construction:	Tilt-Wall
Year Built:	2007
Auto Parking:	1.08/1,000 SF Occupied



Access to Site



Drive Times & Density



MAJOR HIGHWAYS

US Hwy 98	0.7 miles
I-4	1.2 miles
Lakeland Hills Blvd	1.5 miles
W Memorial Blvd	2.4 miles



MAJOR CITIES

Tampa	37 miles
Orlando	53 miles
Jacksonville	188 miles
Miami	239 miles



AIRPORTS

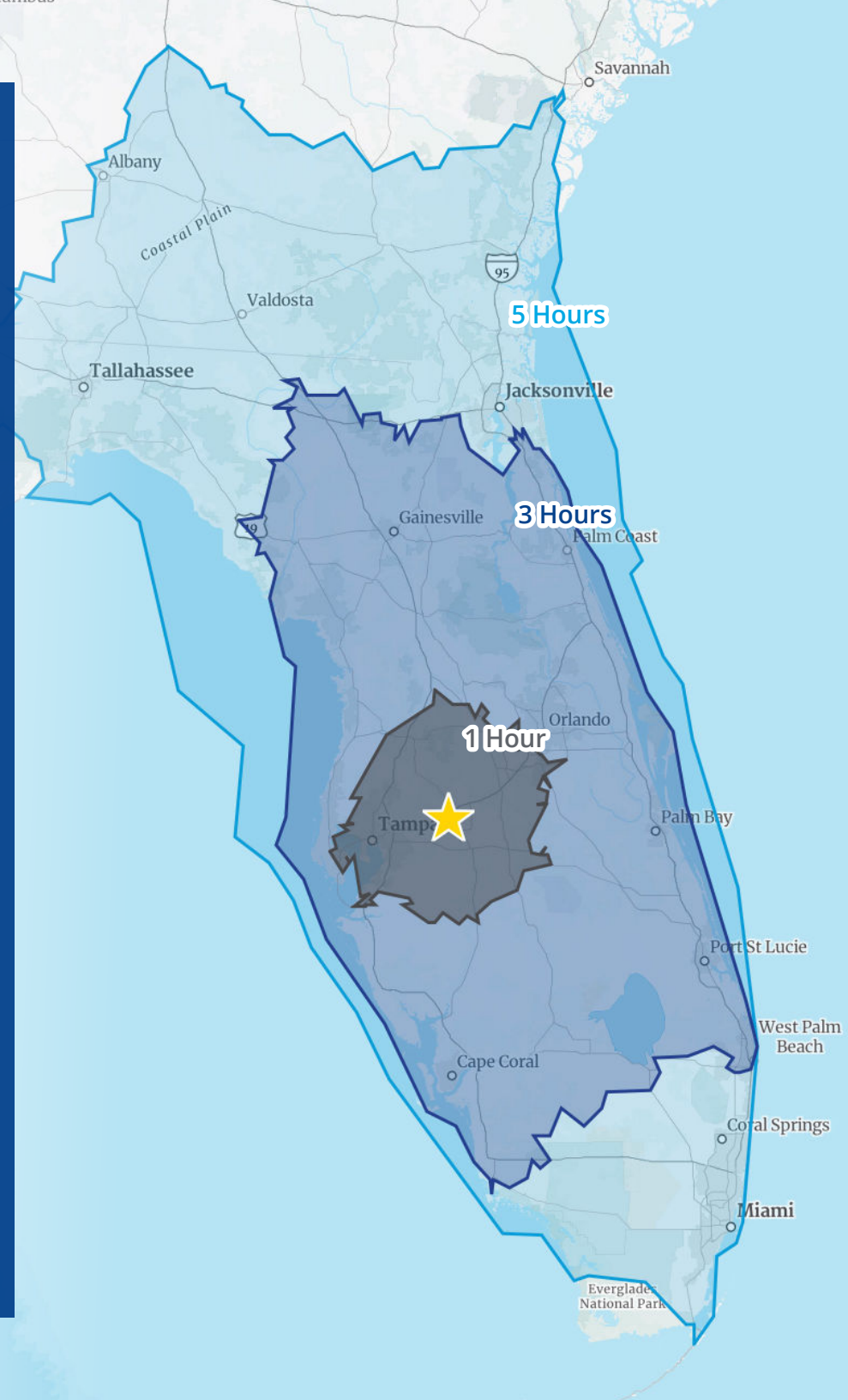
Lakeland Linder International	8.7 miles
Tampa International	40 miles
Orlando International	52 miles



PORTS

Port Tampa	42 miles
Port Canaveral	95.4 miles
JAXPORT	196 miles

	POPULATION (2022)	HOUSEHOLDS (2022)	MEDIAN HH INCOME (2022)
1 HOUR	3,487,916	1,312,264	\$65,150
3 HOURS	14,326,682	5,380,964	\$64,830
5 HOURS	21,874,560	8,651,883	\$64,601



Surrounding Industrial Occupiers





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