



# For Lease

±33,862 SF Available Immediately

2850 Interstate Dr, Lakeland, FL 33805

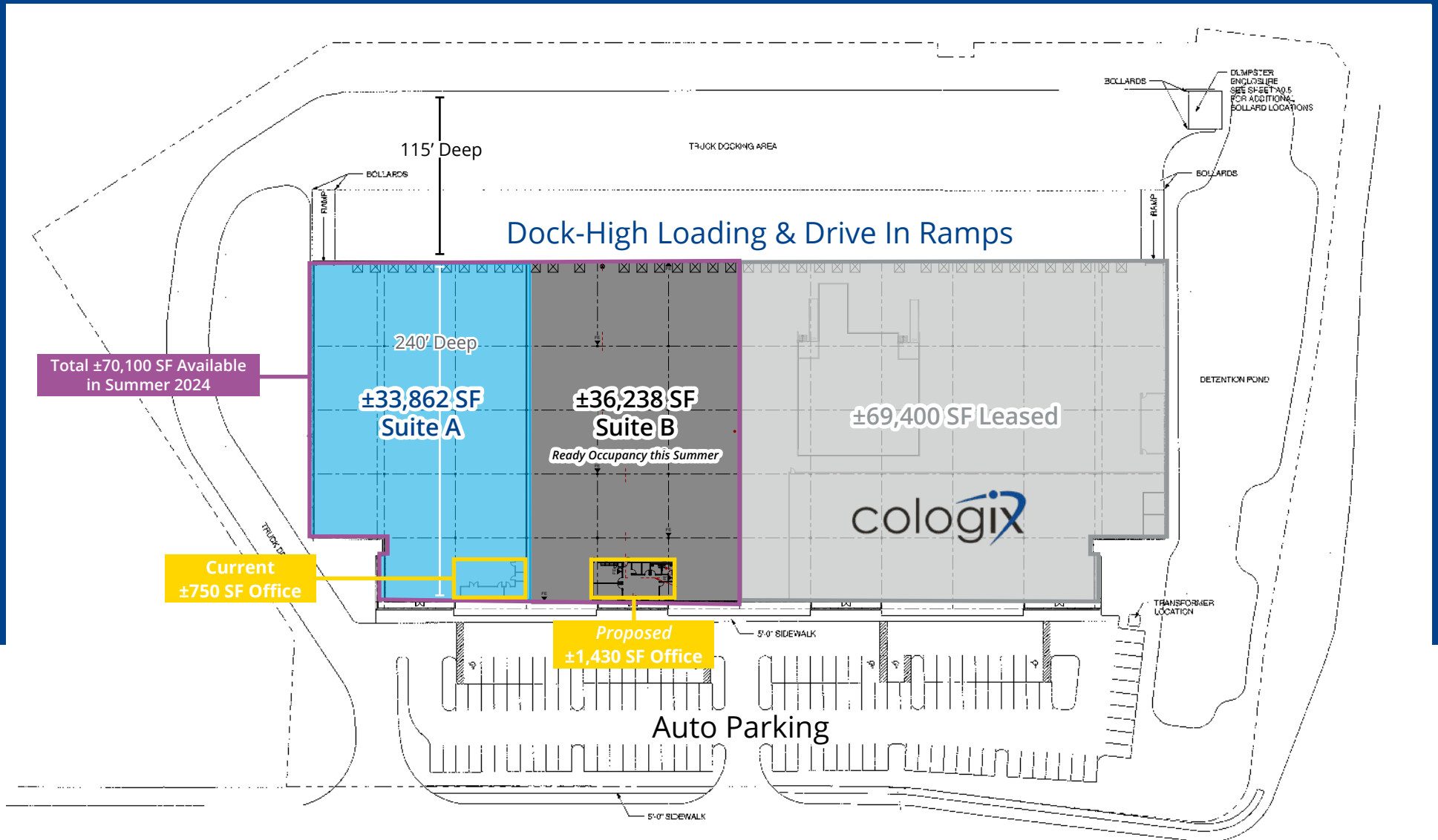
**Robyn Hurrell, SIOR**

Executive Vice President  
+1 813 226 7540  
robyn.hurrell@colliers.com

**INDUS**  
INDUS REALTY TRUST



# Site Plan





# Existing Vacancy Specifications

Available Size:	±33,862 SF
Expansion Size:	±36,238 SF Adjacent Unit
Availability	Immediate
Office:	±750 SF Existing
Warehouse Lighting:	Combination of T-5 and LED
Dock-High Positions:	10 doors (9' x 10')
Dock Packages:	Edge of Docks: 9
Drive-In Ramps:	1 ramp (10' x 12' overhead door)
Remaining Power Available:	200 amps, 277/480 volts (additional 400 amps can be added)

# Building Specifications

Building Size:	139,500 SF
Load Type:	Rear-Load
Year Built:	2007
Construction:	Tilt-Wall
Building Dimensions:	600' (w) x 240' (d)
Column Spacing:	49' (w) x 42.5' (d)
Speed Bay:	60'
Clear Height:	30'
Slab Thickness:	6"
Fire Suppression:	ESFR
Roof:	TPO; R-17.4 insulation
Truck Court Depth:	115'
Auto Parking:	151 spaces (1.08/1,000 SF ratio)
Flood Zone:	X
Zoning:	Commercial/Industrial





# 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

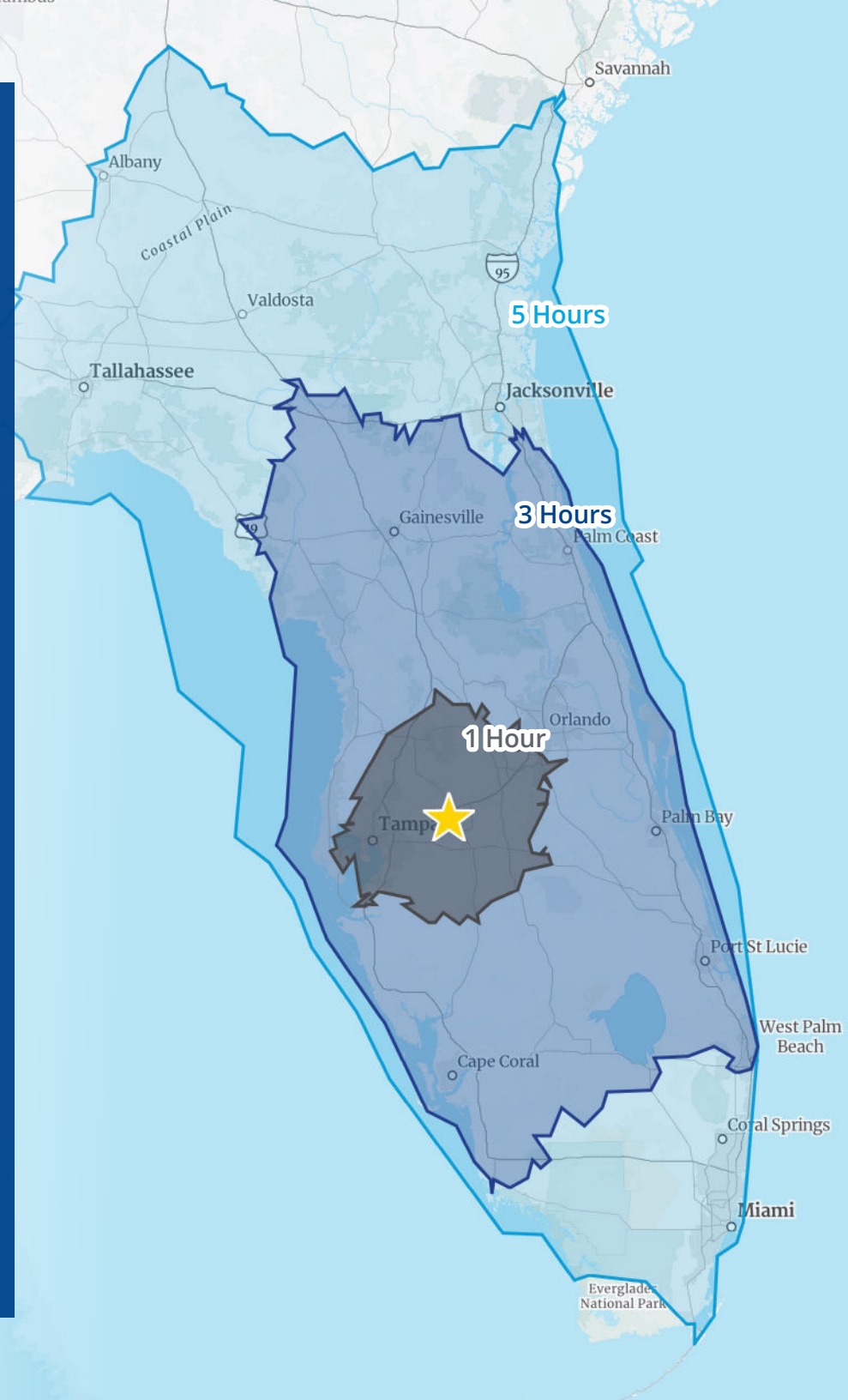
Lakeland Linder International	8.7 miles
Tampa International	40 miles
Orlando International	52 miles



## PORTS

Port Tampa	42 miles
Port Canaveral	95.4 miles
JAXPORT	196 miles

	POPULATION (2023)	HOUSEHOLDS (2032)	MEDIAN HH INCOME (2023)
<b>1 HOUR</b>	3,445,819	1,297,988	\$66,759
<b>3 HOURS</b>	13,440,512	5,443,254	\$64,640
<b>5 HOURS</b>	21,874,560	8,651,883	\$64,601





# Surrounding Industrial Occupiers



±33,862 SF  
Available for Lease  
Total of 70,100 SF Available Summer 2024

Cools Across America  
**ISN** Integrated Supply  
Network, LLC.

**Complete Fleet Care**

**ImageFIRST**  
HEALTHCARE LAUNDRY SPECIALISTS

**BELT POWER**

**PEPPERIDGE FARM**

**MCKESSON**

**MISSION**

**FedEx**

**MAX-PAK**  
SINCE 1976

**CardinalHealth**  
Essential to care™

**ROSS**  
DRESS FOR LESS®

**OWENS CORNING**







Contact:

**Robyn Hurrell, SIOR**

Executive Vice President

+1 813 226 7540

[robyn.hurrell@colliers.com](mailto:robyn.hurrell@colliers.com)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.

**INDUS**  
INDUS REALTY TRUST

