

# No Boundaries

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# Just Possibilities



LAKELANDCENTRALPARK.COM



# Entitled for up to 5 million square feet

## in a convenient, central location

BLDG	SQ FT	DIM.	SIZE (AC.)	CAR	TRAILER
2	705,420	1,188 x 685	48.00 AC	444	183
1	1,019,500	1,140 x 420	34.96 AC	340	115
3	276,100	810 x 320	17.81 AC	235	95
5	1,646,197	2,700 x 570	81.36 AC	760	325
4	756,600	1,460 x 510	41.76 AC	455	230
6	494,800	1,140 x 420	29.29 AC	340	115
7	162,000	900 x 180	12.66 AC	170	70
8	136,800	400 x 380	21.74 AC	TBD	0

### Utility Providers

Electric	Lakeland Electric
Water	Lakeland Water Utilities
Natural Gas	TECO



# Built for Business

## Designed for Efficiency

From global customers seeking regional distribution space to scalable solutions for growing companies, Lakeland Central Park is geared to help tenants of all sizes flourish. With large, adaptable contiguous space and state-of-the-art design, The Park empowers companies to meet the demands of today's rapidly evolving climate.

- Build-to-suit and spec development opportunities
- Flexible solutions to cater to the specific needs and uses of specific tenants of all sizes
- Easily secured sites
- Available excess employee parking and trailer drop capabilities
- Park setting with more than 2 miles of walking paths
- Large, contiguous sites allow for expansion
- Cross-dock facilities with 40'+ interior clear heights
- Multiple points of ingress and egress
- Ability to accommodate users with outside storage components

# Where Innovation Has Room to Grow



## Positioned to become the preeminent industrial park in Central Florida

Lakeland Central Park offers a best-in-class experience that includes customizable building options within a park setting, delivering an unparalleled location and superior access to help companies expand their reach.

With five million SF of developable industrial space spanning 740-acres, Lakeland Central Park is designed to accommodate a wide array of specific tenant needs, providing critical growth opportunities for manufacturing, logistics, and distribution companies serving the Southeast and beyond.

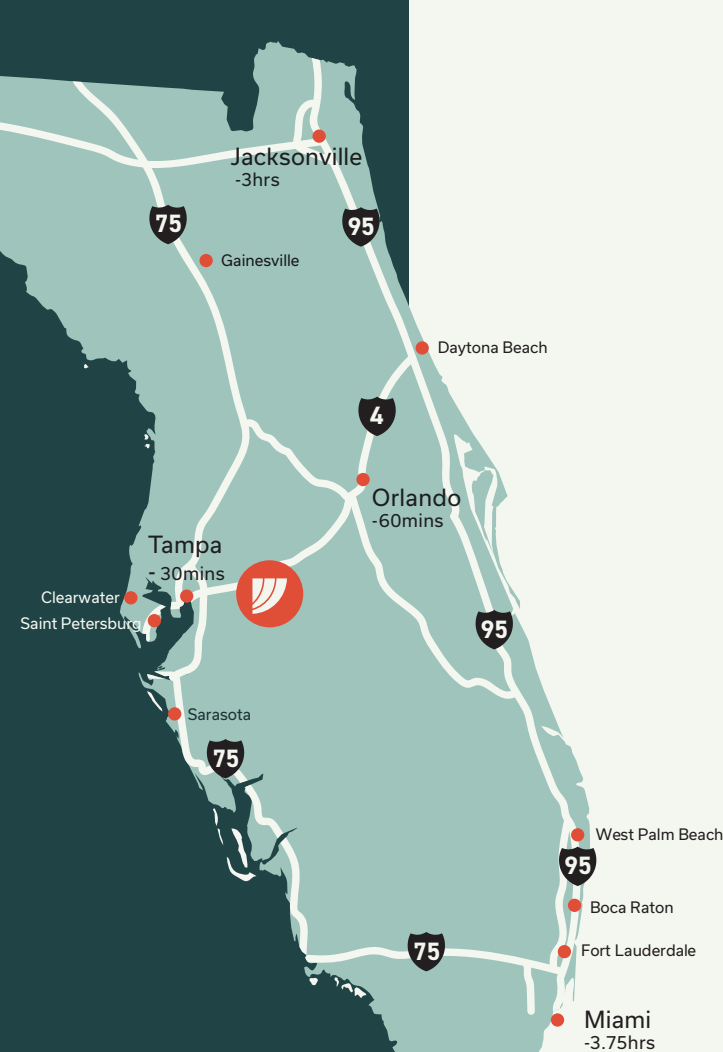
- **Centrally located** for same-day connectivity to key Florida markets
- **Up to 5 million SF** of developable industrial space
- **4 pad-ready sites available immediately**, ranging from 276,000-1,650,000 SF
- **Immediate access to Interstate 4** with no traffic signals or railroad crossings
- **1.5 miles of frontage along Polk Parkway** provides great branding opportunities
- **Generously sized roadways**, parking areas, and truck courts
- **Scalable solutions** to meet market requirements of all sizes
- **Two major international airports** and shipping ports less than an hour away
- **High concentration of warehouse/transportation labor** with growing population base
- **Within 100-miles** of the three fastest growing counties in the United States
- **Flexible ownership structure** receptive to sale of completed buildings, or partially-developed sites

# Expand Your Reach

## in the Southeast

The gold standard for logistics, Lakeland Central Park's central location offers remarkable access to more than 18 million customers, major regional transportation hubs, and several key markets across the Southeast, all within just a few hours.

With seamless access to all the area's major freeways, including I-4, I-75, SR60, and Highway-27, Lakeland Central Park allows for round trip deliveries to most Florida residents within the same day, keeping business moving as efficiently as possible.



## Drive Times:

Major Cities
30 min to Tampa
60 min to Orlando
3 hours to Jacksonville
3.75 hours to Miami
5 hours to Savannah
6.75 hours to Atlanta

Major Transportation Hubs
40 min to Tampa Int'l Airport
54 min to Orlando Int'l Airport
30 min to Port of Tampa
1.5 hours to Port Canaveral

**32 Million People**  
within a 8-hour Drive

# A Booming Hub for Business

Combined with a dense concentration of bulk occupiers and a sizeable, growing labor force, Lakeland's rapid expansion is catching the eye of companies across the nation. In recent years, Lakeland and immediately adjacent submarkets have seen large investments from major corporations such as **Target, Amazon, Ace Hardware, Lowe's, Home Depot, PepsiCo, Publix, Walmart and many others.**

Lakeland's reasonably priced housing, excellent schools, and high-quality of living have helped the city rank among the fastest-growing cities in the U.S., providing businesses access to a robust and educated talent pipeline, built to exceed their growing demands.

**#1**

**Top City to Buy a House**  
Business Insider

**#4**

**Top 10 Metropolitan Areas in Population Growth**  
U.S. Census

**#6**

**Safest Places to Live**  
US News & World Report

**#8**

**Best Places to Work in Manufacturing**  
Smart Asset

**#5**

**Top U.S. Housing Markets**  
Realtor.com



- 10+ million people within 100 miles
- 3 Deepwater Seaports within 75 miles
- 5 International Airports within 75 miles
- 300+ Miles of Rail in Polk County
- 5th Fastest Growing County in the USA (2022)



## Florida

- #2 Largest Foreign Tradezone Network in the U.S.
- #2 Best State for Business
- #4 State Best Business Tax Climate
- 10% Above Pre-pandemic Level for Employment
- #1 State for Attracting & Developing Skilled Workforce

# For more information on Lakeland Central Park, please contact:



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Developed by Parkway

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