

INDUSTRIAL SPACE

CBRE

FOR LEASE OR SALE

Logistix Hub at County Line
3075 Whitten Road, Lakeland, FL 33811

 XEBEC™

The Offering

Cross-dock facility with securitized throughput/ingress/egress and more than 2x the amount of off-dock and employee parking (or ± 2 acres of outside storage) than its peers. Building is ready for immediate occupancy.

Offering Summary

Availability:	105,642–211,284 SF
Possession:	Immediate
Building Size:	404,040-SF Cross-Dock Warehouse
Site Area:	39.92 Acres
Asking Rate:	Upon Request
Asking Price:	Contact Broker for Pricing Guidance



2+ ACRES OF OUTSIDE STORAGE
AND/OR OFF-DOCK TRAILER SPOTS

CITY OF LAKELAND WETLANDS

AVAILABLE

LEASED

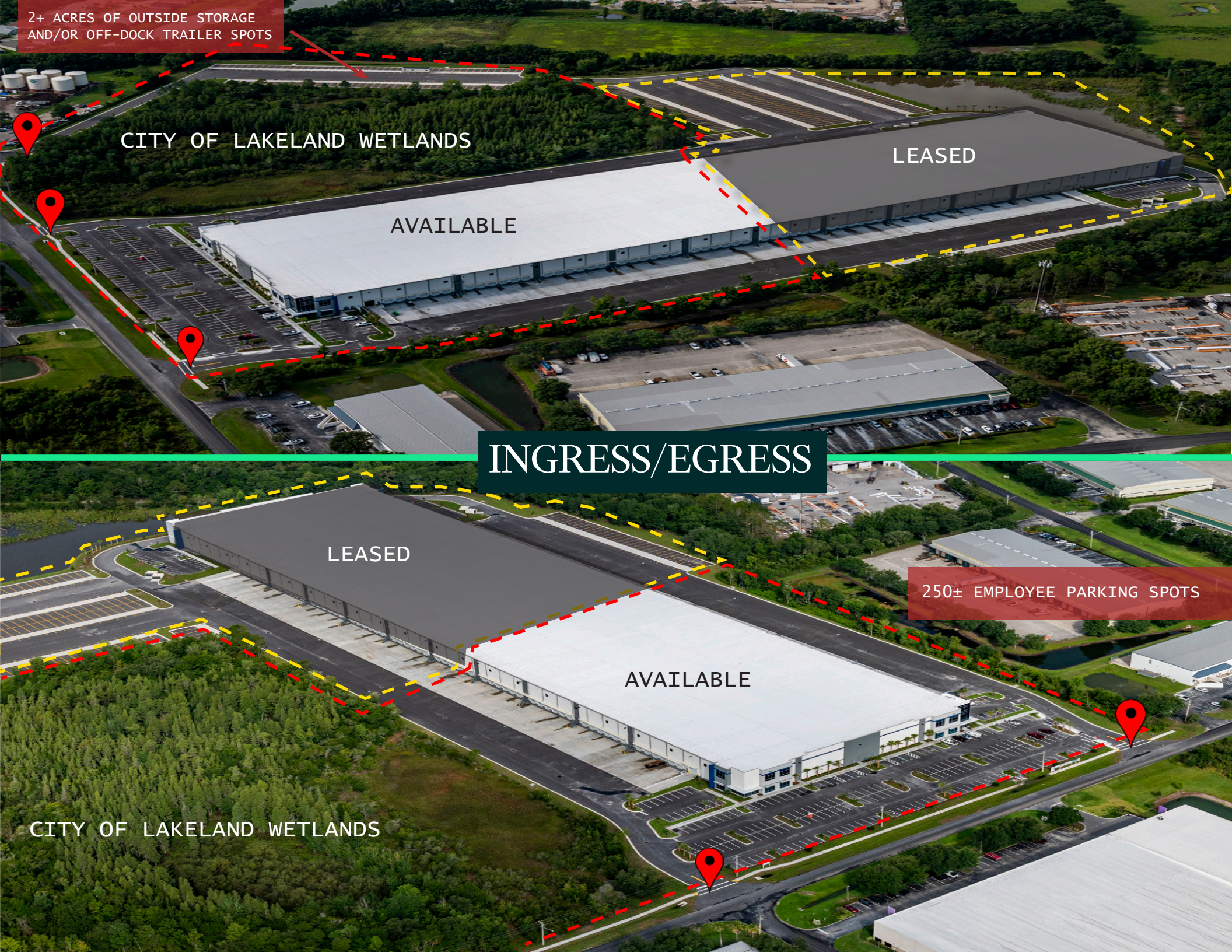
INGRESS/EGRESS

LEASED

250± EMPLOYEE PARKING SPOTS

AVAILABLE

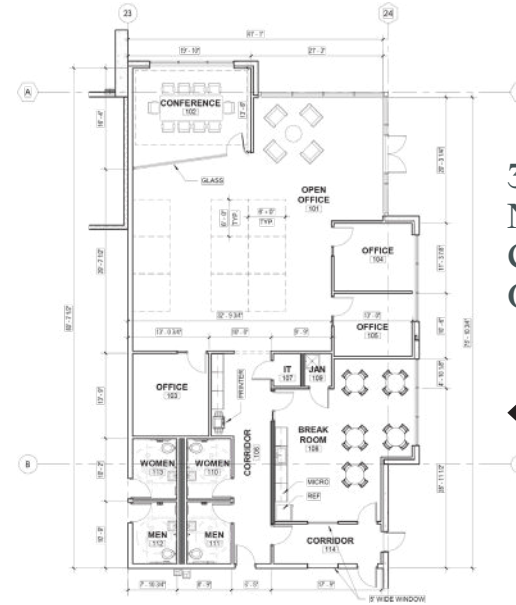
CITY OF LAKELAND WETLANDS



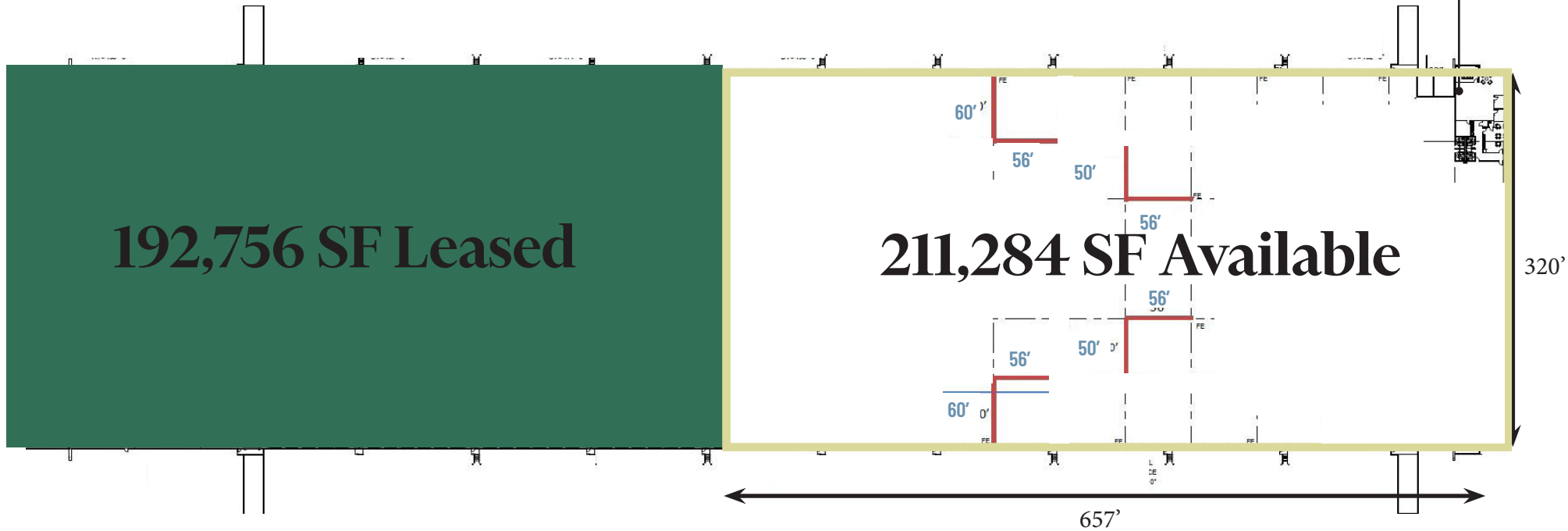
3075 WHITTEN ROAD / FOR LEASE OR SALE

Floor Plan - 1A

- 211,284 SF First Gen Space
- 3,500 SF Brand New Office
- 36' Clear Height
- 68 Dock Doors
- 2 Ramps
- 2+ Acres of Outside Storage or Off Dock Trailer Parking



3,500 SF
Newly
Constructed
Office



3075 WHITTEN ROAD / FOR LEASE OR SALE

Floor Plan - 2A or 2B

Suite 2A - 105,642 SF

- 3,500 SF Brand New Office

- 1 Ramp

Suite 2B - 105,642 SF

- Office - To Suit

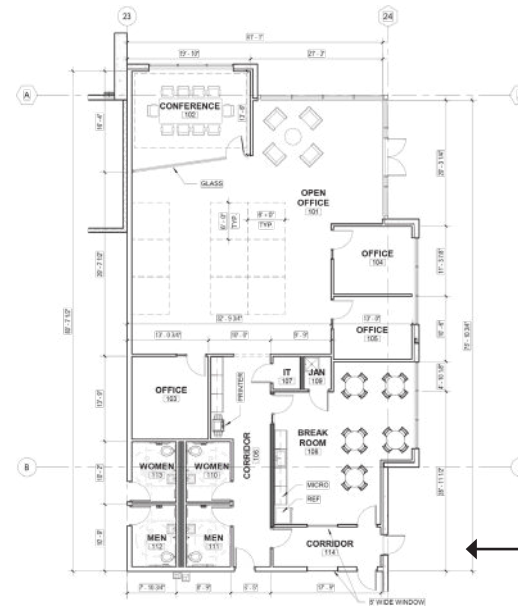
- 1 Ramp

- 36' Clear Height

- 34 Dock Doors

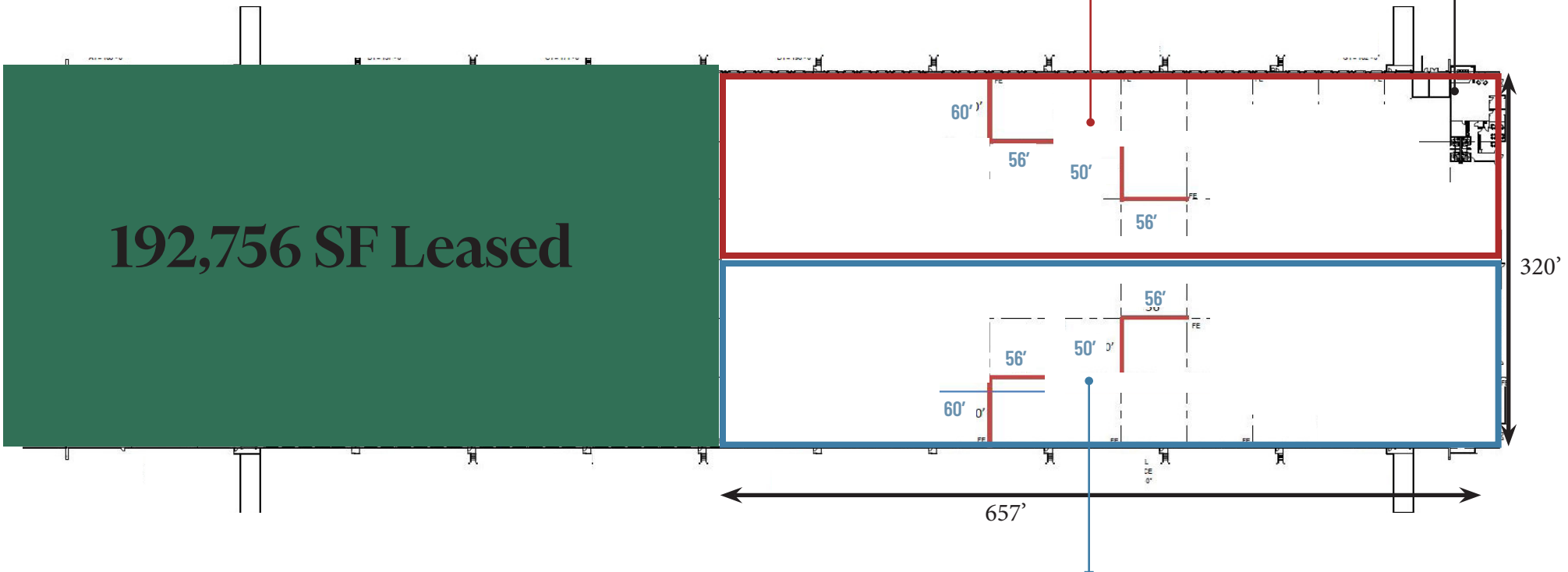
- 2+ Acres of Outside Storage or Off Dock

Trailer Parking



3,500 SF
Newly
Constructed
Office

SUITE 2A - 105,642 SF



192,756 SF Leased

SUITE 2B - 105,642 SF

3075 WHITTEN ROAD / FOR LEASE OR SALE

Property Specifications

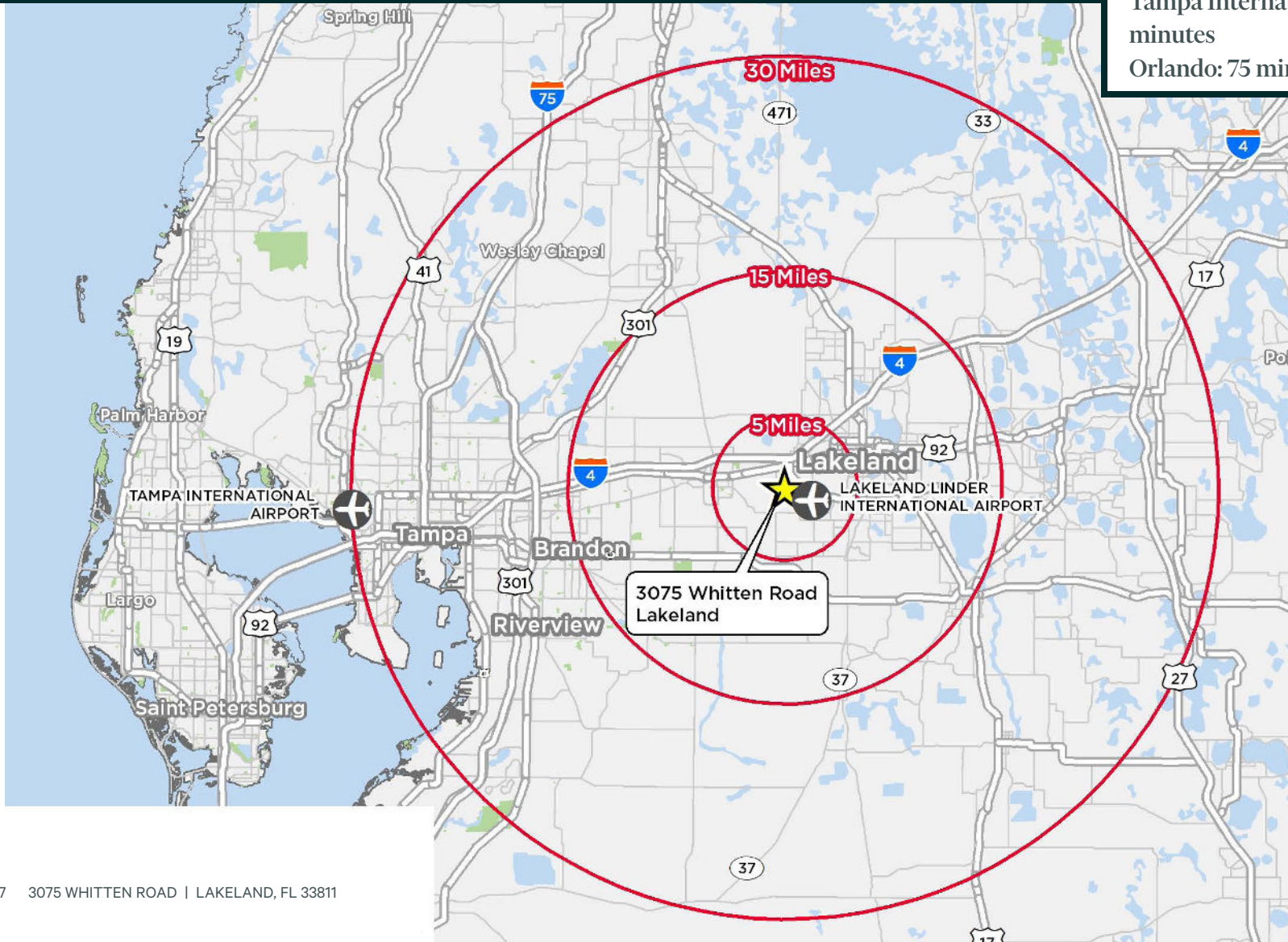


- Clear Height: 36'
- ±2 acres of outside storage/off-dock trailer spots
- Column Spacing: 50' x 56'
- Speed Bays: 60' x 56'
- Dock-High Doors: 118
- Drive-In Doors: 4
- Dock Levelers/Pits: Existing and Based on tenant need
- Building Dimensions: 1260' x 320'
- Floor Thickness: 7"-thick, 4000-psi concrete slab on compacted grade
- Warehouse Ventilation: Based on tenant need, louver knock out panels installed
- Interior Lighting: To suit
- Power: 1600-amps of 277/480-volt
- Construction: Concrete tilt-up, steel columns, joists
- Roof Type: Metal deck roof system
- Truck Court: 175'
- Trailer Parking Spaces: 253 off-dock
- Auto Parking Spaces: 273 at 0.68/1,000 SF
- Paving: Heavy-duty pavement in truck court, reinforced concrete in loading dock areas and light duty in car parking areas
- ESFR sprinkler system
- Fencing: Based on tenant need
- Detention on site

Drive Time

- Polk Parkway: 6 minutes
- Lakeland Linder International Airport: 9 minutes
- I-4: 12 minutes
- I-75: 31 minutes
- Tampa International Airport: 45 minutes
- Orlando: 75 minutes

Location Overview



3075 WHITTEN ROAD / FOR LEASE
OR SALE

Drive Time



Direct highway access to Tampa and Orlando via Interstate-4, only 2.8 miles away



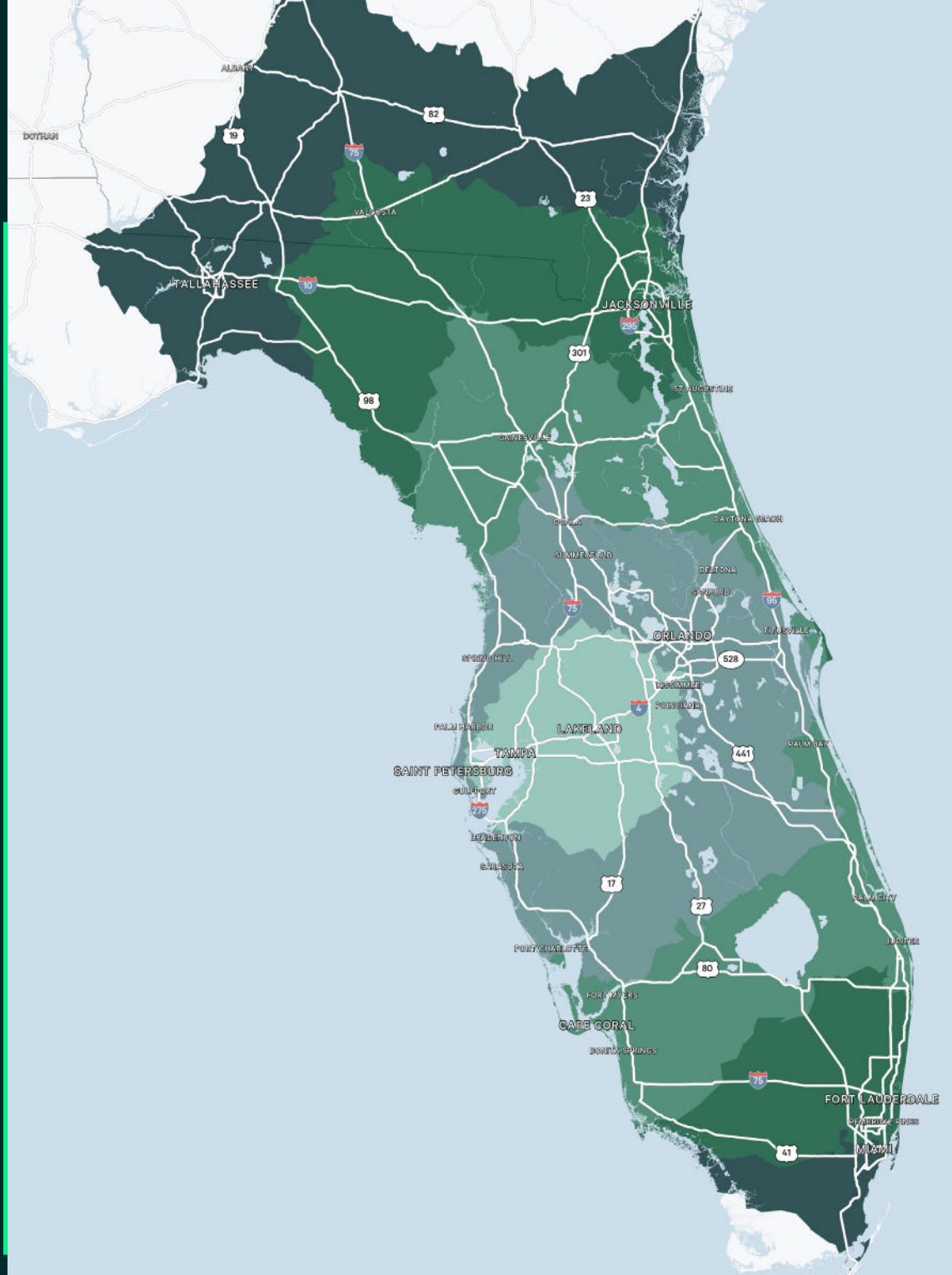
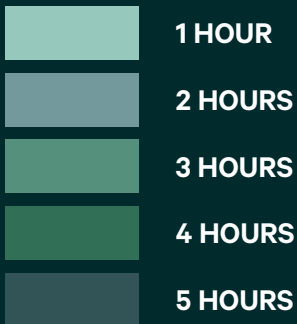
Over 1.9 million people live within a 45-minute drive



Lakeland Linder International Airport (LAL) is 4.4 miles from site



3 Seaports located within 60 minutes



3075 WHITTEN ROAD / FOR LEASE
OR SALE

Demographics

1 MILE

65

2021 Businesses

1,071

2021 Population

\$64,065.75

Consumer Household Expenditures

3 MILES

640

2021 Businesses

11,270

2021 Population

\$63,584.63

Consumer Household Expenditures

5 MILES

2,484

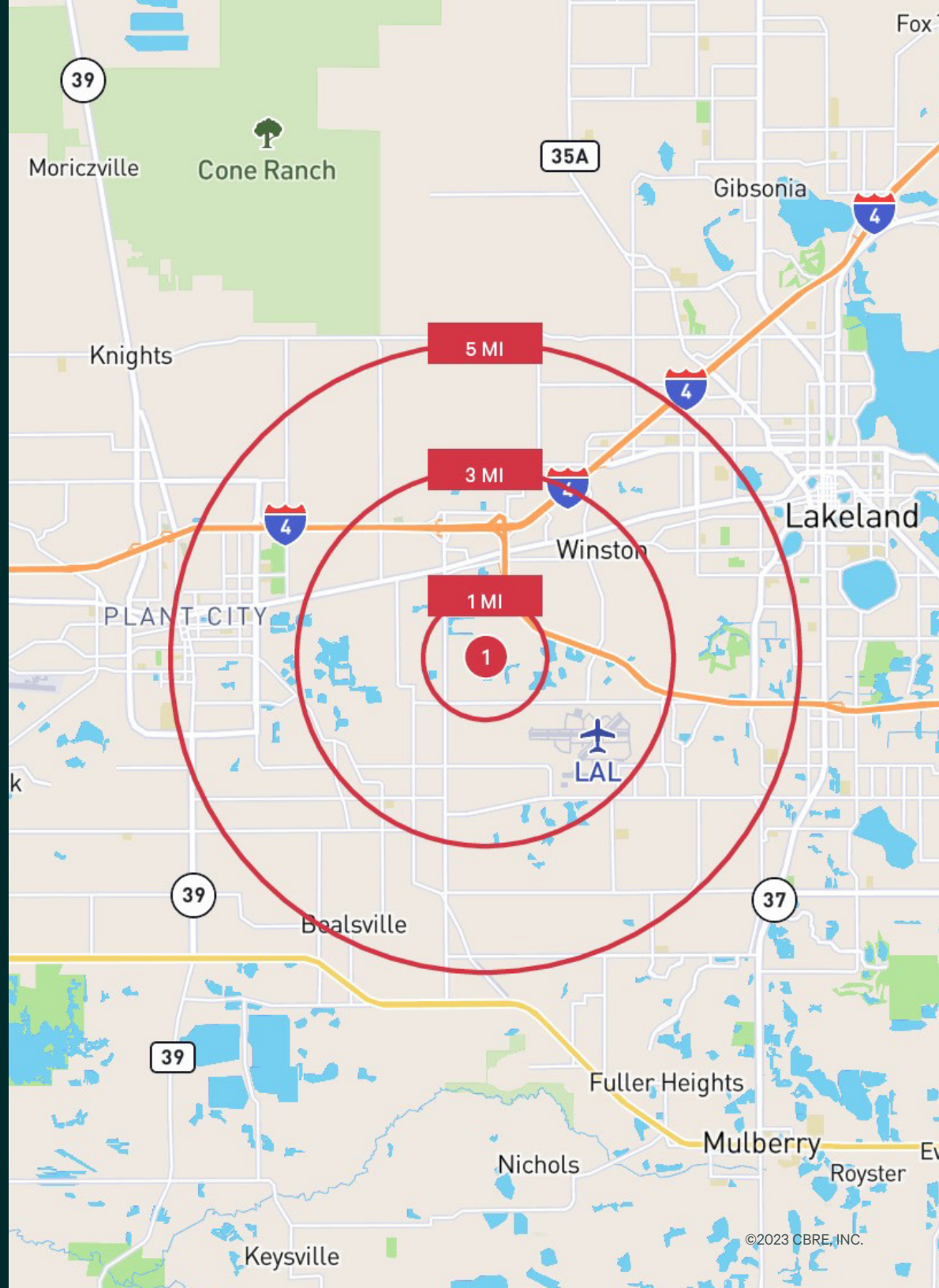
2021 Businesses

73,622

2021 Population

\$59,923.54

Consumer Household Expenditures



Contact Us

CBRE

**Josh
Tarkow** *SIOR*

Senior Vice President

+1 813 361 2614

Josh.tarkow@cbre.com

**Rian
Smith** *SIOR*

Senior Vice President

+1 813 380 7388

Rian.smith@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.