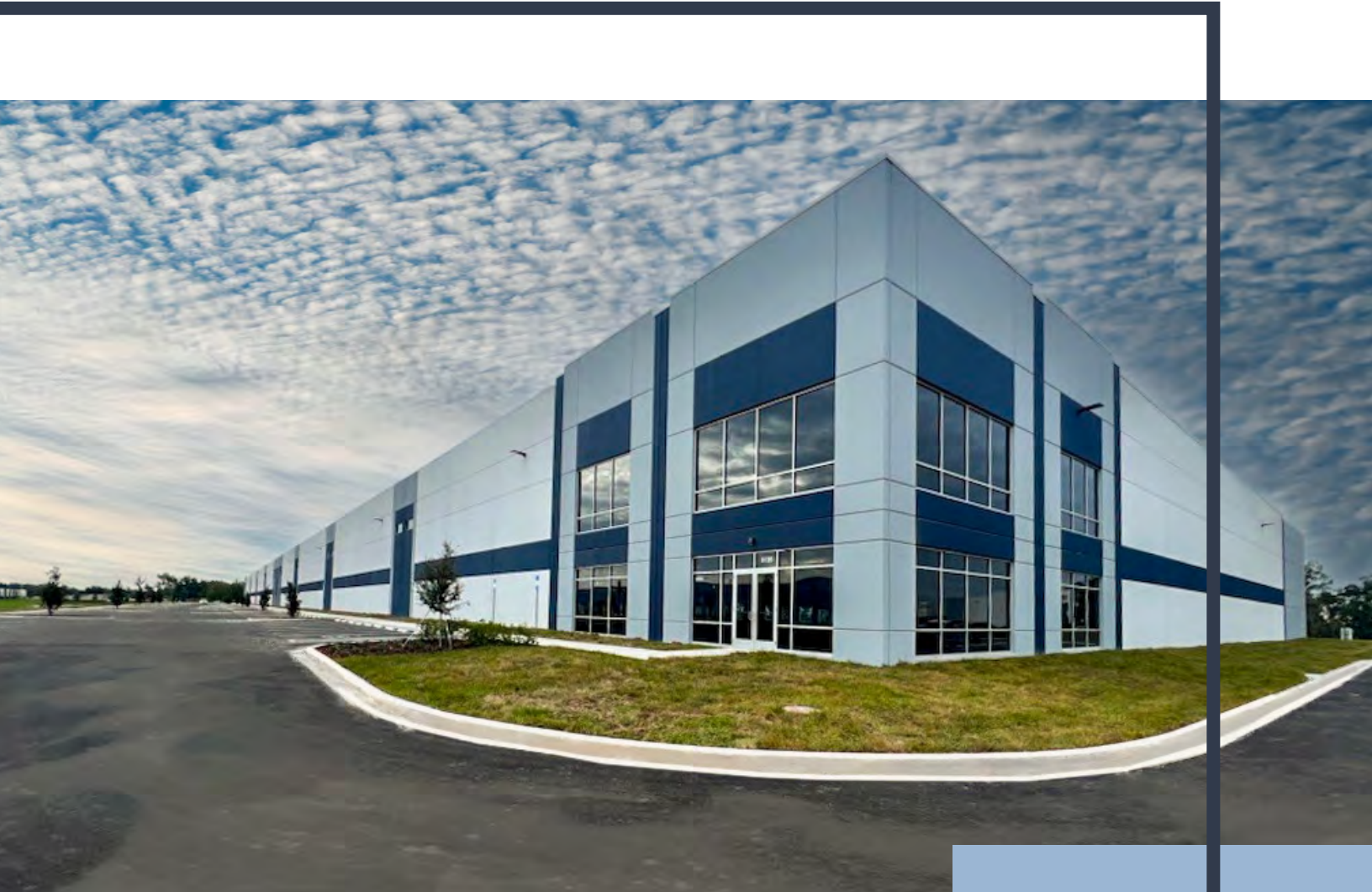




LAKELAND
COMMERCE CENTER **@COUNTY LINE**



**905,800 SF AVAILABLE FOR LEASE IN ONE OF THE
MOST ACTIVE SUBMARKETS IN CENTRAL FLORIDA**



County Line Road & Drane Field Road
Lakeland, FL 33811

Scan QR to visit the website



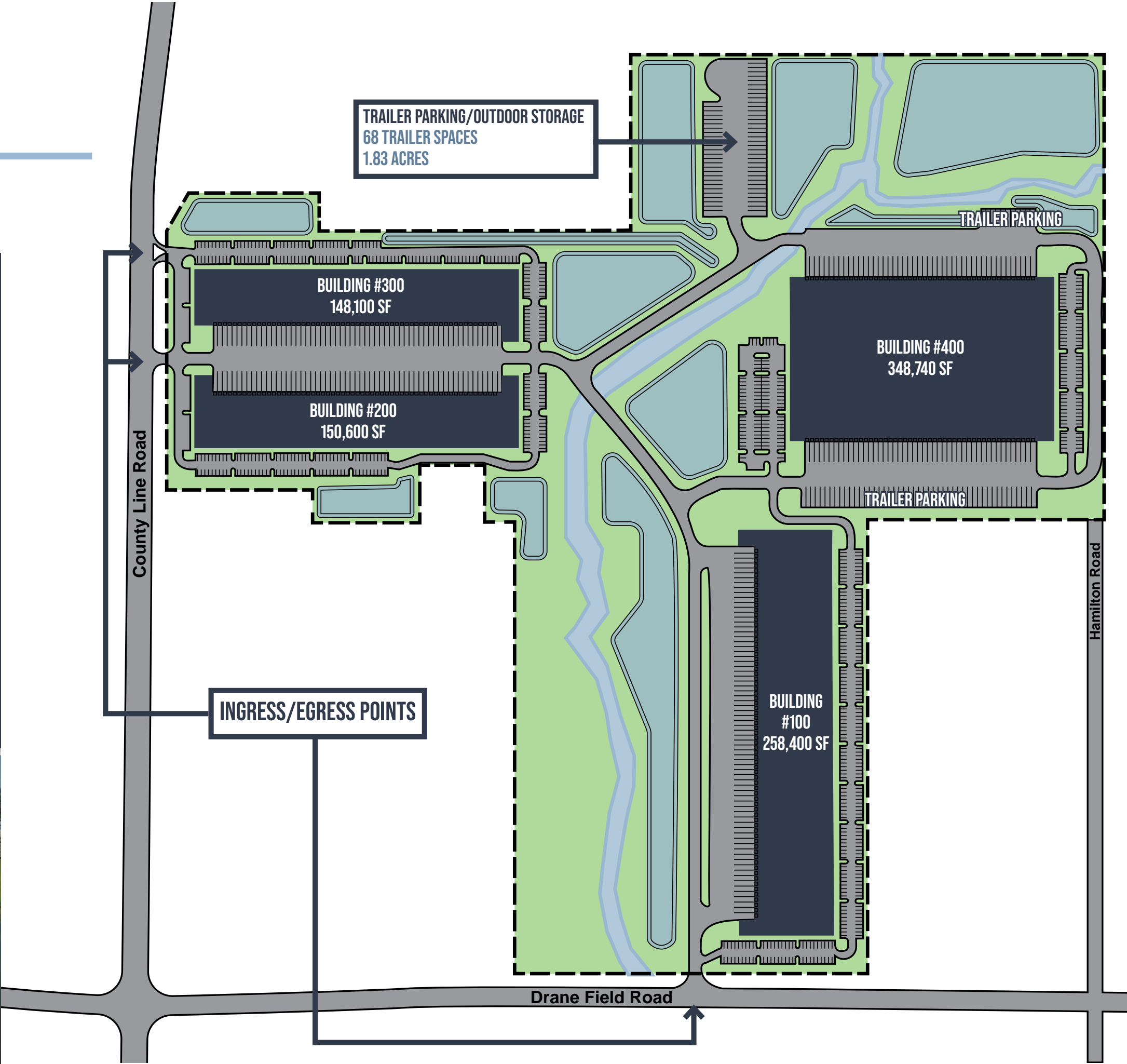
STONEMONT
FINANCIAL GROUP

PROJECT OVERVIEW

Introducing Lakeland Commerce Center at County Line – a premier destination with 4 modern tilt-wall buildings, offering a total of 905,440 SF. This dynamic industrial park is strategically located at the intersection of County Line Road and Drane Field Road, ensuring easy access to major transportation routes. The buildings feature rear-load and cross-dock configurations, providing flexibility for businesses of all sizes.

PARK HIGHLIGHTS

- 905,800 SF total
- 90.41 acres
- Tilt-wall construction
- ESFR sprinkler system
- 32’-36’ clear height
- 130’-190’ truck courts
- Rear-load and cross-dock configurations
- Ample trailer parking



BUILDING 100

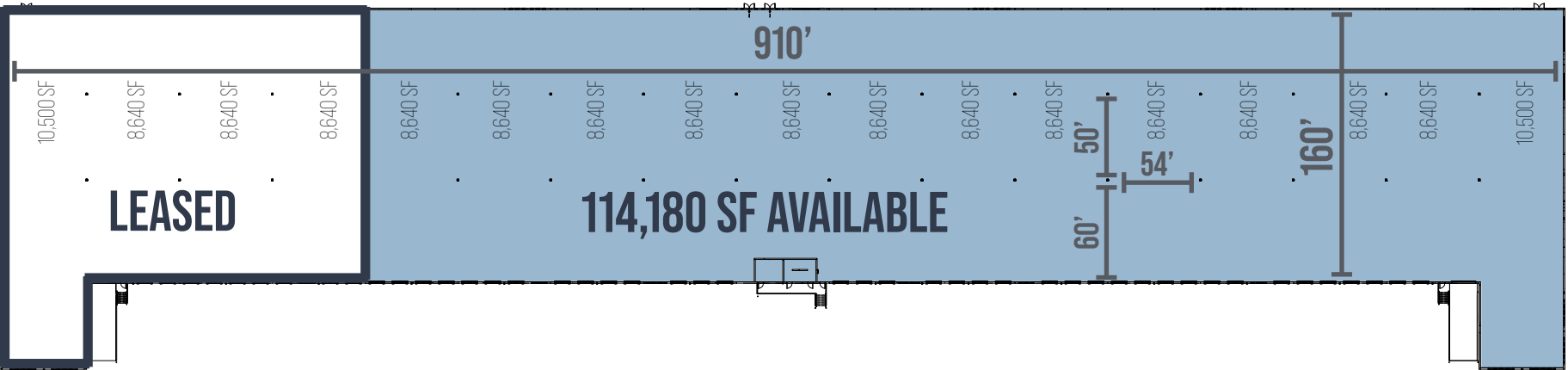
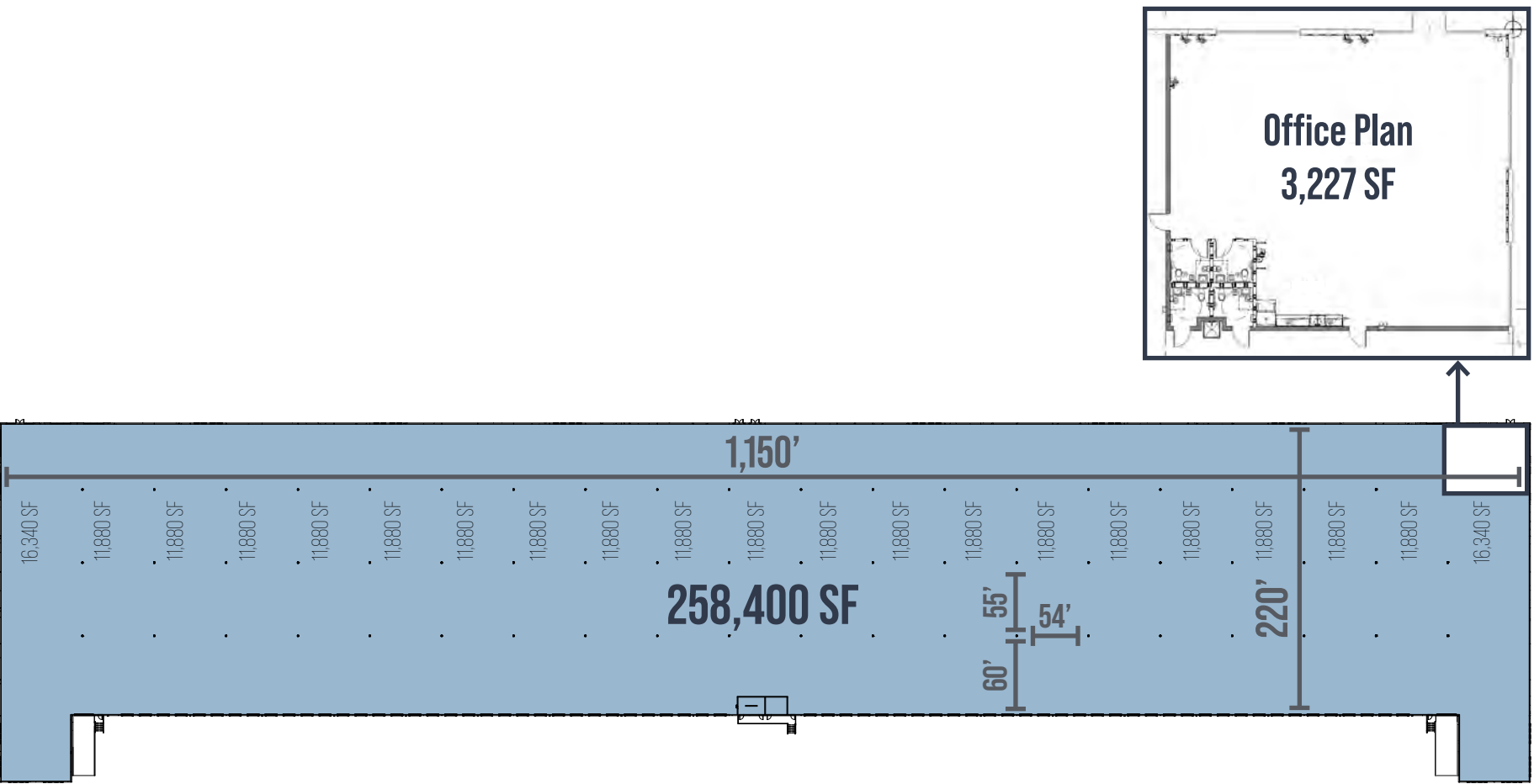
5135 DRANE FIELD ROAD, LAKELAND, FL 33811

Building Size:	258,400 SF
Office Size:	3,227 SF
Building Dimensions:	1,150' x 220'
Clear Height:	32'
Loading:	Rear-load
Dock-High Doors:	66 (9' x 10')
Drive-In Doors:	2 (14' x 16')
Column Spacing:	54' x 55', 60' speed bay
Power:	3,000A, 480/277V, 3-phase
Truck Court Depth:	130'
Car Parking:	253 spaces
Delivery:	Q4 2023

BUILDING 200

5135 DRANE FIELD ROAD, LAKELAND, FL 33811

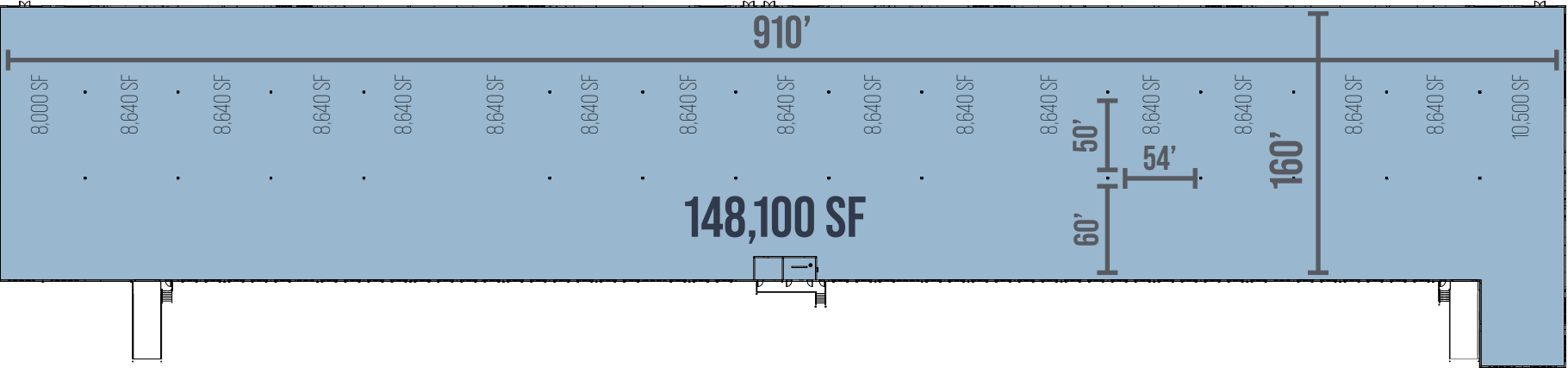
Building Size:	150,600 SF
Available SF:	114,180 SF
Building Dimensions:	910' x 160'
Clear Height:	32'
Loading:	Rear-load
Dock-High Doors:	46 (9' x 10')
Drive-In Doors:	2 (14' x 16')
Column Spacing:	54' x 50', 60' speed bay
Power:	3,000A, 480/277V, 3-phase
Truck Court Depth:	190' (shared)
Car Parking:	157 spaces
Delivery:	Q1 2024



BUILDING 300

5135 DRANE FIELD ROAD, LAKELAND, FL 33811

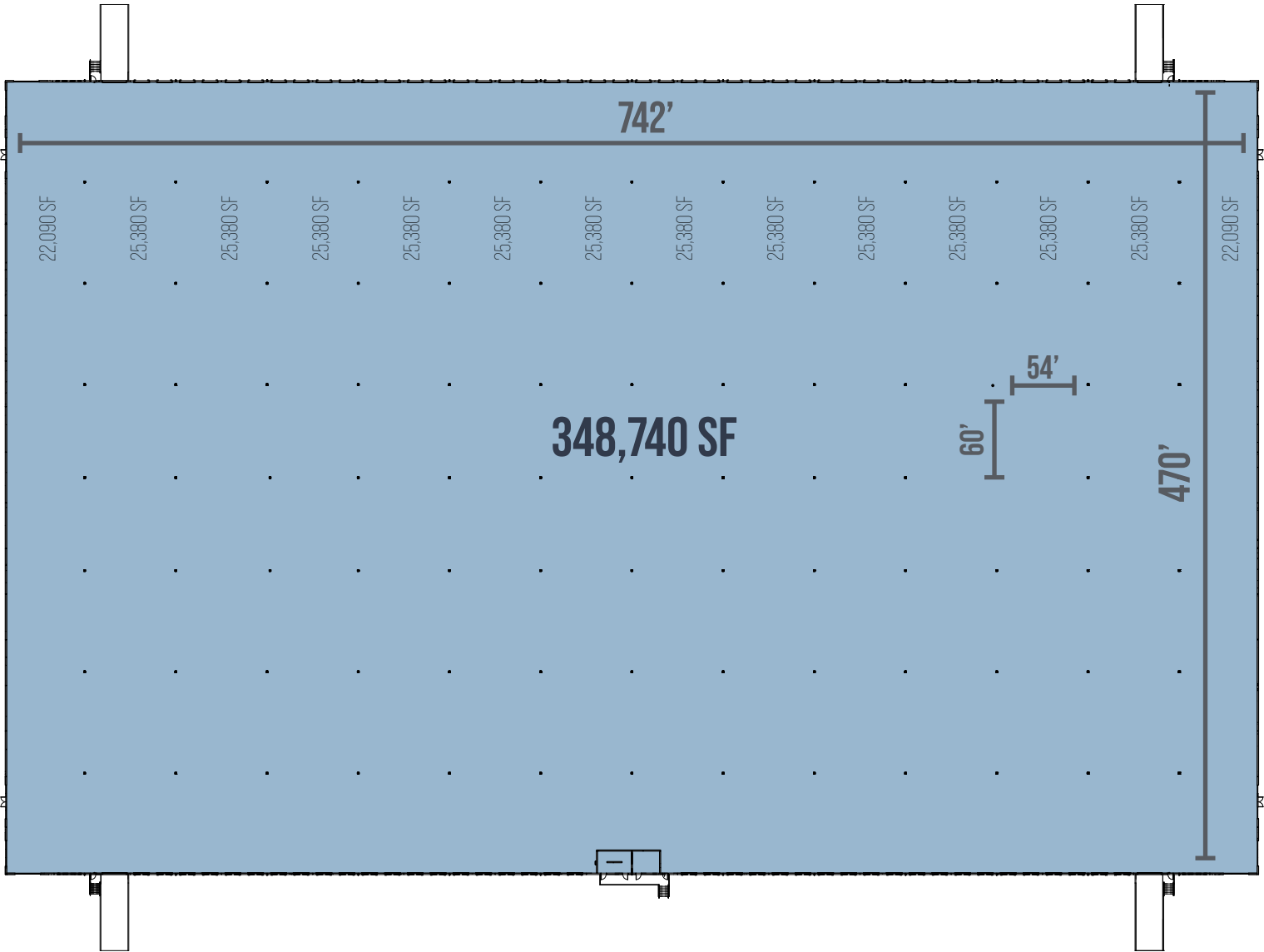
Building Size:	148,100 SF
Building Dimensions:	910' x 160'
Clear Height:	32'
Loading:	Rear-load
Dock-High Doors:	50 (9' x 10')
Drive-In Doors:	2 (14' x 16')
Column Spacing:	54' x 50', 60' speed bay
Power:	3,000A, 480/277V, 3-phase
Truck Court Depth:	190' (shared)
Car Parking:	178 spaces
Delivery:	Q1 2024



BUILDING 400

5135 DRANE FIELD ROAD, LAKELAND, FL 33811

Building Size:	348,740 SF
Building Dimensions:	742' x 470'
Clear Height:	36'
Loading:	Cross-dock
Dock-High Doors:	84 (9' x 10')
Drive-In Doors:	4 (14' x 16')
Column Spacing:	54' x 60'
Power:	3,000A, 480/277V, 3-phase
Truck Court Depth:	185'
Car Parking:	206 spaces
Trailer Parking:	68 spaces
Delivery:	Q2 2024

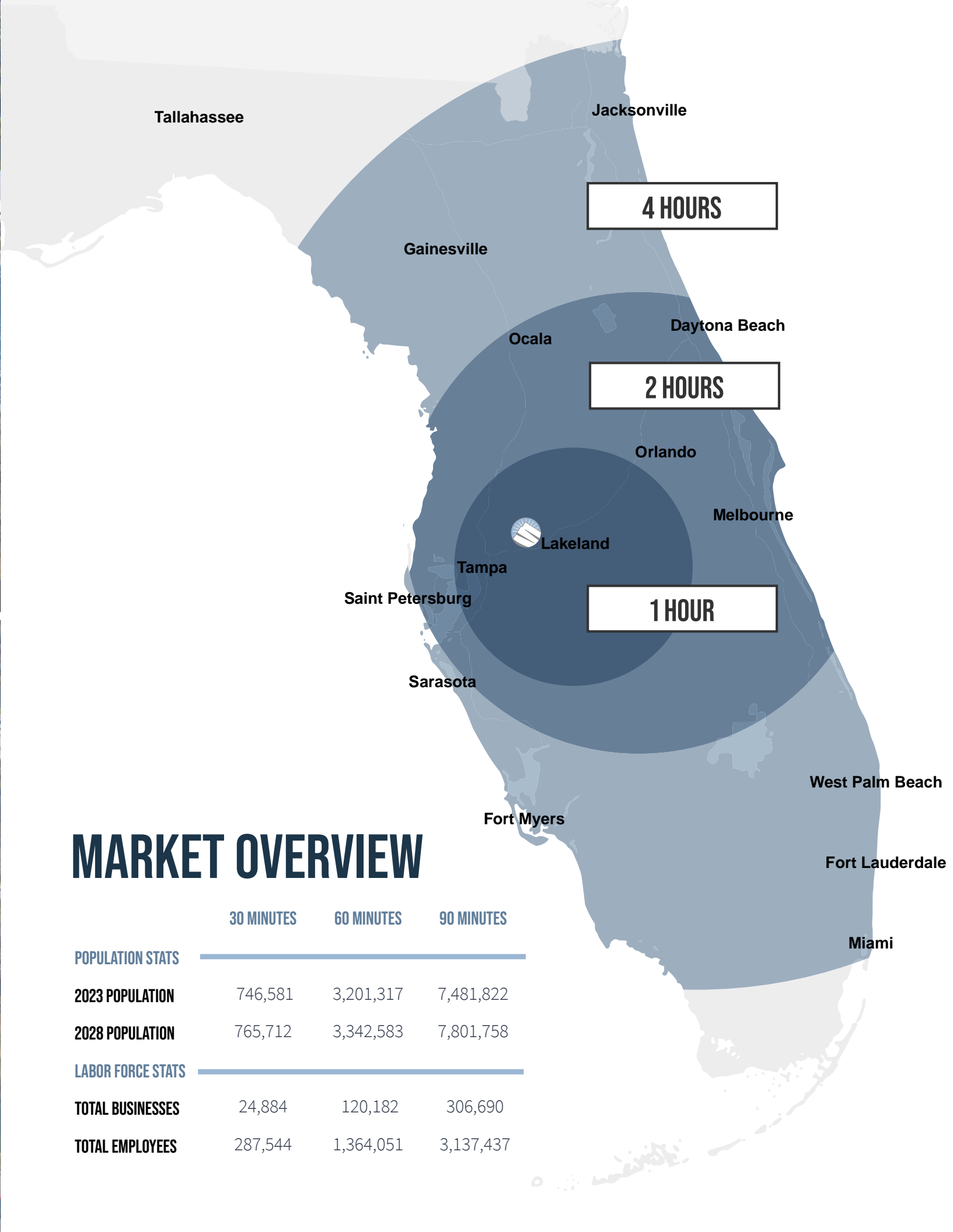




BUILDINGS 100 & 400



BUILDINGS 200 & 300



MARKET OVERVIEW

	30 MINUTES	60 MINUTES	90 MINUTES
POPULATION STATS			
2023 POPULATION	746,581	3,201,317	7,481,822
2028 POPULATION	765,712	3,342,583	7,801,758
LABOR FORCE STATS			
TOTAL BUSINESSES	24,884	120,182	306,690
TOTAL EMPLOYEES	287,544	1,364,051	3,137,437



LOCATION OVERVIEW

Conveniently located on County Line Road with quick access to I-4 (Exit 25), State Road 92 and Polk Parkway that provides incredible connectivity to Tampa, Lakeland and Orlando.

- 3 international airports within a 1 hour drive
- 2 ports within a 1 hour drive
- 3.1 million labor force within 90 minutes

I-4	3 MILES	LAKELAND AIRPORT	3 MILES
I-75	19 MILES	CSX Intermodal	26 MILES
TAMPA	30 MILES	PORT OF TAMPA	30 MILES
TAMPA AIRPORT	35 MILES	ORLANDO	60 MILES
Orlando Airport	62 MILES	I-95	90 MILES

 **LAKELAND COMMERCE CENTER @COUNTY LINE**





LAKELAND COMMERCE CENTER @COUNTY LINE



STONEMONT
FINANCIAL GROUP



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