

Industrial | For Lease

CBRE

EQUUS  
CAPITAL PARTNERS, LTD.

# 4040 S. Pipkin Road

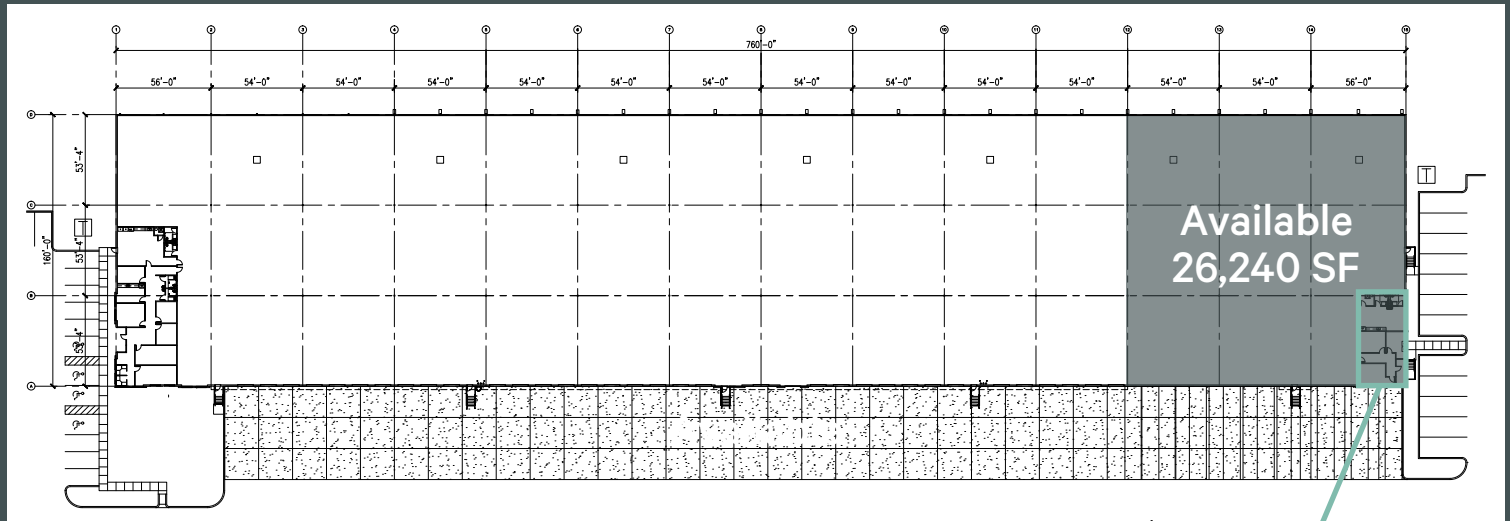
Lakeland, FL 33811

26,240 SF Available



4040 S. Pipkin Road

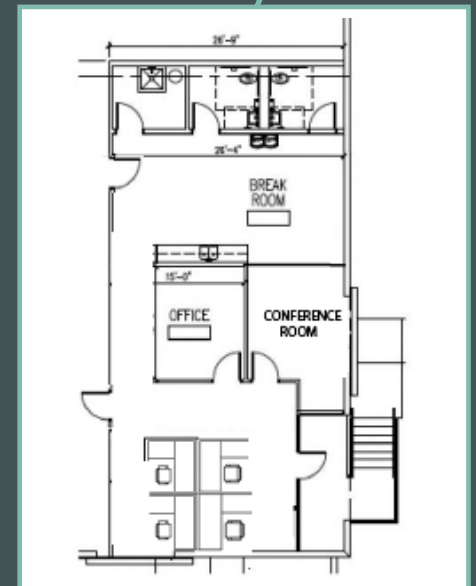
Lakeland, FL 33811



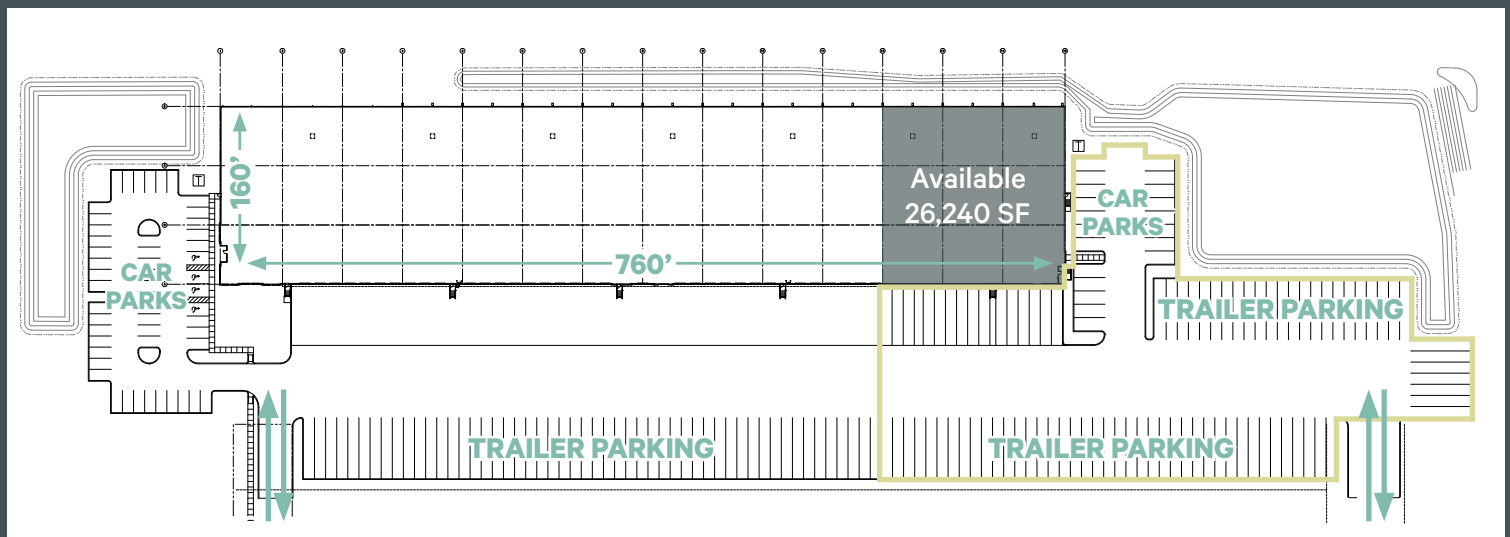
Centrally located on the I-4 Corridor, this property offers exceptional accessibility to Lakeland, Tampa, and Orlando. With 10.9 million residents within a 100-mile radius, its strategic location is further enhanced by proximity to major thoroughfares such as the Polk Parkway, I-4, U.S. Highway 92 and U.S. Highway 98. The area fosters a business-friendly environment, supported by organizations like the Lakeland Economic Development Council and Central Florida Development, promoting growth and opportunity.

## Property Highlights

- + 26,240 SF
- + ~1,200 SF office
- + 160' building depth
- + 54' x 53' 4" column spacing
- + 28.5' - 32' clear height
- + 8 dock-high doors
- + 1 drive-in ramp
- + LED warehouse lighting on motion
- + ESFR Sprinkler System
- + Fully fenced and gated, full concrete pavement for trailers, outdoor storage and/or car parking
- + 2 points of ingress/egress
- + Available September 2025



~1,200 SF office





## Key Distances & Demographics



Demographics 5 Miles

2024 Population 133,453

2029 Population 142,463

2024 Households 52,048

2029 Households 55,530

2024 Average Household Income \$92,299

2029 Average Household Income \$106,933



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For Lease

## Neighboring Tenants



## Contact Us

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