

# FOR SUBLEASE

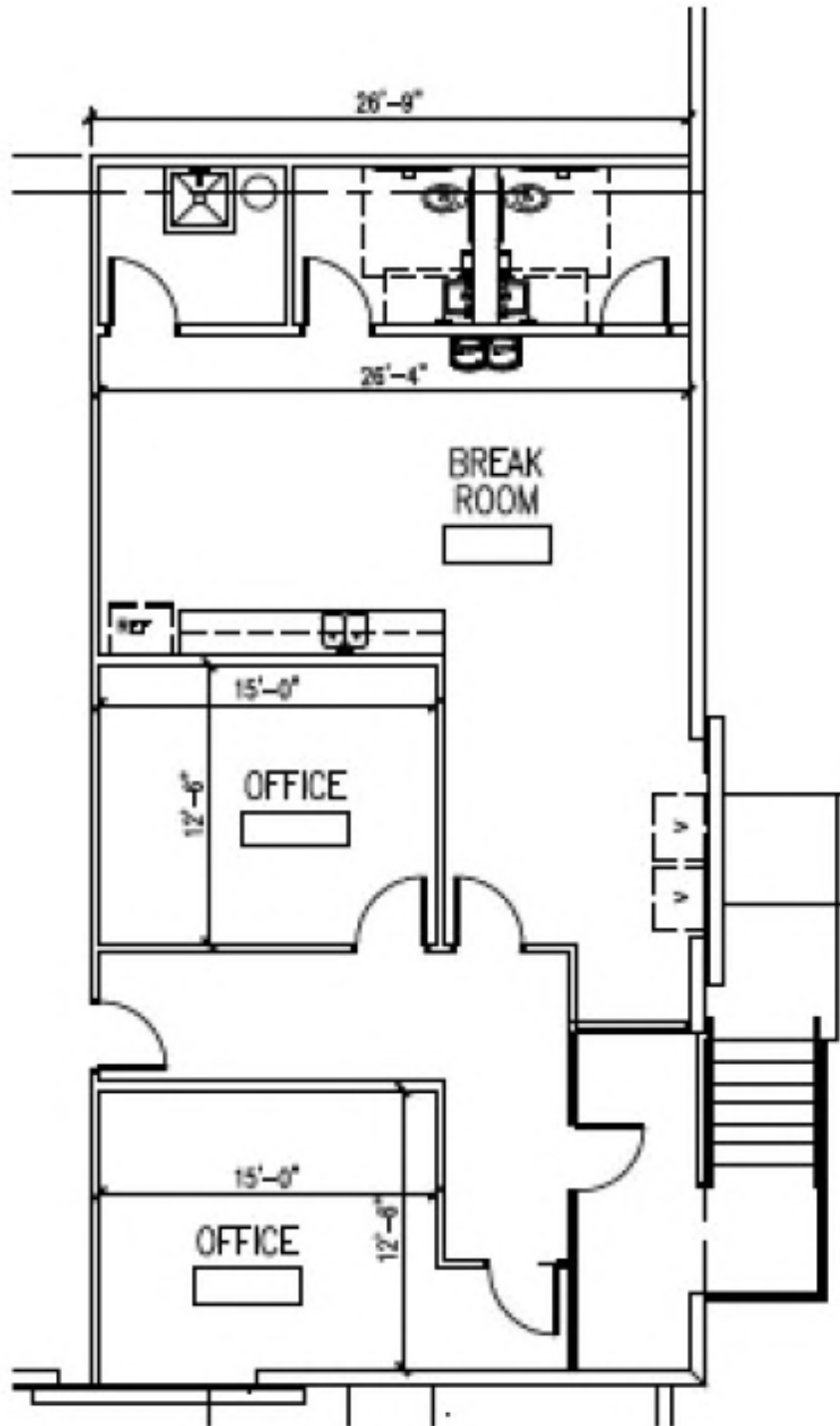
26,240 RSF

Lease Expires 8/31/2025

ASPEN  
OUTDOORS



4040 S Pipkin Rd  
Lakeland, FL 33811

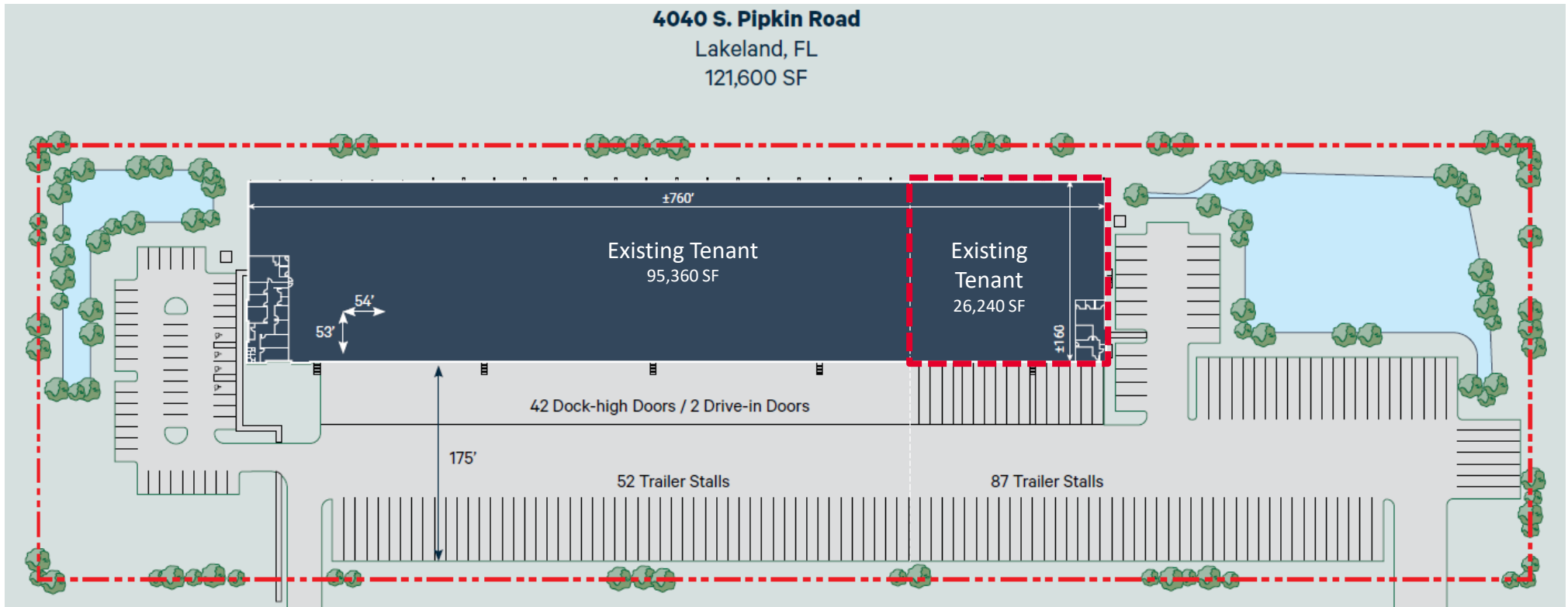


## Property Highlights

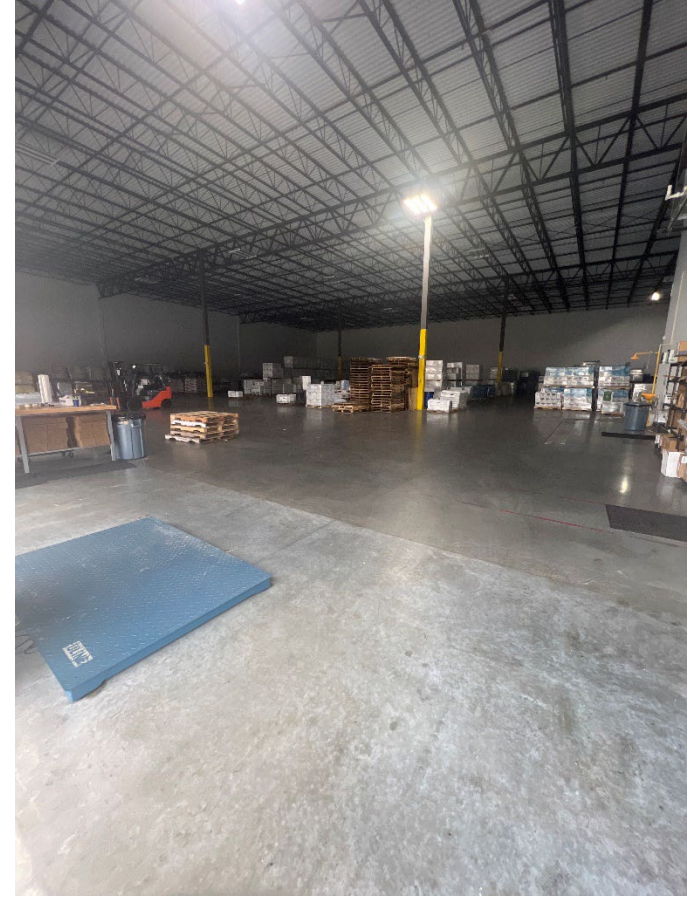
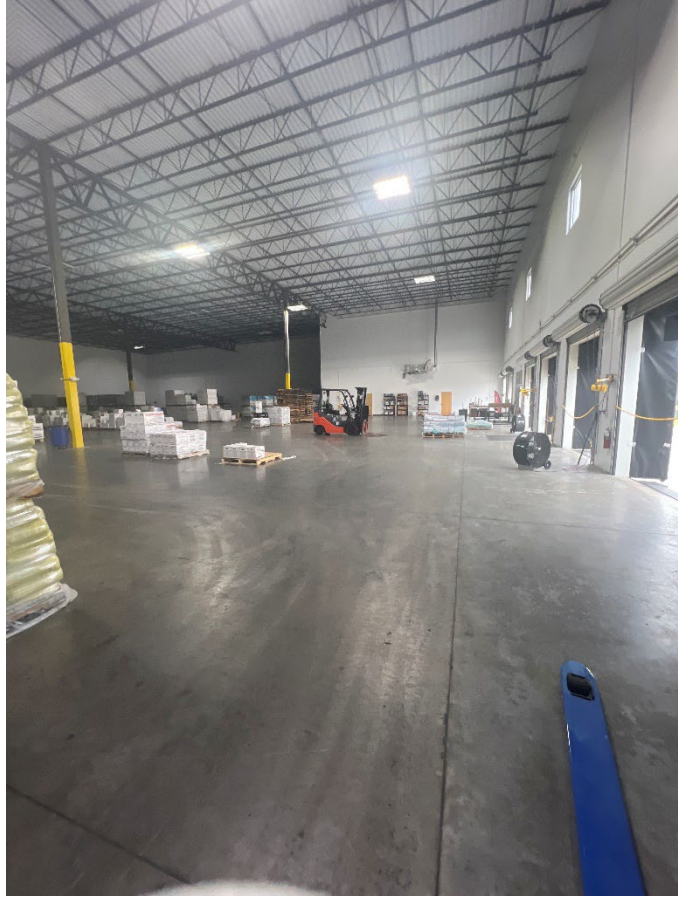
- Rental rate: Negotiable
- Available within 30 days
- Sublease through 8/31/2025
- Opportunity to do a wraparound with Landlord
- 28.5' – 32' clear height
- 1 drive-in ramp
- 20 auto parks for trailer parking
- ~1,200 SF of office space

# SITE PLAN

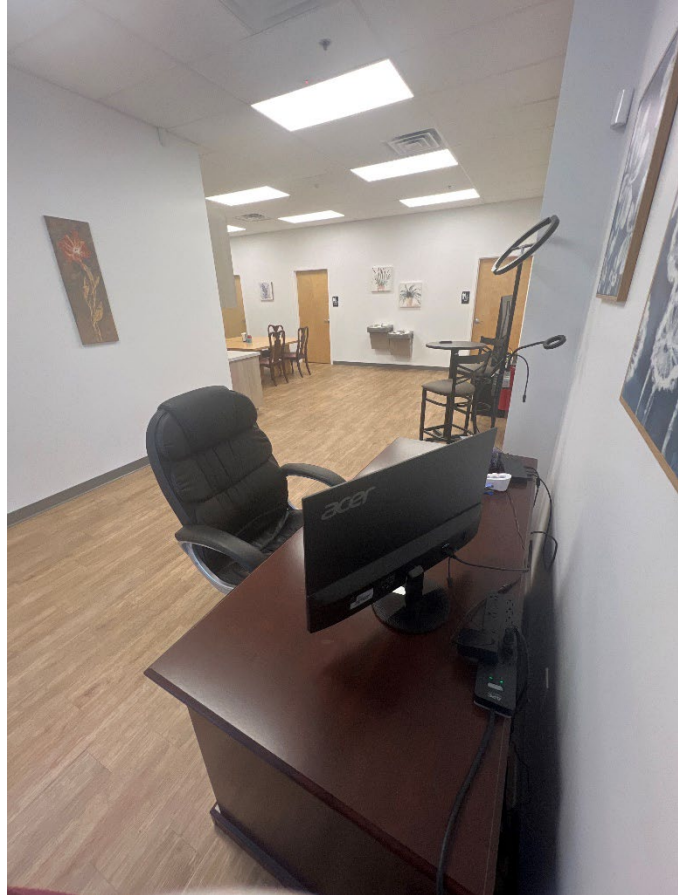
**4040 S. Pipkin Road**  
Lakeland, FL  
121,600 SF



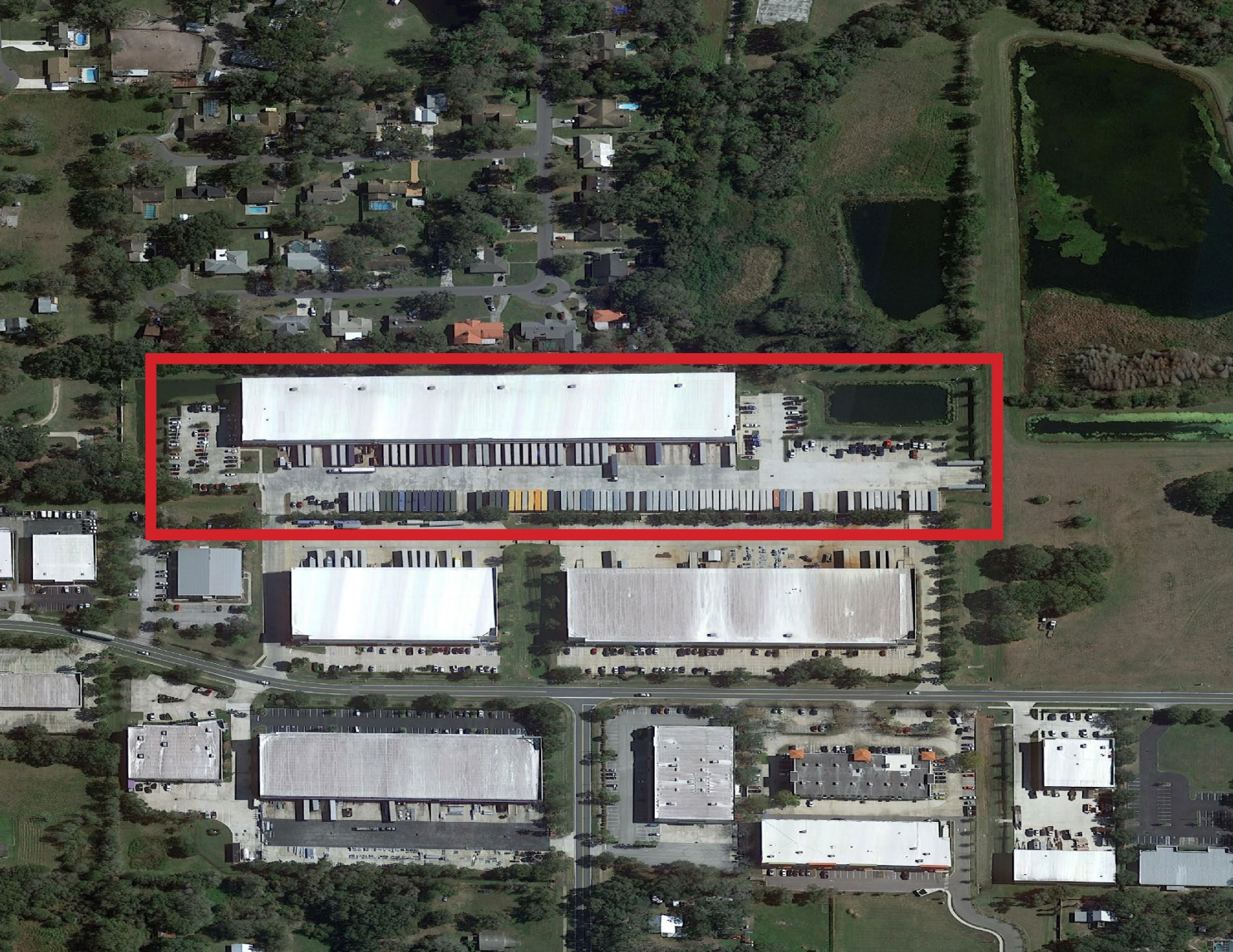
# WAREHOUSE PHOTOS



# OFFICE PHOTOS



# LOCATION PHOTO





## CONTACT

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