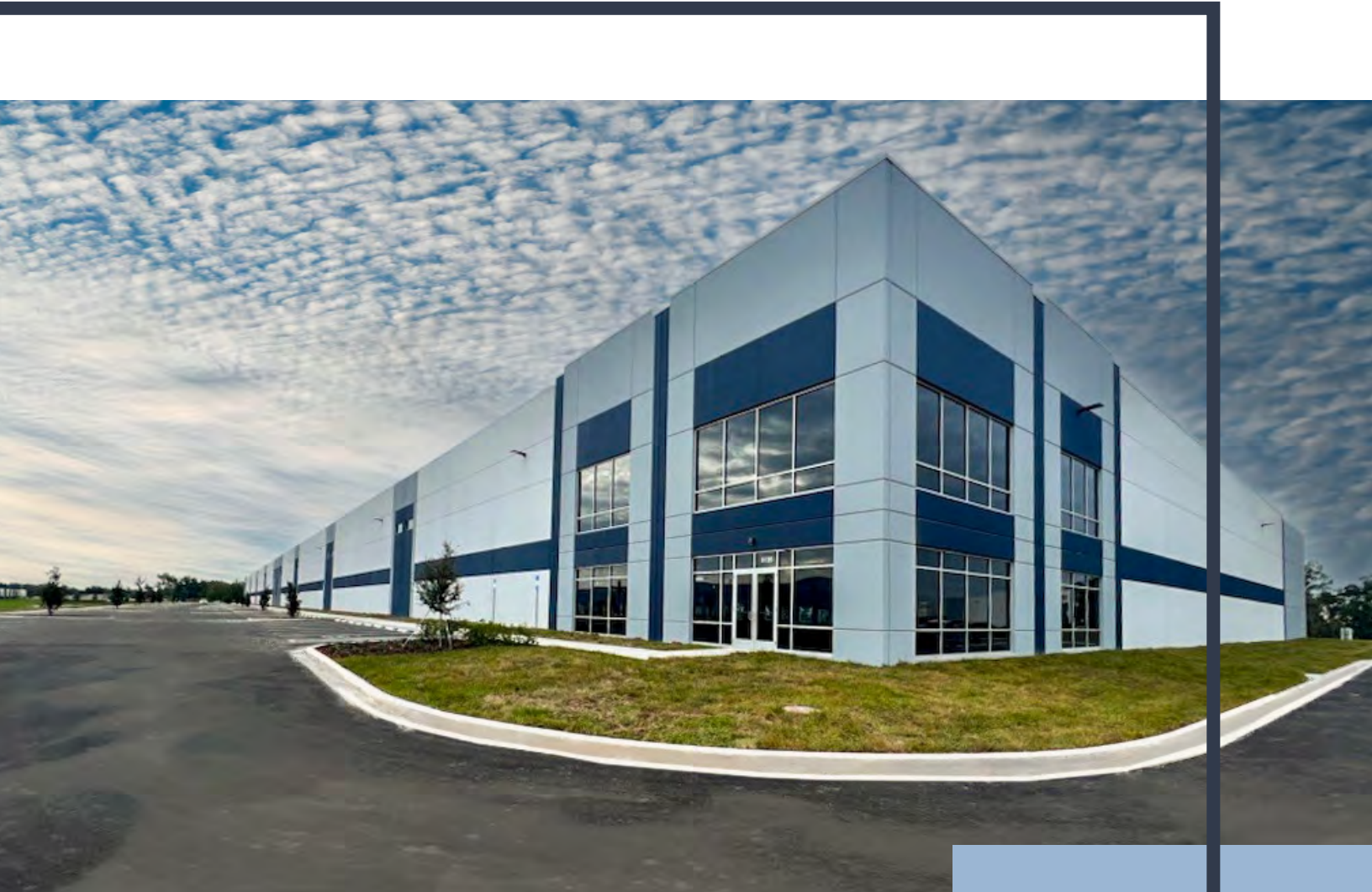




LAKELAND COMMERCE CENTER @COUNTY LINE



**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

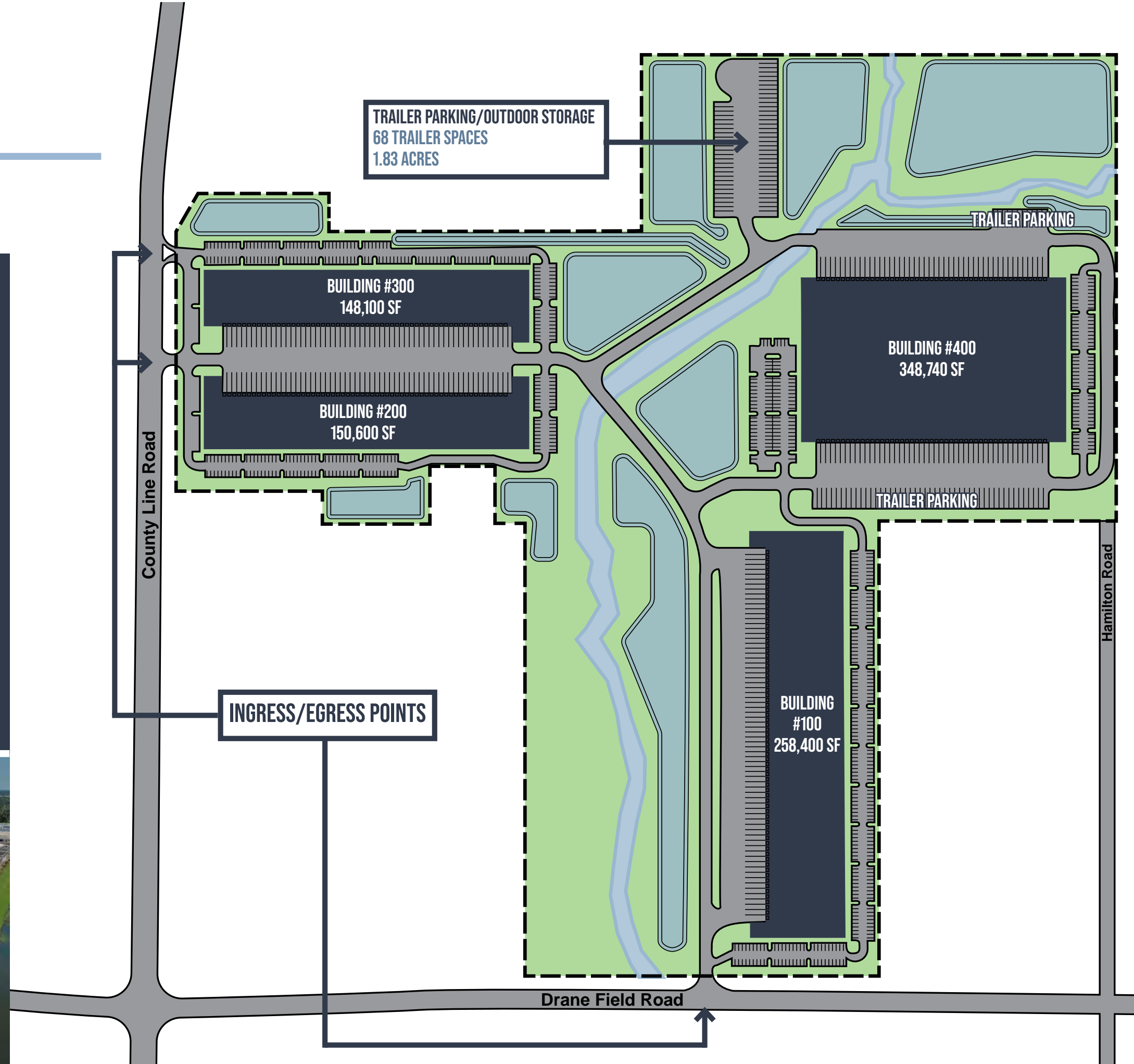
PROJECT OVERVIEW

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
- 7" reinforced concrete slab
- Ample trailer parking

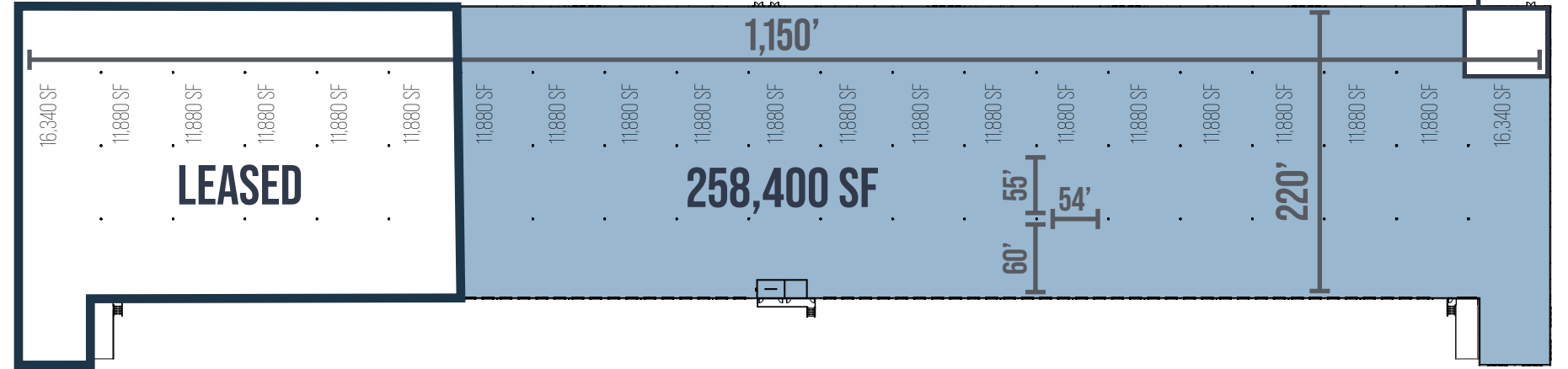
BUILDING 100



BUILDING 100

5135 DRANE FIELD ROAD, LAKELAND, FL 33811

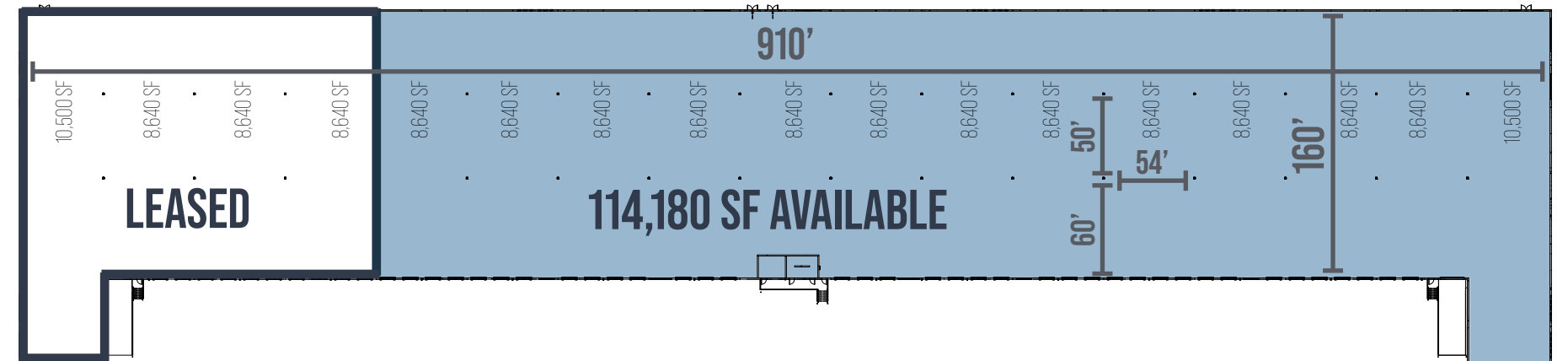
Building Size:	258,400 SF
Available SF:	182,660
Office Size:	3,227 SF
Building Dimensions:	1,150' x 220'
Clear Height:	32'
Loading:	Rear-load
Dock-High Doors:	66 (9' x 10')
Drive-In Doors:	2 (14' x 16')
Column Spacing:	54' x 55', 60' speed bay
Power:	3,000A, 480/277V, 3-phase
Truck Court Depth:	130'
Car Parking:	253 spaces
Delivery:	Q4 2023

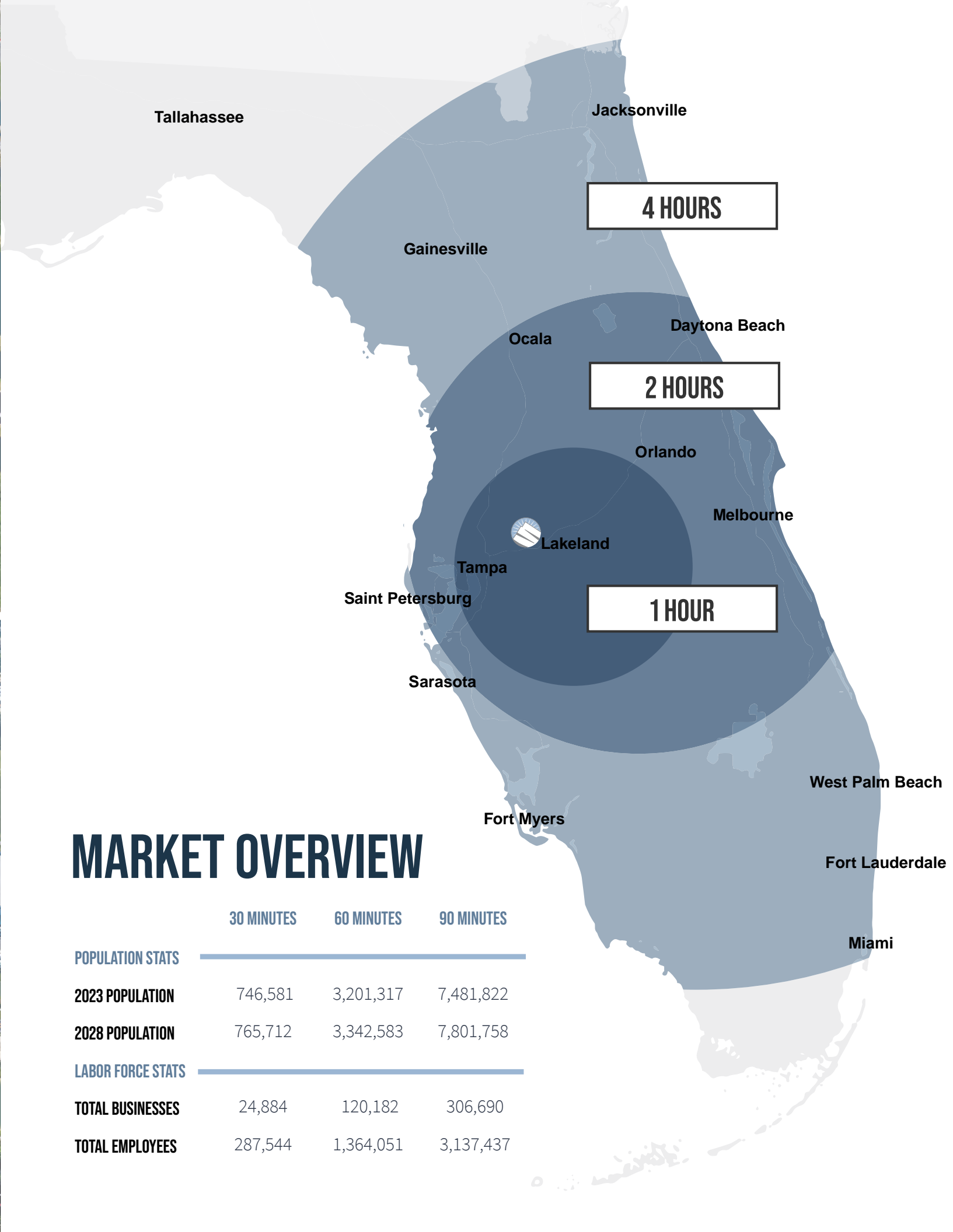


BUILDING 200

3404 COUNTY LINE 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





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

4.7 MILES TO I-4

3.9 MILES TO HWY 92

4.7 MILES TO TOLL 570

S. COUNTY LINE ROAD

POLK PARKWAY

DRANE FIELD ROAD

 **LAKELAND**
COMMERCE CENTER @COUNTY LINE





LAKELAND COMMERCE CENTER @COUNTY LINE



STONEMONT



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