

# DRANE FIELD DISTRIBUTION CENTER

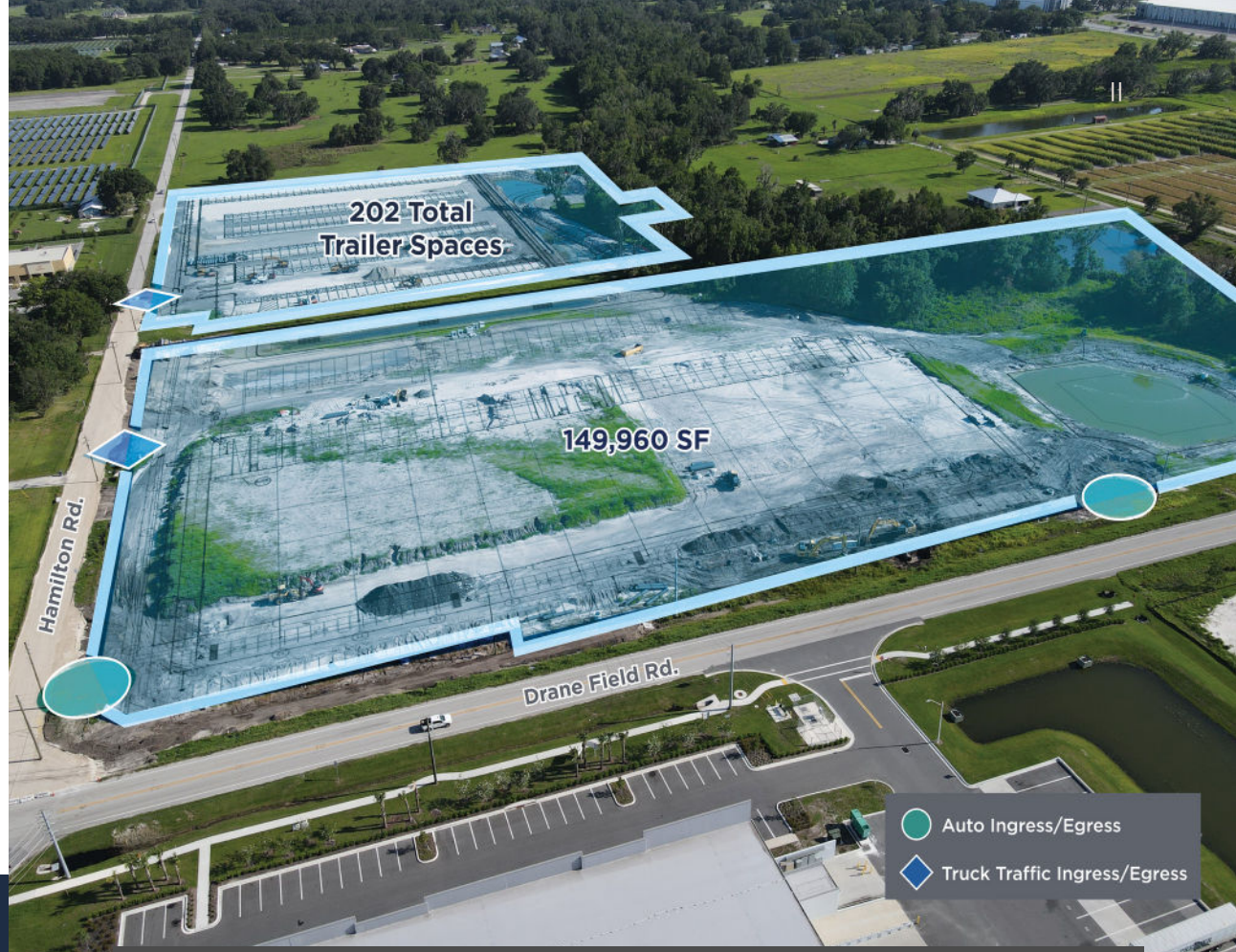


3825 HAMILTON ROAD  
LAKELAND, FL



# BUILD-TO-SUIT OPPORTUNITY

IN A STRATEGIC  
CENTRAL FLORIDA  
LOCATION



## 149,960 SF

TOTAL AVAILABLE

## 17.83 AC

NET DEVELOPABLE

## 200+

OFF-DOCK, FENCED  
TRAILER SPOTS

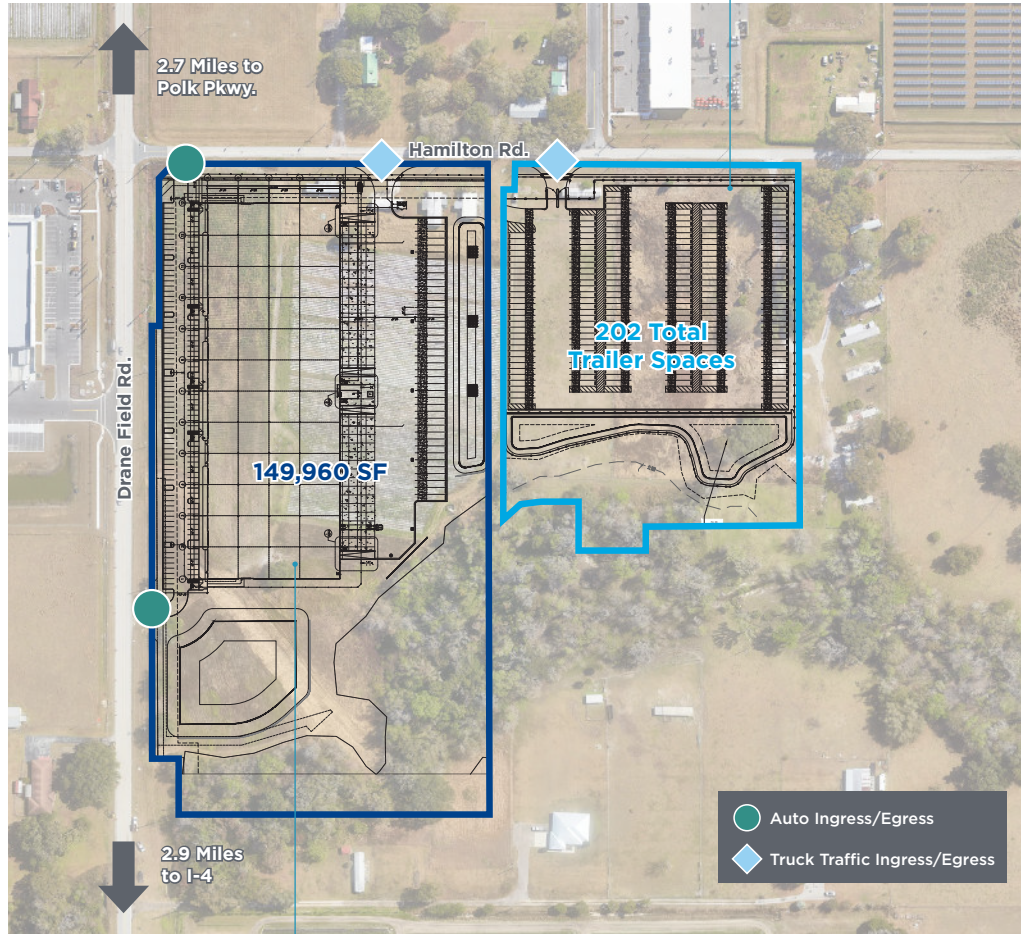
## 8-9 MONTHS

DESIGNED & PERMITTED  
TO DELIVER IN 8-9 MONTHS

### KEY DISTANCES

POLK PARKWAY	2.6 miles
I-4	5.4 miles
HWY 60	5.3 miles
I-75	22 miles
LAKELAND LINDER INT'L AIRPORT	2 miles
TAMPA INT'L AIRPORT	35 miles
ORLANDO INT'L AIRPORT	60 miles
TAMPA	30 miles
ORLANDO	61 miles
OCALA	113 miles

# SITE PLAN



BUILDING SF  
**149,960 SF**

Additional Trailer Parking  
**202 Total Spaces**

## BUILDING SIZE

**149,960 SF**

MIN.  
DIVISIBLE

**75,000 SF**

OFFICE  
SF

**BTS**

CLEAR  
HEIGHT

**32'**

DOCK  
DOORS

**40**

DRIVE-IN  
RAMPS

**2**

LOAD  
TYPE

**REAR  
LOAD**

AUTO  
PARKING

**132**

TRAILER  
PARKING

**41**

OFF-DOCK  
TRAILER  
PARKING

**202**

TRUCK COURT  
DEPTH

**130'**

COLUMN  
SPACING

**54' x 53'4"** interior bays

**56' x 53'4"** exterior bays

BUILDING  
DIMENSIONS

**54' x 53'4"**



# OUTDOOR STORAGE OPPORTUNITY

5.58 AC | PAVED & SECURED

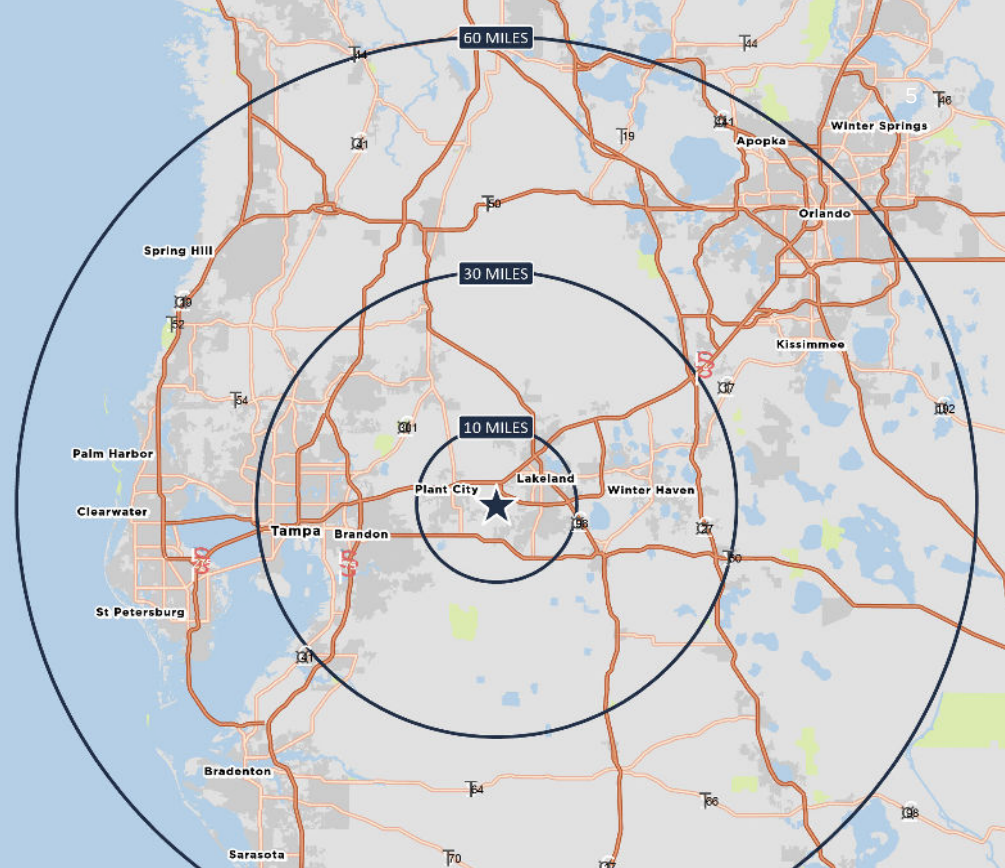




# POLK COUNTY

## A STRONG BUSINESS ADVANTAGE

Being located in Polk County offers access to a large, high-quality workforce and **significantly lower costs of doing business**, both of which give businesses competitive advantages. Nearby, you have two major metro areas, Tampa and Orlando, providing access to the infrastructure that will allow your business connectivity through all modes of transportation, including airport, rail and deepwater seaports



## KEY ADVANTAGES OF DRANE FIELD DISTRIBUTION CENTER



STRATEGIC  
LOCATION



AVAILABLE LAND  
& FACILITIES



BUSINESS  
FRIENDLY



QUALITY, AFFORDABLE  
WORKFORCE

\*Sources: Polk County Economic Development Council  
<https://www.cfdc.org/do-business-here/why-central-florida/>

## FASTEST GROWING COUNTY

IN THE STATE OF FLORIDA

11.1M PEOPLE WITHIN  
100 MILES

#1

FASTEST  
GROWING COUNTY  
IN THE STATE

\$184M IN CAPITAL  
INVESTMENT  
IN 2023

2.5M

SF OF SPACE  
ABSORBED IN  
2023

## STRATEGIC LOCATION

CENTRALLY LOCATED FOR SUCCESS

3

DEEPWATER  
SEAPORTS

5

INTERNATIONAL  
AIRPORTS WITHIN  
75 MILES

+300

MILES OF RAIL IN  
POLK COUNTY

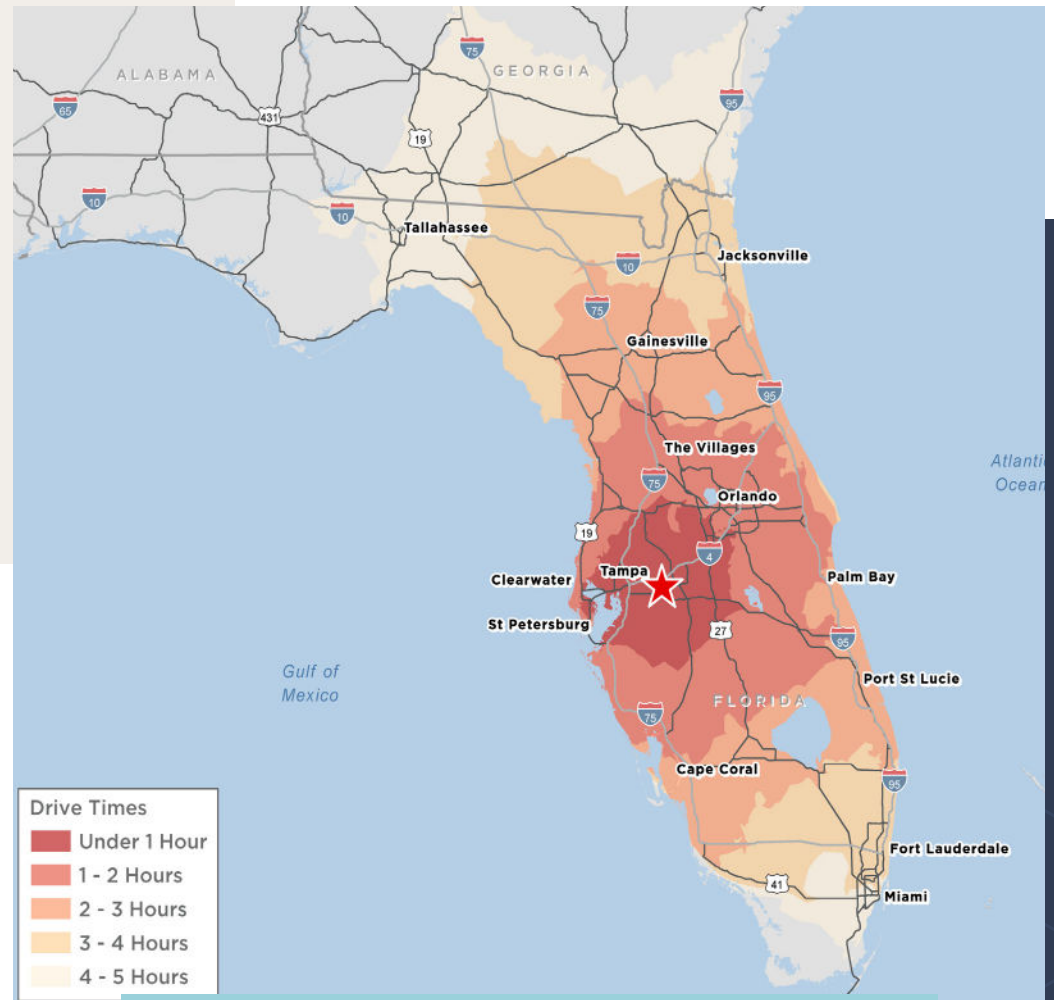
# UNMATCHED ACCESSIBILITY

## PROXIMITY TO CENTRAL FLORIDA & MAJOR THOROUGHFARES

Businesses here have ample space to build large distribution or manufacturing facilities while still enjoying a direct route and strategic proximity to the entire state of Florida. From there, the entire southeast region is within easy reach.

## STRATEGIC LOCATION

- + More than 40 million consumers within a 4-hour truck drive
- + Lakeland and the State of Florida have a pro-business climate with a variety of competitive incentives
- + Access to Interstate 4, the Polk Parkway, State Road 60 and U.S. Highway 27 with easy access to Interstate 75 on the west and Interstate 95 on the east.



\*Sources: Polk County Economic Development Council  
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