



I-4 Exposure & Statewide Distribution

38,880 SF – 172,392 SF DELIVERING Q4 2025

8515 FL-33
Lakeland, FL 33809

THREE MINUTES TO I-4 | MAJOR HIGHWAY EXPOSURE | OFF-DOCK TRAILER PARKING





Property Summary

Four Front Commerce located in Lakeland, Florida, offers a significant opportunity for businesses and Fortune 500 companies seeking strategic positioning along the I-4 corridor. The property encompasses 172,392 SF, thirty-two loading doors, 16 trailer stalls, all within a state-of-the-art industrial building with the following benefits:

- Major Highway Exposure on I-4 (98,000 AADT)
- Three Minutes to I-4 (1.8 Miles)
- Strategic Location in East Polk County
- Loading Efficiency
- Contemporary Spec Office Design

THIS PROPERTY IS DISTINGUISHED BY I-4 FRONTAGE, CUSTOMIZABLE SIZE RANGES, AND PRIME LOCATION IN UNCROWDED EAST POLK COUNTY, OFFERING A PERFECT BLEND OF SPACE, FUNCTIONALITY, AND STRATEGIC ADVANTAGES FOR BUSINESSES READY TO EXPAND.

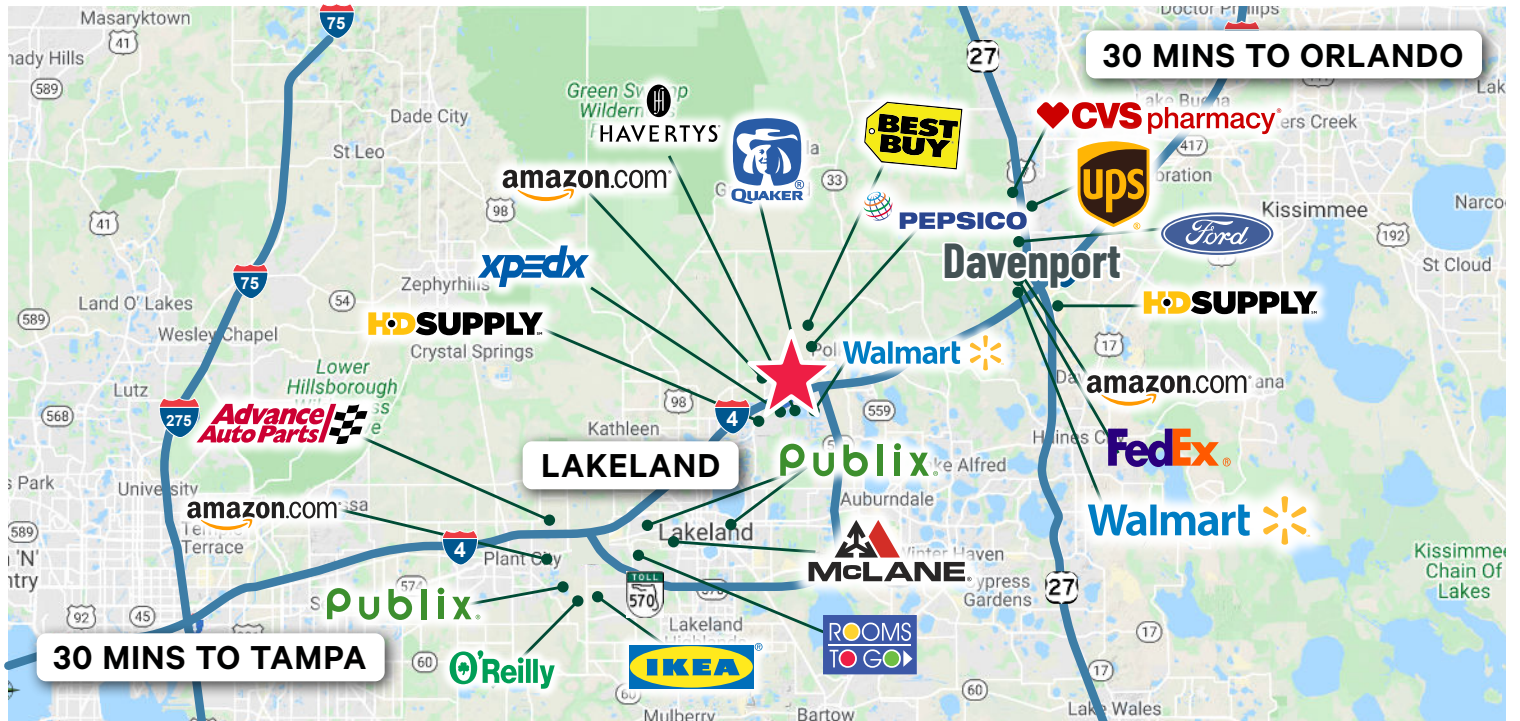
Available SF	38,880 – 172,392 SF
Office	BTS/TBD
Building Depth	240'
Clear Height	36'
Dock Doors	Thirty-Two (32) 9' x 10'
Drive-In/Ramps	Two (2) 12' x 14'
Trailer Parking	16
Employee Parking	138 / 0.8/1000 SF
Truck Court	130'
Fire Suppression	ESFR
Power	3-phase

38,880 SF – 172,392 SF AVAILABLE Q4 2025



Location Highlights

REGIONAL DISTRIBUTION CENTERS



EAST POLK – UNRIVALED STATEWIDE CONNECTIVITY

LOCATION

Four Front Commerce enables seamless statewide distribution, facilitating timely delivery to central and southern Florida markets while enhancing supply chain efficiency. This location is an ideal choice for businesses looking to capitalize on strategic location, workforce availability, and growing market demand in Florida.






AMENITIES

Nearby amenities include just 1.8 miles from I-4 and 17 miles to Lakeland Linder International Airport. With nearby dining, retail, and banking options, as well as community facilities and affordable housing, it provides a convenient environment for employees. Reliable utilities, including high-speed internet, make this an ideal choice for businesses.

POPULATION & WORKFORCE

Lakeland's population growth enhances consumer demand and provides a large potential market for businesses operating from this warehouse. The Lakeland area boasts a diverse and skilled workforce, with access to local universities and vocational training centers, ensuring a steady supply of talent to support operational needs.



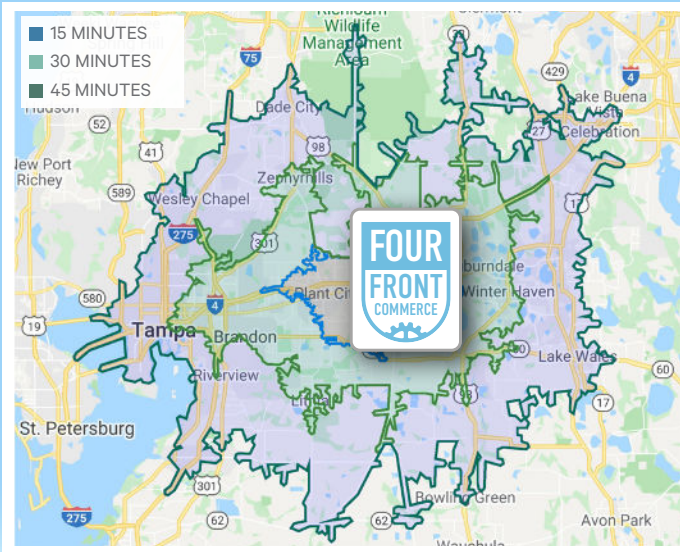
	I-4 (Interstate 4): 1.8 Miles
	FL-570 (Polk Pkwy): 5.5 miles
	I-75 (Interstate 75): 31 miles
	FL's Turnpike: 38 miles
	FL-429 (Western Beltway): 24 miles



+ Transportation Costs – Four Front Commerce provides immediate access to Interstate 4 and the Polk Parkway in one of the fastest growing industrial markets in the country.



+ Labor Costs and Availability – Polk County enjoys a diverse workforce ready to meet the demands of warehouse/distribution firms looking to locate at Bridgewater Commerce Center.



	COMMUTE TIME		
	15 MINUTES	30 MINUTES	45 MINUTES
WORKFORCE (16+ YEARS)	110,121	373,800	954,070
HIGH SCHOOL OR EQUIVALENT	58,811	192,633	357,606
BLUE COLLAR WORKERS/PERCENT	27,190/ 24.6%	83,733/ 22.4%	178,827/ 18.7%
LABOR/SALARY	MARKET		NATIONAL
WORKER	\$25,484		\$27,450
FORKLIFT	\$27,701		\$29,742
SUPERVISOR	\$51,487		\$53,404



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