

Key Logistics Center



±70,000 - 349,929 SF AVAILABLE | ±4.64 AC

5370 & 5380 Allen K Breed Hwy
Lakeland, FL 33811
www.cbre.us/david.murphy

1ST GENERATION | CLASS-A CROSS DOCK | CONVENIENT INTERSTATE ACCESS



BLD 300

349,929 SF

LEASED

LEASED

BLD 200

218,000 SF

±4.64 AC

TRAILER PARKING
(142 Spaces)

INTERSTATE 4

S. COUNTY LINE RD.

NEW TAMPA HWY

ALLEN K BREED HWY

POLK PARKWAY (TOLL)



±218K SF
AVAILABLE

BLD 200

946'x520'
491,920 SF

349.9K SF
AVAILABLE

BLD 300

972'x360'
349,929 SF

±4.64 AC
TRAILER PARKING
AVAILABLE

OPTIONAL TRAILER PARKING

UP TO 142 SPACES



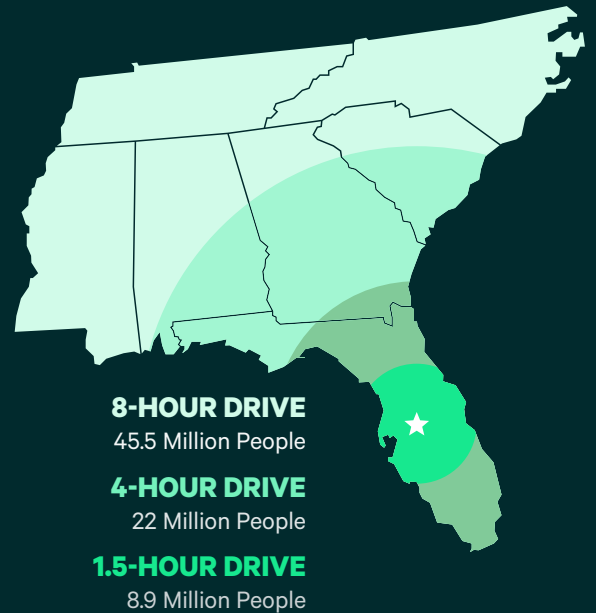
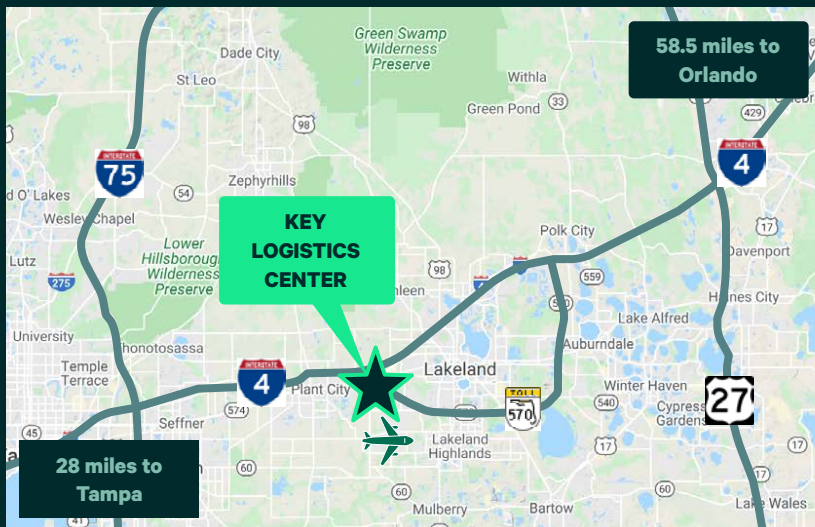
Key Logistics Center

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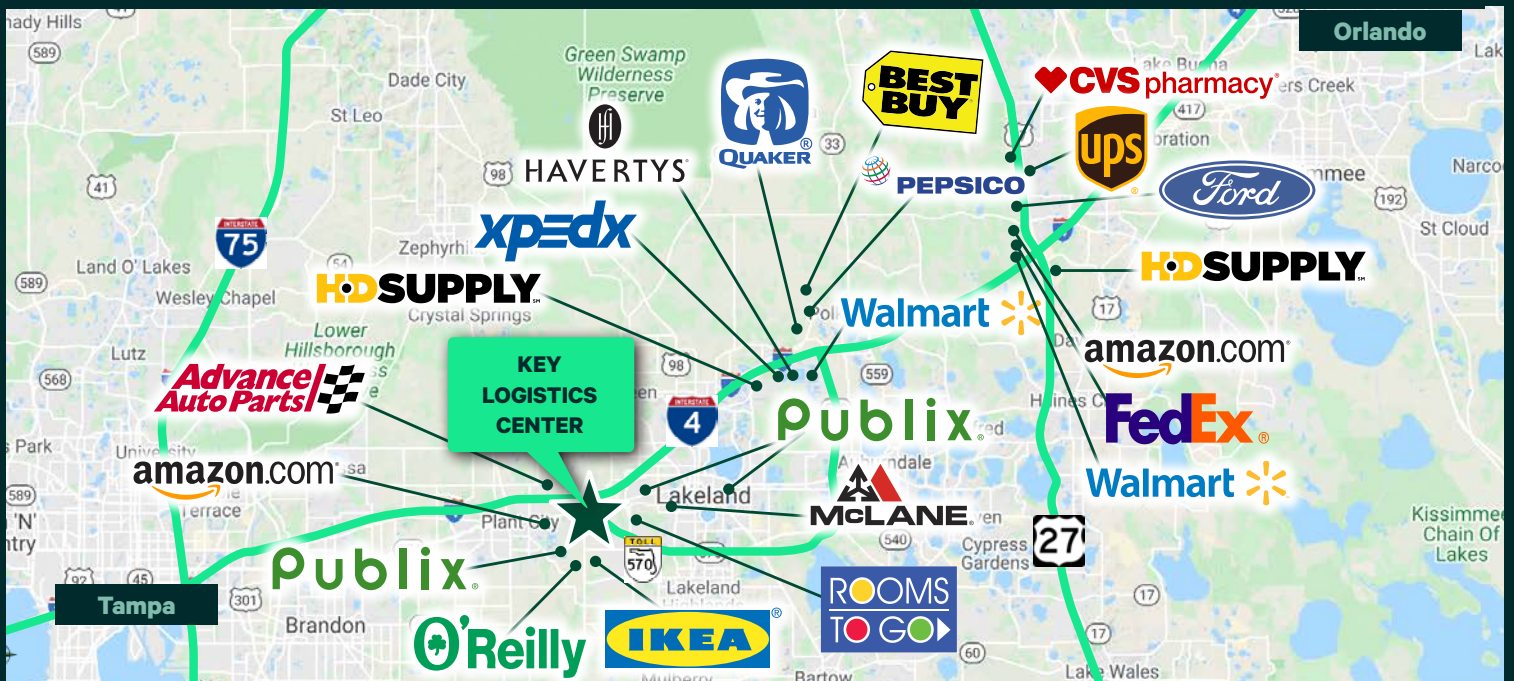
For Lease

Location Highlights

- + 8-hour drive to 45.5 million people
- + Immediate access to County Line Road & U.S 92
- + 0.6 miles to the Polk Parkway
- + 1.0 mile to the Interstate 4 interchange
- + 4 miles to Lake Lakeland Linder International Airport
- + 18 miles to Interstate 75 (via Interstate 4)
- + 28 miles to Tampa
- + 58.5 miles to Orlando



REGIONAL DISTRIBUTION CENTERS



BUILDING 200 5370 Allen K Breed Hwy | Lakeland, FL 33811

Class-A Cross Dock – First Generation

| | |
|----------------------|---------------------------------------|
| AVAILABLE SF | ±218,000 |
| BUILD OUT | 2 Restrooms |
| AVAILABLE DOCK DOORS | 36 |
| AVAILABLE RAMPS | 2 |
| CLEAR HEIGHT | 36' |
| COLUMN SPACING | 54'x50' |
| SPEED BAY | 60' |
| TRAILER PARKING | 104 |
| TRUCK COURT DEPTH | 130' |
| AUTO PARKING | 86 |
| SPRINKLER | ESFR |
| FLOOR SLAB | 7" slab |
| ELECTRICAL | 3-Phase Power |
| DOOR DIMENSIONS | 9x10 OH Doors 12x14 Drive in Ramps |
| ROOF | R-12 |
| UTILITIES | Lakeland Utilities (Water & Sewer) |



BUILDING 300 5380 Allen K Breed Hwy | Lakeland, FL 33811

Class-A Cross Dock – First Generation

| | |
|--------------------------|---------------------------------------|
| TOTAL SF | 349,929 |
| SPEC OFFICE SF | 3,623 |
| DOCK DOOR | 104 |
| PIT LEVELERS | 72 |
| RAMPS | 4 |
| CLEAR HEIGHT | 36' |
| COLUMN SPACING | 54'x60' |
| SPEED BAY | 60' |
| TRAILER PARKING | 100 |
| TRUCK COURT DEPTH | 130' |
| AUTO PARKING | 191 |
| SPRINKLER | ESFR |
| FLOOR SLAB | 7" slab |
| ELECTRICAL | Up to 6,000 amps of power |
| OVERHEAD DOOR DIMENSIONS | 9x10 OH Doors 12x14 Drive in Ramps |
| ROOF | R-12 |
| UTILITIES | Lakeland Utilities (Water & Sewer) |



3,623 SF
SPEC OFFICE



KEY LOGISTICS CENTER

**CLASS A CROSS DOCK BUILDINGS IN THE MIDDLE OF ORLANDO & TAMPA
READY FOR IMMEDIATE OCCUPANCY!**

Key Logistics Center is a class A, state-of-the-art, multi-building industrial park. The project features two cross-dock buildings, (building 200 with **491,920 SF** and building 300 with **349,929 SF**) for a total of **841,849 SF for lease**. Each building features off dock trailer parking, 36' clear ceiling height, ESFR, and access to an adjacent trailer parking yard. Key Logistics Center is within minutes of Interstate-4 and the Polk Parkway, within an hour of Orlando and Tampa and an 8 hour drive to 45.5 million people!



BOTH BUILDINGS HAVE OFFICE BUILT OUT AND ARE READY FOR IMMEDIATE OCCUPANCY!



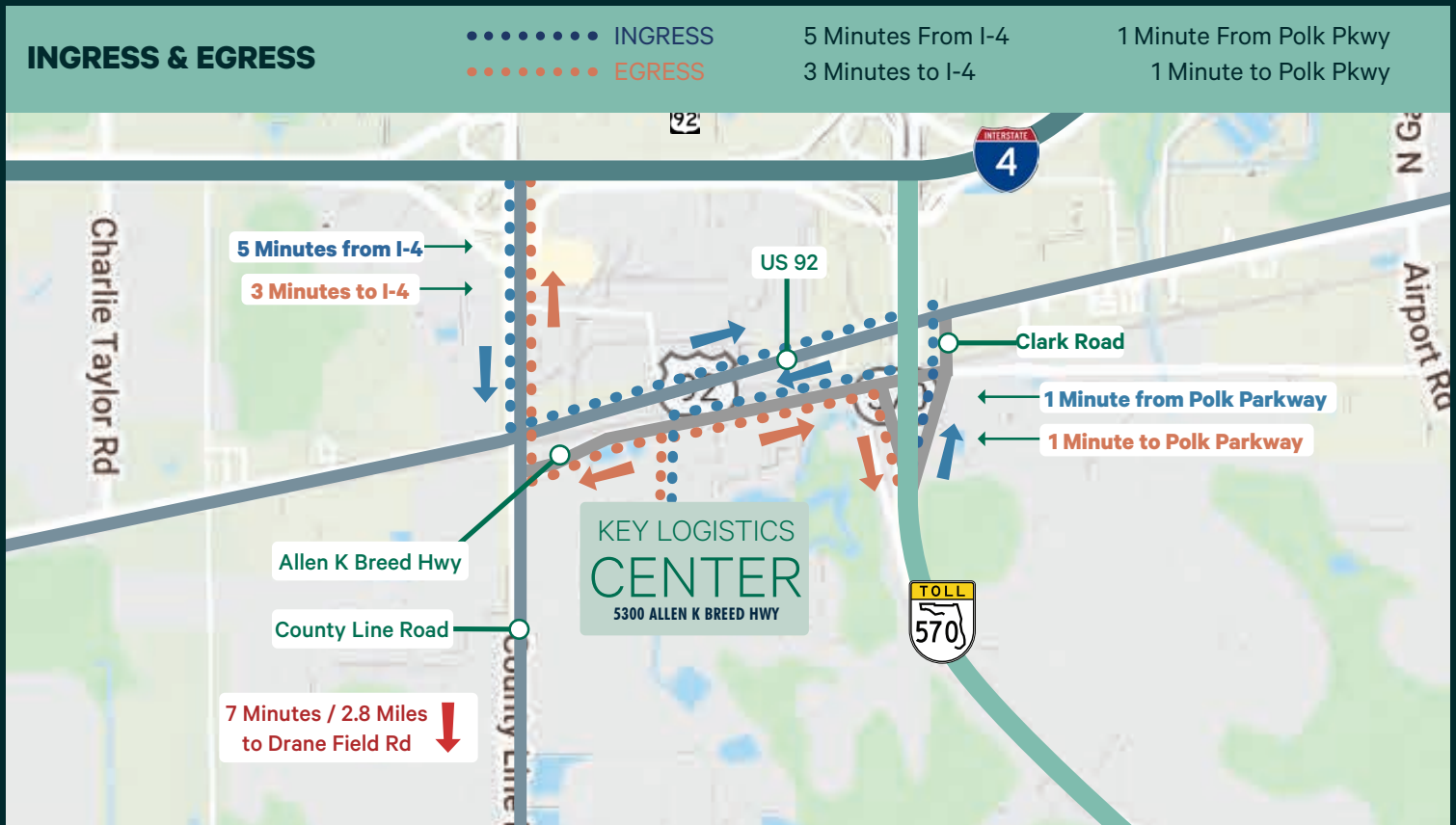
IMMEDIATE ACCESS TO INTERSTATE 4 AND THE POLK PARKWAY



WITHIN TWO HOURS OF NINE MILLION PEOPLE – IN THE MIDDLE OF IT ALL!



**STATE-OF-THE-ART DESIGN MEETING THE NEEDS OF TODAY'S WAREHOUSE/
DISTRIBUTION USER**



WHY LAKELAND / POLK COUNTY

THE CROSSROADS OF ORLANDO AND TAMPA

The Central Florida Industrial Market has seen dramatic changes over the past several years as supply chains adjust to customers expecting their product orders fulfilled in days or hours instead of in weeks. As a result, distributors have turned toward a “To Florida, From Florida” strategy with a statewide hub serving the third most populous state. There is no better location to distribute statewide than the Interstate 4 corridor running from Tampa to Orlando. Polk County is situated between Orlando and Tampa and has become one of the hottest secondary industrial markets in the country. Key Logistics is truly “in the middle of it all” with its location on the Interstate 4 corridor between these two growing metro areas.

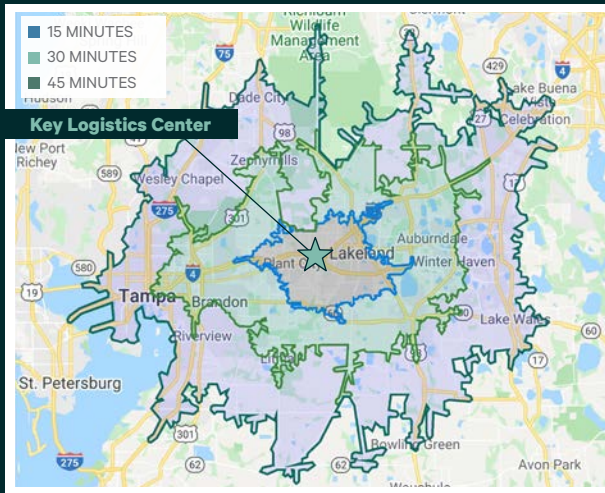
With industrial tenants, we see three major trends impacting their decision:



+ Transportation Costs – Key Logistics 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 Key Logistics 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 |



+ Functional Utility – Key Logistics Center was built with the sophisticated supply chain user in mind. With features including 36’ clear height and trailer storage (with additional adjacent offsite trailer storage possible) as well as office already built out making each building move-in ready, Key Logistics stands ready to serve today’s warehouse user with a state-of-the-art design.





Contact Us Today | Tours, Pricing, & More Details

David Murphy

Vice Chairman
+1 407 404 5020
david.murphy@cbre.com

Monica Wonus

Senior Vice President
+1 407 404 5042
monica.wonus@cbre.com

Gaby Gissy

Associate
+1 407 404 5012
gaby.gissy@cbre.com

Lee Earle

Client Services Specialist
+1 407 404 5095
lee.earle@cbre.com

Derrick Jones

Regional Director
+1 713 688 6300
DerrickJ@Sealynet.com

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