

# Lakeland Logistics Center

LAKELAND, FLORIDA



**2 ACRES OF OUTSIDE STORAGE AVAILABLE**

## Up to 78,750 SF For Lease

2025 West Memorial Blvd, Lakeland



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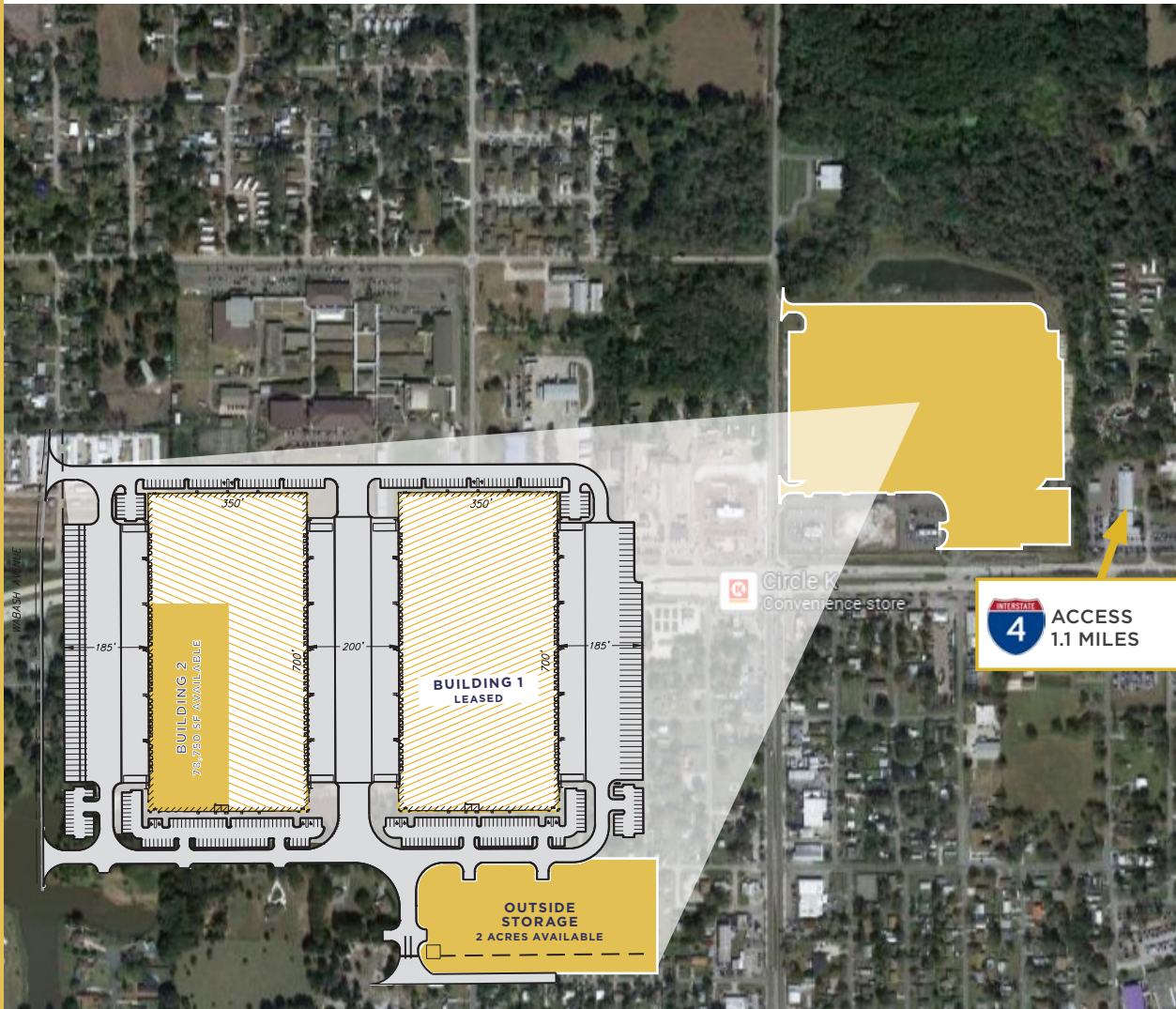
## Property Overview

### CLASS-A INDUSTRIAL BUILDINGS WITHIN KEY CFL SUBMARKET

Lakeland Logistics Center is a modern industrial development within Polk County, which is one of the fastest growing industrial markets throughout Central Florida.

### PROPERTY HIGHLIGHTS

- 1.1 miles (3 minutes) from Interstate 4 by taking Exit 28 (off Memorial Blvd)
- Modern distribution space
- Building dimensions and cross-dock functionality provide unique strengths for a variety of users
- Located in the heart of Lakeland in the center of Florida.
- 32 miles from Tampa
- 54 miles from Orlando
- 2 acres of additional land available for surplus parking



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## BUILDING 2 HIGHLIGHTS

Rental Rate	Withheld
OPEX	\$1.95 PSF
Space Available	78,750 SF
Office Area	2,054 SF
Off Dock Trailer Parks	36 (Adjacent to space)
Clear Height	32'
Building Depth	350'
Dock High	25
Grade-Level	1
Parking Ratio	0.6/1,000
Zoning	I-P/AN
Column Spacing	50'w x 57'd Typical (60' Staging bay)
Loading	Cross Dock
Truck Court Depth	180' (200 shared)
Availability	Immediately

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## Location Overview

### LAKELAND FOR LOGISTICS

Lakeland is home to over 28 million square feet of industrial/warehouse space with over 12,500 employed in the distribution, supply chain & logistics business. Companies with large investments in the Lakeland market include:

- Advanced Auto Parts
- Best Buy
- FedEx
- HD Supply
- IKEA
- Haverty's
- Medline Industries
- Publix
- Rooms to Go
- Saddle Creek Logistics Services
- Southern Wine & Spirits
- UPS
- Walmart
- HCA
- Amazon
- Ace Hardware
- Amazon

### KEY DISTANCES

- I-4 - 1.1 miles
- Tampa - 32.3 miles (0.5 hour)
- Orlando - 54.8 miles (1 hour)
- Jacksonville - 195 miles (3.25 hours)
- Miami - 241 miles (4 hours)

