

FOR LEASE

**156,386 SF AVAILABLE**



**4210 SOUTH PIPKIN ROAD, LAKELAND, FL**

**BUILD TO-SUIT OPPORTUNITY**

**FULLY PERMITTED & SHOVEL READY**



JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.  
Part of TheJohnsonGroup



CUSHMAN &  
WAKEFIELD

# PROPERTY HIGHLIGHTS

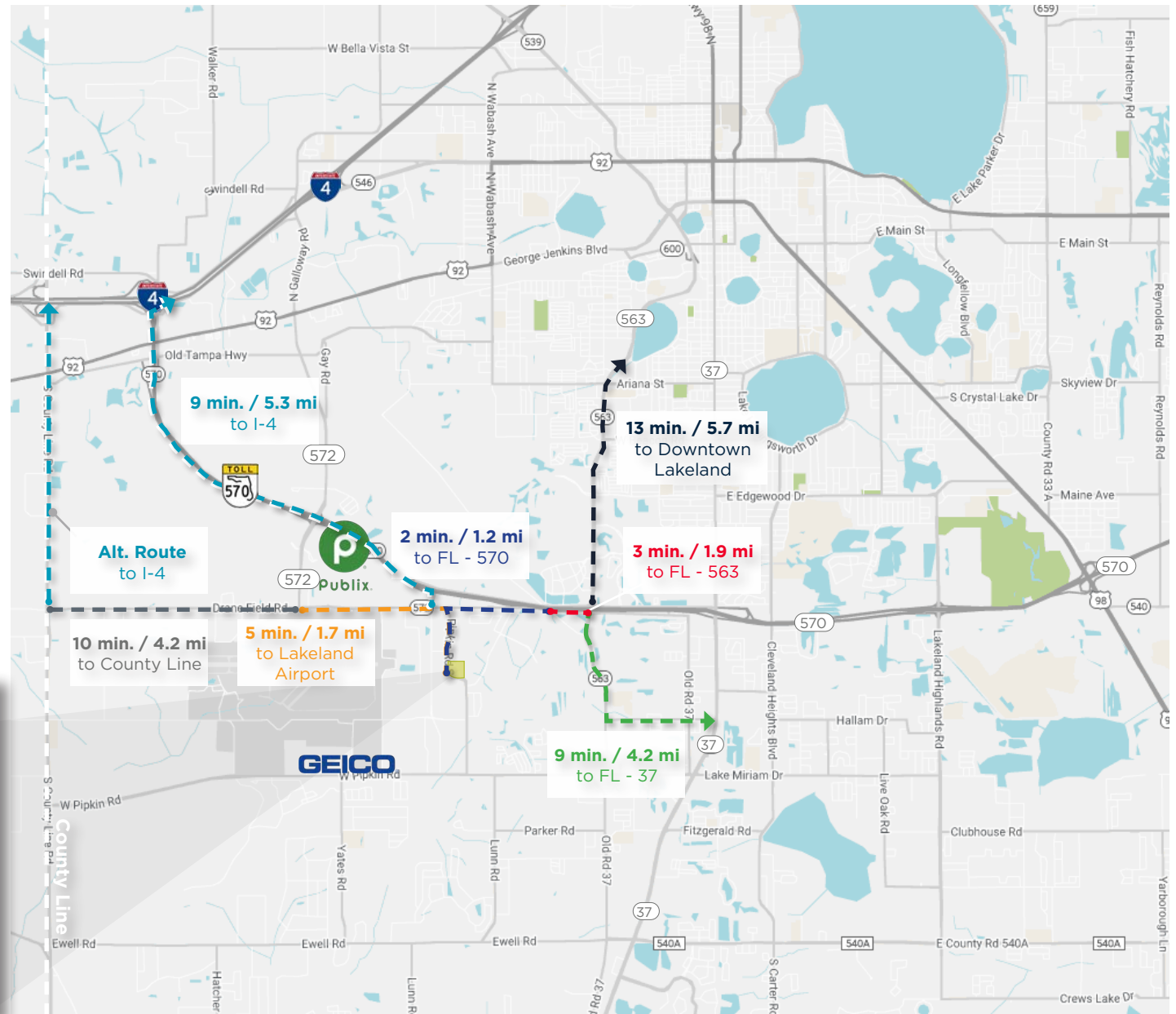
## Drive Times

|   |        |
|---|--------|
| <b>FL-570</b>   | 2 min  |
| <b>Lakeland Linder Int'l Airport &amp; Amazon Air Gateway</b> | 5 min  |
| <b>Access to I-4</b>  | 9 min  |
| <b>Hillsborough / Polk County Line</b>                        | 10 min |
| <b>Downtown Lakeland</b>                                      | 13 min |
| <b>Downtown Tampa</b>   | 34 Min |
| <b>Downtown Orlando</b>                                       | 60 min |

## Corporate HQs Nearby

|               |        |
|---------------|--------|
| <b>GEICO</b>  | 2 mi   |
| <b>Publix</b> | 2.8 mi |

## Site Access Points



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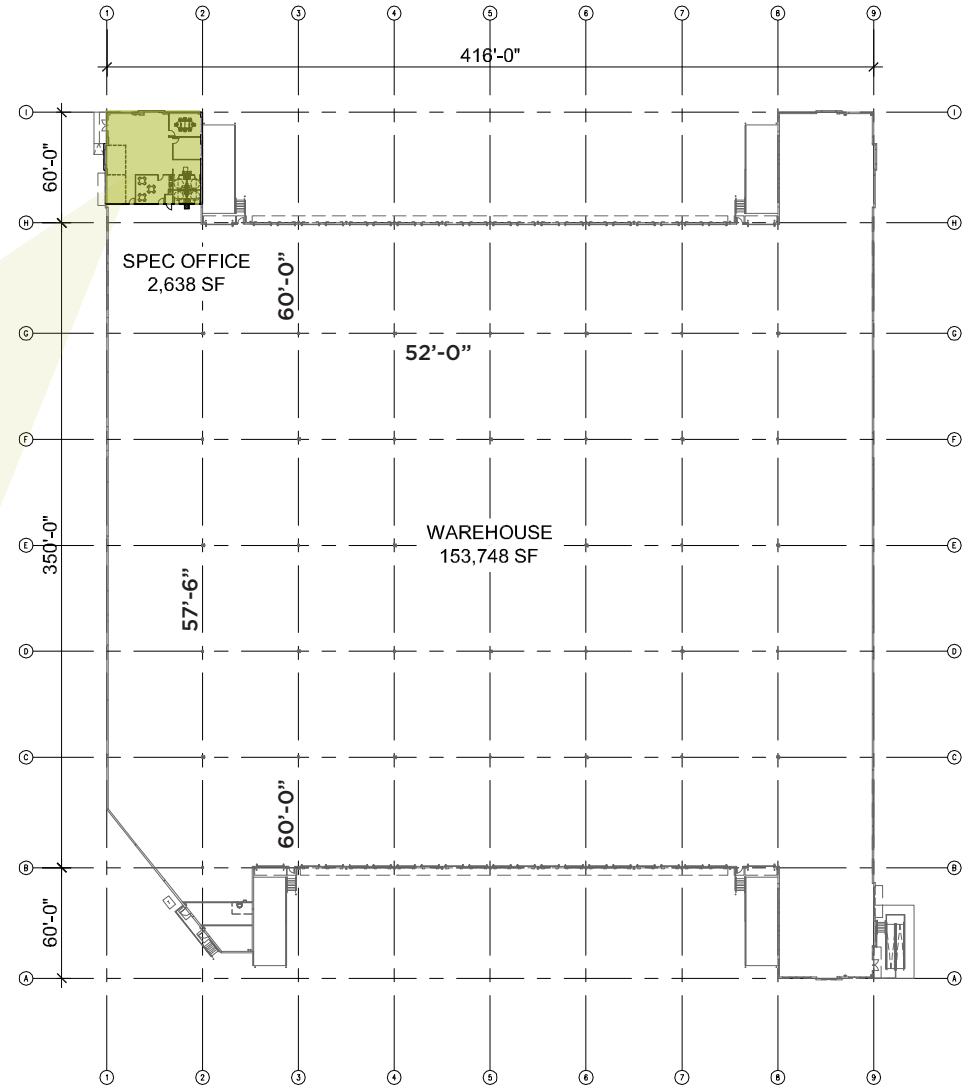
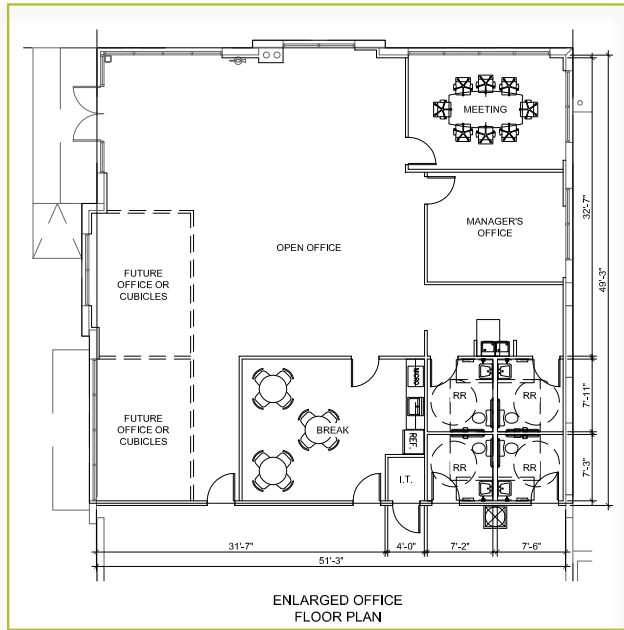
|                                |   |
|--------------------------------|---|
| <b>TOTAL BUILDING SF</b>       | 156,386 SF  |
| <b>BUILDING CONFIGURATION</b>  | Cross Dock  |
| <b>OFFICE SF</b>               | 2,638 SF  |
| <b>CLEAR HEIGHT</b>            | 32' CH  |
| <b>DOCK DOORS</b>              | 38  |
| <b>DRIVE-IN DOORS</b>          | 4   |
| <b>COLUMN SPACING</b>          | 52' X 57.5' with 60' speed bays   |
| <b>STATUS</b>                  | Fully Permitted   |
| <b>AUTO PARKING</b>            | 114   |
| <b>TRAILER STALLS/FLEX LOT</b> | 5   |
| <b>ROOF</b>                    | 60-mil TPO with 20-year NDL Warranty  |
| <b>FIRE PROTECTION</b>         | ESFR  |
| <b>TRUCK COURT</b>             | 60' concrete apron / 130' truck court   |
| <b>BUILDING DIMENSIONS</b>     | 416' X 350'   |
| <b>POWER</b>                   | 1200A 3-phase / 4-wire power currently designed<br>& permitted w/ability to add addt'l capacity |





# PROPERTY HIGHLIGHTS

## 2,638 SF Spec Office



**FOR MORE INFORMATION, PLEASE CONTACT:**

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