



For Lease

±33,862 SF Available Immediately

2850 Interstate Dr, Lakeland, FL 33805

Robyn Hurrell, SIOR

Executive Vice President

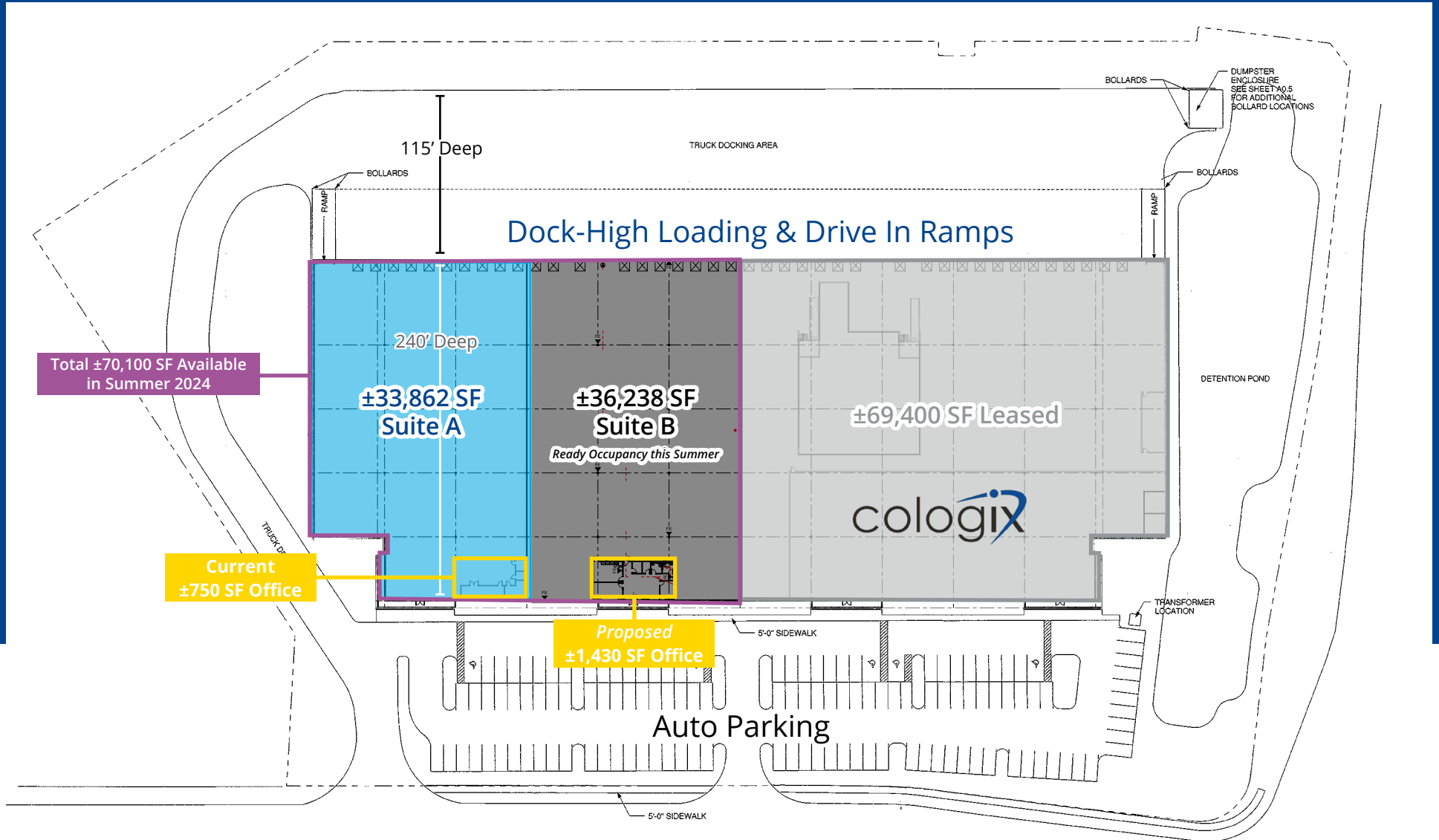
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Site Plan



Existing Vacancy Specifications

Available Size:	±33,862 SF
Expansion Size:	±36,238 SF Adjacent Unit
Availability	Immediate
Office:	±750 SF Existing
Warehouse Lighting:	Combination of T-5 and LED
Dock-High Positions:	10 doors (9' x 10')
Dock Packages:	Edge of Docks: 9
Drive-In Ramps:	1 ramp (10' x 12' overhead door)
Remaining Power Available:	200 amps, 277/480 volts (additional 400 amps can be added)

Building Specifications

Building Size:	139,500 SF
Load Type:	Rear-Load
Year Built:	2007
Construction:	Tilt-Wall
Building Dimensions:	600' (w) x 240' (d)
Column Spacing:	49' (w) x 42.5' (d)
Speed Bay:	60'
Clear Height:	30'
Slab Thickness:	6"
Fire Suppression:	ESFR
Roof:	TPO; R-17.4 insulation
Truck Court Depth:	115'
Auto Parking:	151 spaces (1.08/1,000 SF ratio)
Flood Zone:	X
Zoning:	Commercial/Industrial



Access to Site



Drive Times & Density



MAJOR HIGHWAYS

US Hwy 98	0.7 miles
I-4	1.2 miles
Lakeland Hills Blvd	1.5 miles
W Memorial Blvd	2.4 miles



MAJOR CITIES

Tampa	37 miles
Orlando	53 miles
Jacksonville	188 miles
Miami	239 miles



AIRPORTS

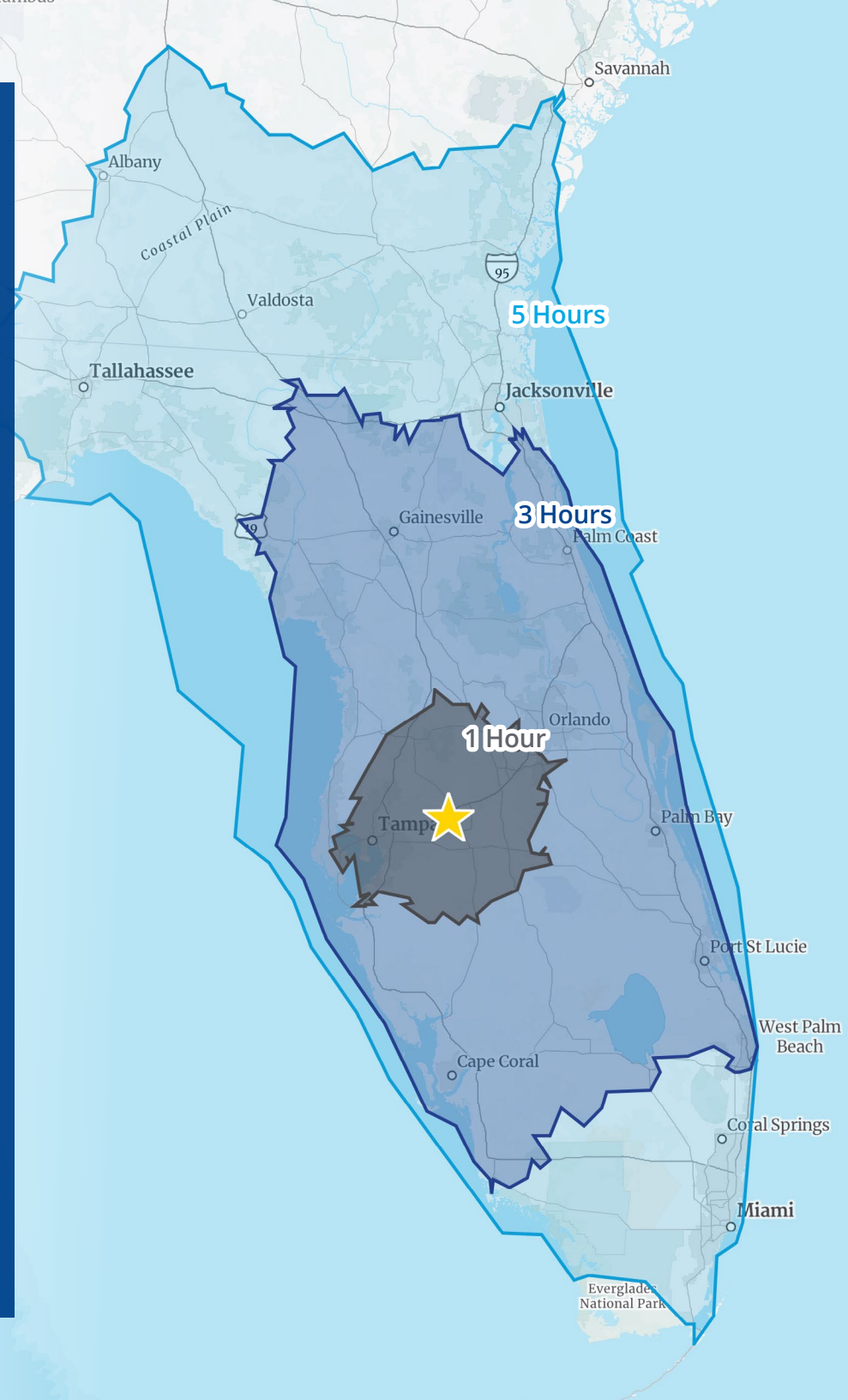
Lakeland Linder International	8.7 miles
Tampa International	40 miles
Orlando International	52 miles



PORTS

Port Tampa	42 miles
Port Canaveral	95.4 miles
JAXPORT	196 miles

	POPULATION (2023)	HOUSEHOLDS (2032)	MEDIAN HH INCOME (2023)
1 HOUR	3,445,819	1,297,988	\$66,759
3 HOURS	13,440,512	5,443,254	\$64,640
5 HOURS	21,874,560	8,651,883	\$64,601



Surrounding Industrial Occupiers



±33,862 SF
Available for Lease
Total of 70,100 SF Available Summer 2024

Cools Across America
ISN Integrated Supply
Network, LLC.


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HEALTHCARE LAUNDRY SPECIALISTS

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PEPPERIDGE FARM

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