



## PROPERTY DESCRIPTION

New flex / warehouse construction available at Airport Commerce Park, strategically located near I-4, the Lakeland airport, Polk Parkway, Publix HQ, Amazon and in one of the "fastest growing cities" in the US.

Bays available from 1,900 to 11,400 SF, leasable in increment of 1,900 SF. The single bays with a total of 1,900 SF, which includes 390 SF of office and 1 grade level door. The double bays have a total of 3,800 SF with 390 SF of office and 2 grade level doors.

Exterior walls are tilt-up concrete, the floor is 5' thick, electrical service is 3 phase - 120/240V, total of 25 parking per building (2.19/1000 SF), total of 6 drive-in (12' x 14') per buildings (1/1,900 SF), 20' clear height and column spacing of 36' x 50'.

The property is located in the office and industrial HUB of the international airport of Lakeland. Easy access to Polk Parkway, I-4 and 6 miles from downtown Lakeland.

## OFFERING SUMMARY

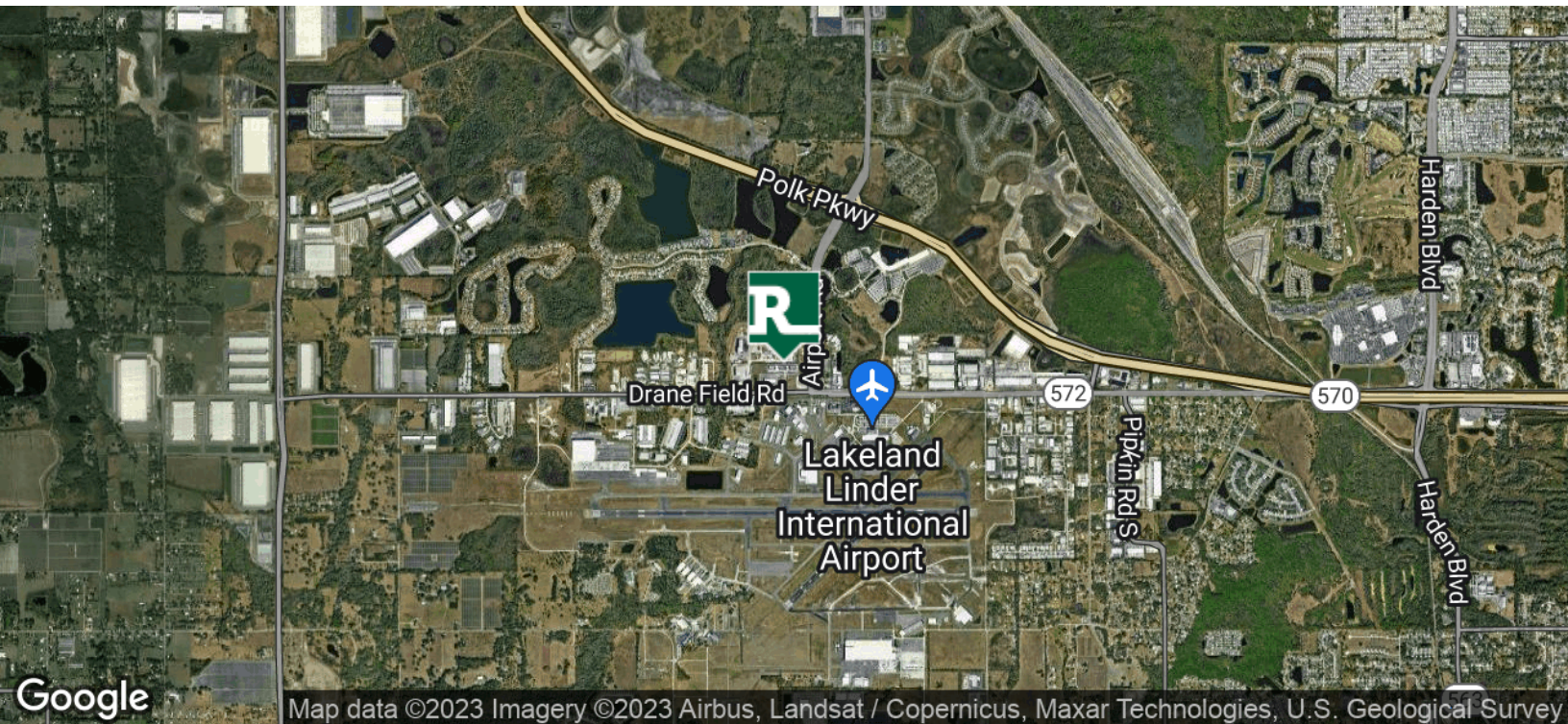
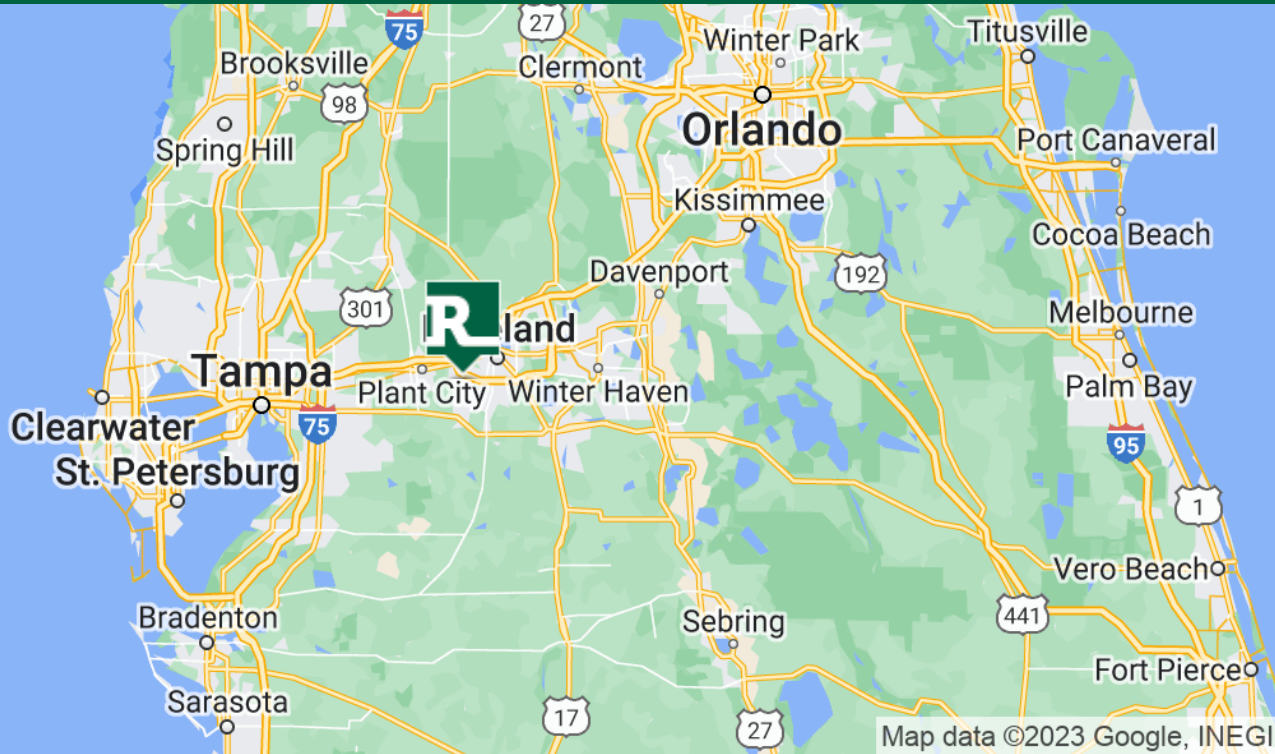
Available SF:	1,900 - 3,800 SF
Lot Size:	3.26 Acres
Total Building Size:	34,200 SF
Built:	2022
Power:	3 phase - 120/204v
Clear Height:	20 ft
Loading:	Grade Level Access (12'x14')
Market:	Tampa / St Petersburg
Submarket:	Lakeland MSA

DEMOGRAPHICS	5 MILES	15 MILES	30 MILES
Total Households	38,830	156,541	461,477
Total Population	99,880	423,671	1,242,217
Average HH Income	\$75,909	\$60,315	\$62,011

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### CITY OF LAKELAND

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Amazon, Florida Southern College and is the winter home to the Detroit Tigers.



### LARGEST EMPLOYERS IN LAKELAND NEARBY

Headquartered within one miles from subject property in Lakeland, Publix is Florida's largest private employer. In 2018, they announced it would hire those additional 700 employees to fill a 190,000 square foot office addition bringing their total employment in Lakeland to over 8,000.

On top of their current corporate offices located within a couple of miles of subject property, Geico recently expanded their regional office by another 50,000 square feet. This expansion resulted in a \$12 million capital investment 500 new High-Skill, High-Wage jobs, bringing their Lakeland employment to 3,700.



### AMAZON FULFILLMENT AND PRIME AIR HUB

In 2014, Amazon constructed and opened a new 1,000,000+ square foot fulfillment center located on County Line Road with 900+ employees, since then Amazon continued to chose Lakeland and not only quadruple their size in Polk County but relocated their Amazon Air HUB in 2020 to Lakeland International Airport from Tampa with a new 285,000 square feet facility creating thousands of jobs.

In 2021, they announce an expansion that will more than double their capacity making it the largest Amazon facility in the Southeast in 2022 with another 464,000 square feet and hundreds of new jobs

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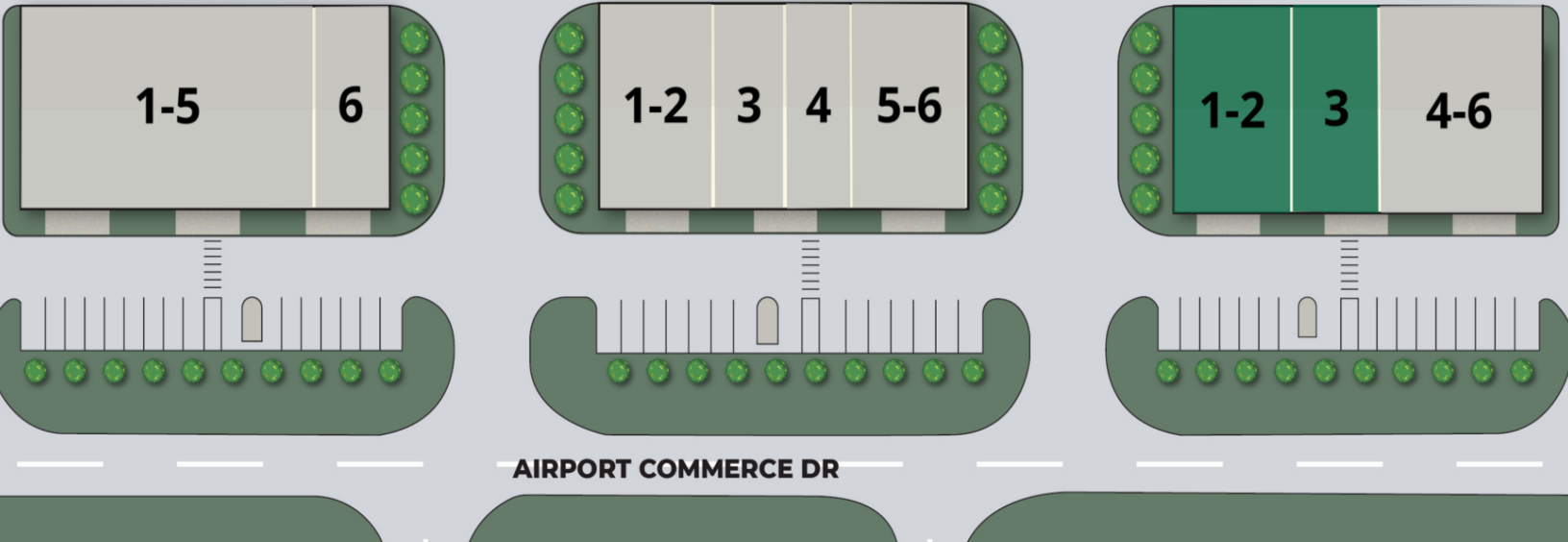
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### LEGEND

Available

Unavailable



### LEASE INFORMATION

Lease Type: NNN

Total Space: 1,900 - 3,800 SF

Lease Term: Negotiable

Lease Rate: Call for pricing

### AVAILABLE SPACES

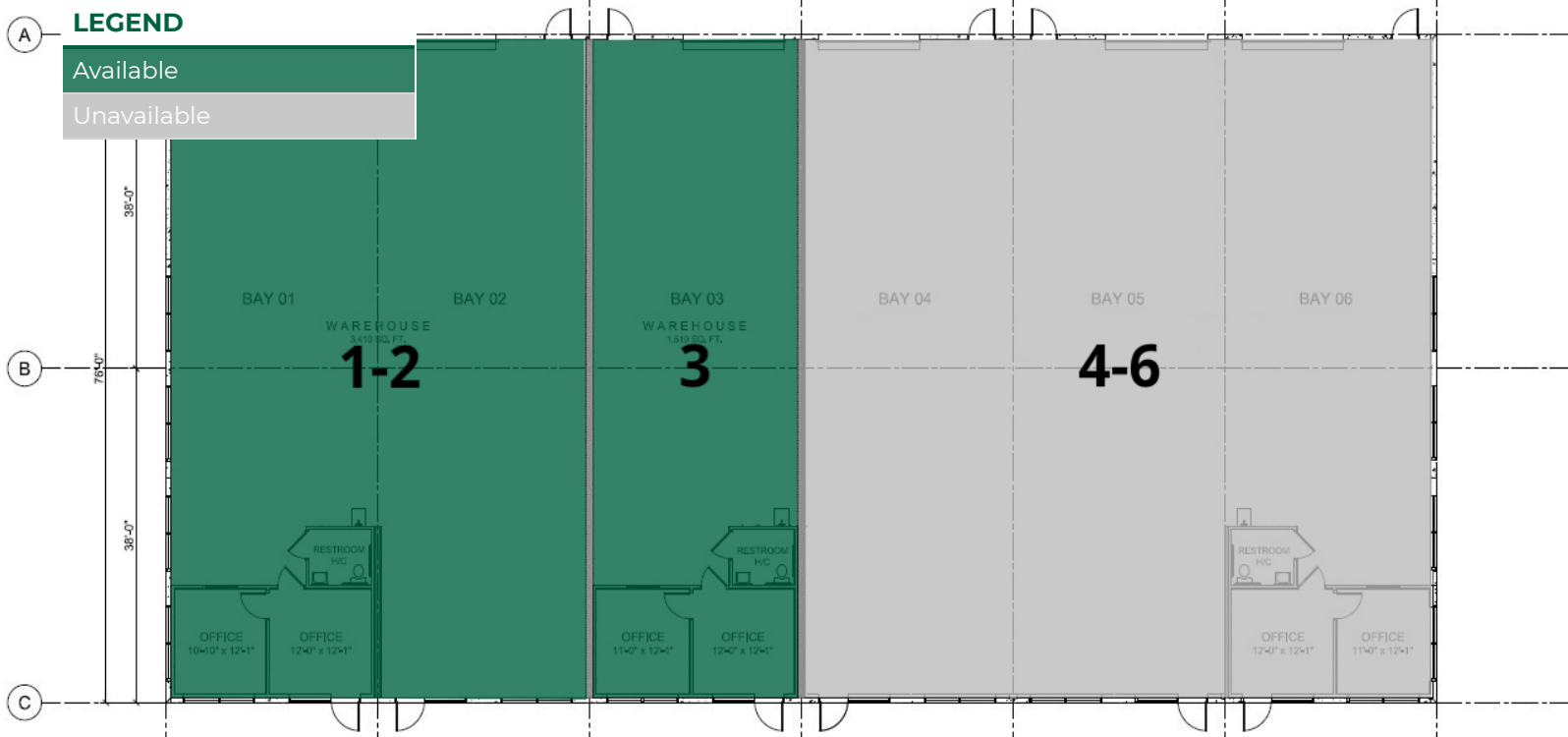
SUITE	TENANT	SIZE	TYPE	RATE
1-2	Available	3,800 SF	NNN	Call for pricing
3	Available	1,900 SF	NNN	Call for pricing
4-6	-	5,700 SF	NNN	-
1-2	-	3,800 SF	NNN	-
3	-	1,900 SF	NNN	-
4	-	1,900 SF	NNN	-
5-6	-	3,800 SF	NNN	-
1-5	-	9,500 SF	NNN	-
6	-	1,900 SF	NNN	-

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Total Space:	1,900 - 3,800 SF	Lease Rate:	Call for pricing

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
1-2	Available	3,800 SF	NNN	Call for pricing
3	Available	1,900 SF	NNN	Call for pricing
4-6	-	5,700 SF	NNN	-

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Year Built: 2022



Building Size: 11,400 SF



Building Dimensions: 150' x 76'



Parking Spaces: 25 / building (2.9/1000 SF)



Drive-in Doors: 6 (12' x 14') / building (1/1,900 SF)



Clear Height: 20'



Column Spacing: 36' x 50'



Exterior Walls: Load-Bearing Tilt-up Concrete



Floor: 5" thickness



Electrical Service: 3 phase - 120/204v



Signage: Available on Building & Windows



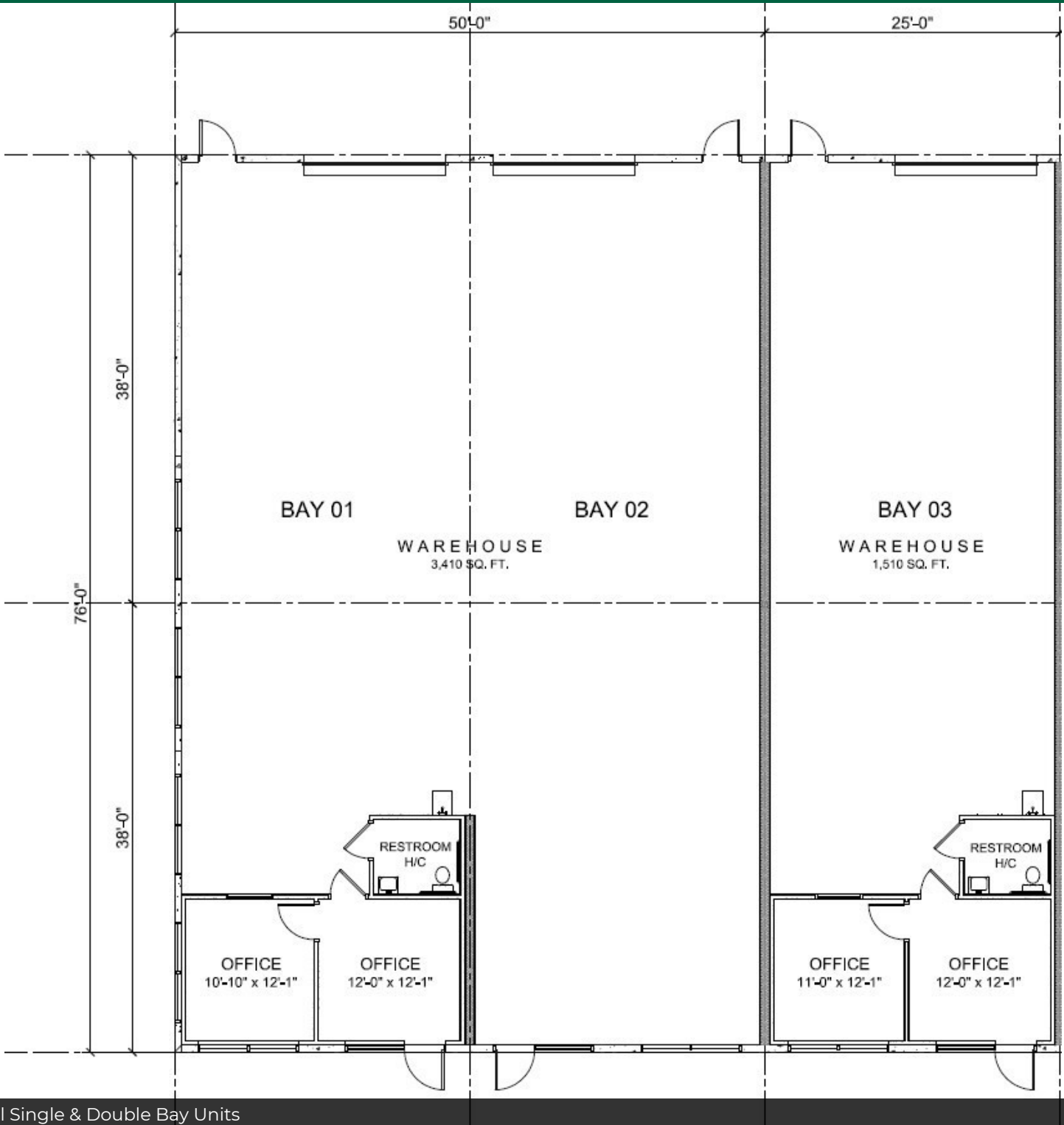
Utilities: City of Lakeland

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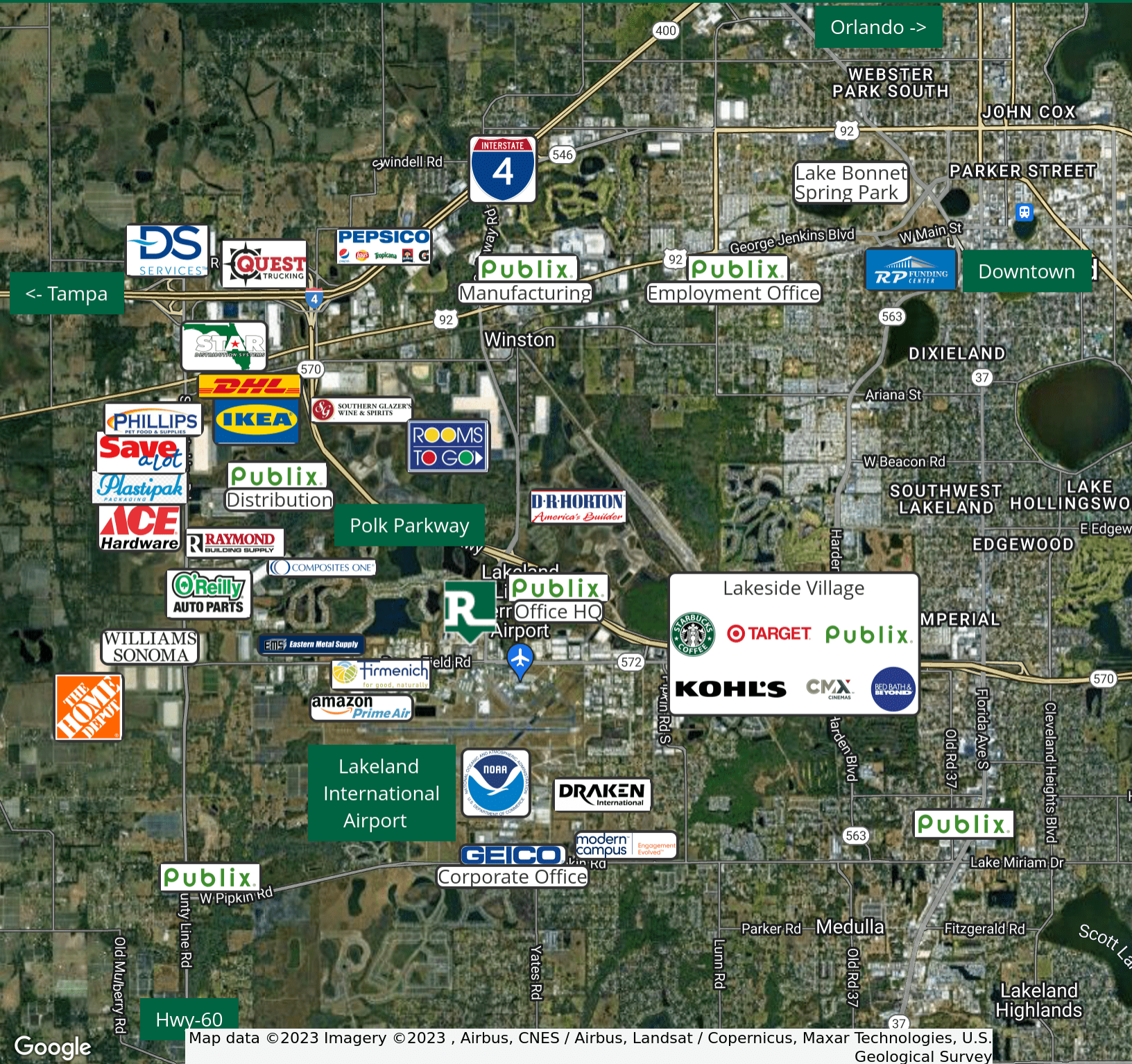
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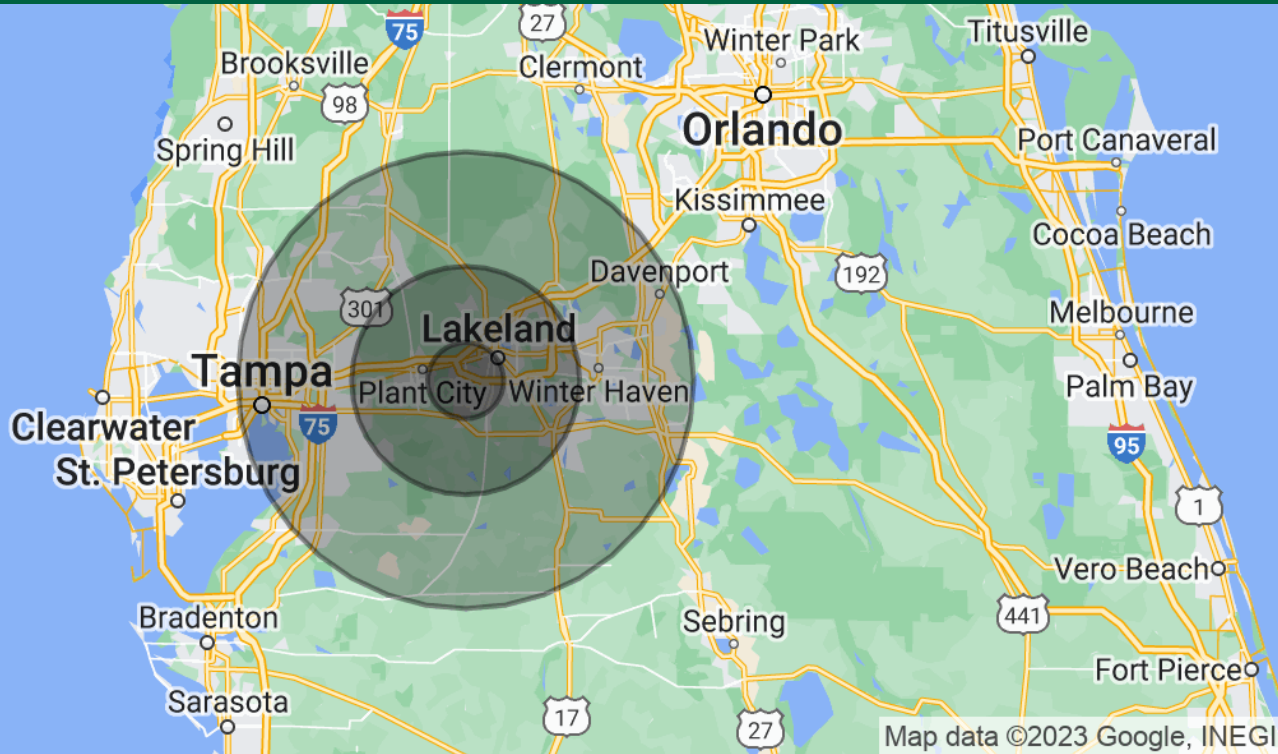
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### POPULATION

	5 MILES	15 MILES	30 MILES
Total Population	99,880	423,671	1,242,217
Average Age	40.4	37.7	38.2
Average Age (Male)	39.5	36.2	37.2
Average Age (Female)	41.5	39.0	39.0

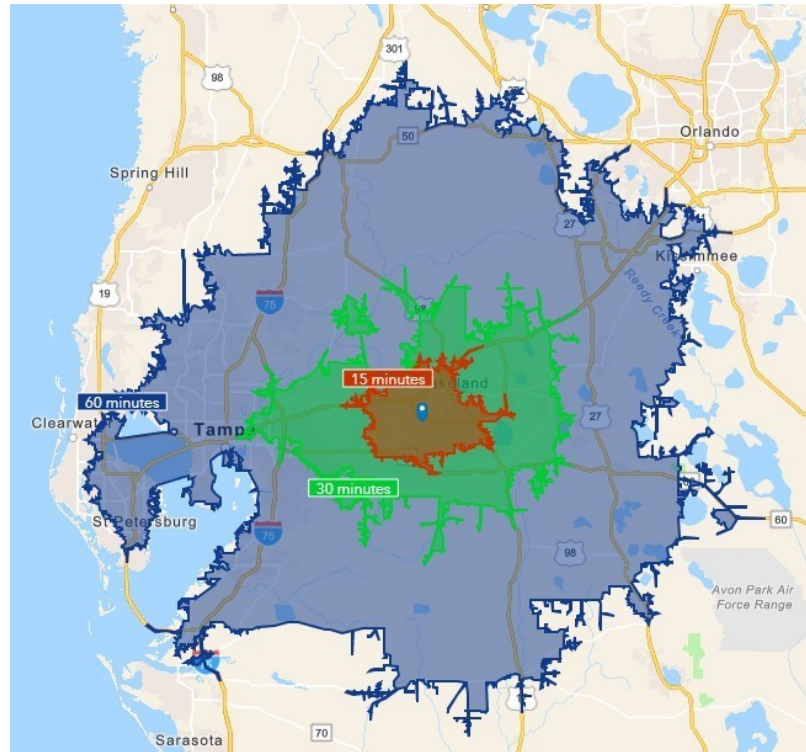
### HOUSEHOLDS & INCOME

	5 MILES	15 MILES	30 MILES
Total Households	38,830	156,541	461,477
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$75,909	\$60,315	\$62,011
Average House Value	\$209,715	\$182,373	\$194,754

### TRAFFIC COUNTS

Airport Rd	10,500/day
Drane Field Rd	8,300/day

\* Demographic data derived from 2020 ACS - US Census



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### ALEX DELANNOY, MICP

Vice President of Brokerage

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### PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

### EDUCATION

FGCAR Commercial Real Estate University Courses  
Lipsey School of Real Estate - Commercial MICP Designation

### MEMBERSHIPS

Certified Commercial Investment Member Institute (CCIM), Candidate  
Society of Industrial and Office REALTORS (SIOR), Member Associate  
Manufacturing & Supply Chain of Mid Florida  
NAIOP Member of Central Florida  
National Realtor Association  
Lakeland Realtor Association

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