



For Lease

±70,100 SF Available

2850 Interstate Dr, Lakeland, FL 33805

Robyn Hurrell, SIOR

Executive Vice President

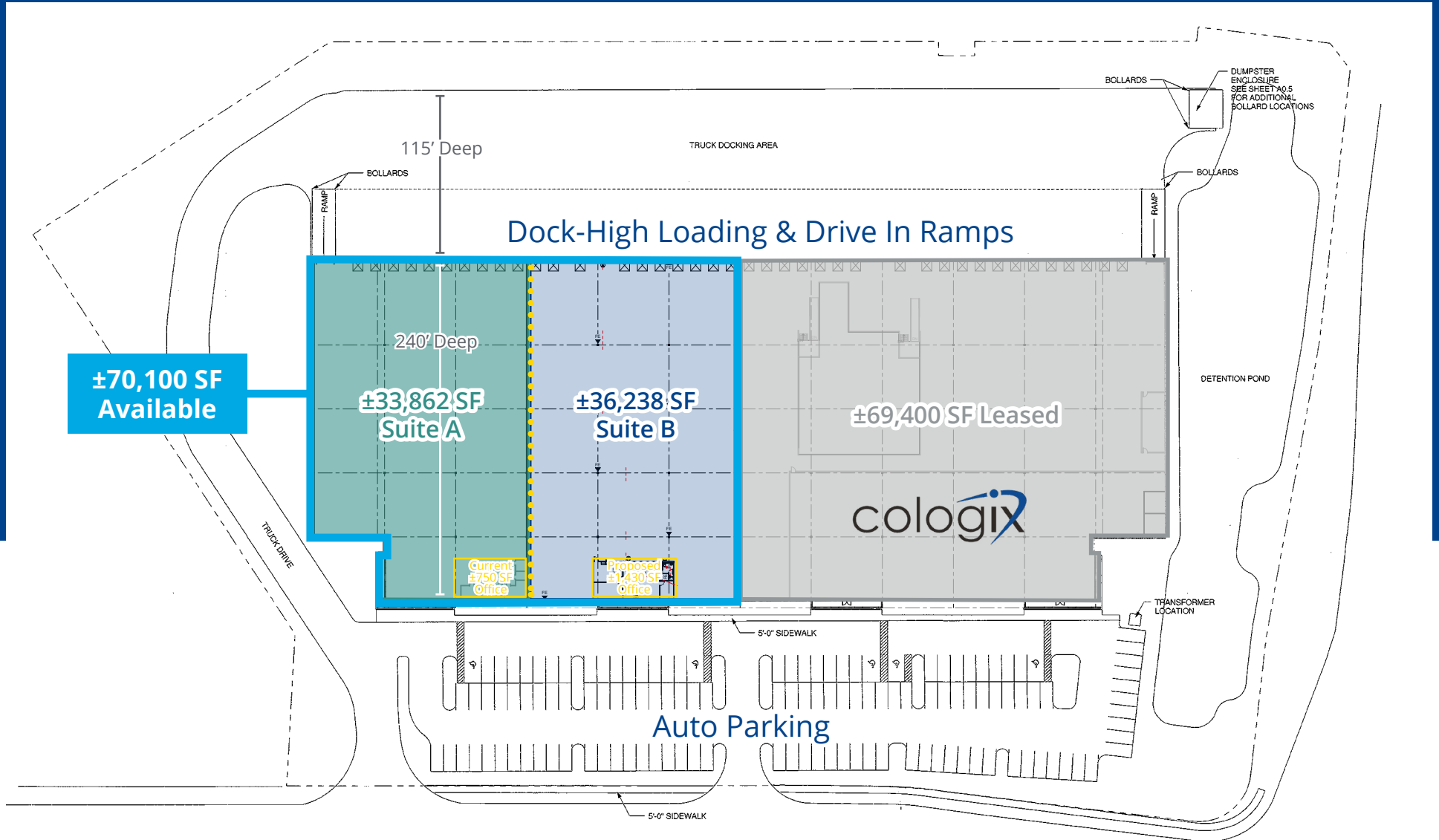
+1 813 226 7540

robyn.hurrell@colliers.com

INDUS
INDUS REALTY TRUST



Site Plan



Vacancy Specifications

Available Size:	±70,100 SF
Minimum Divisible:	Suite A: 33,862 SF Suite B: 36,238 SF
Availability:	Immediately
Office:	±750 SF Existing ±1,430 SF Proposed
Warehouse Lighting:	Combination of T-5 and LED
Dock-High Positions:	20 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 2,500 amps available in the building)

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

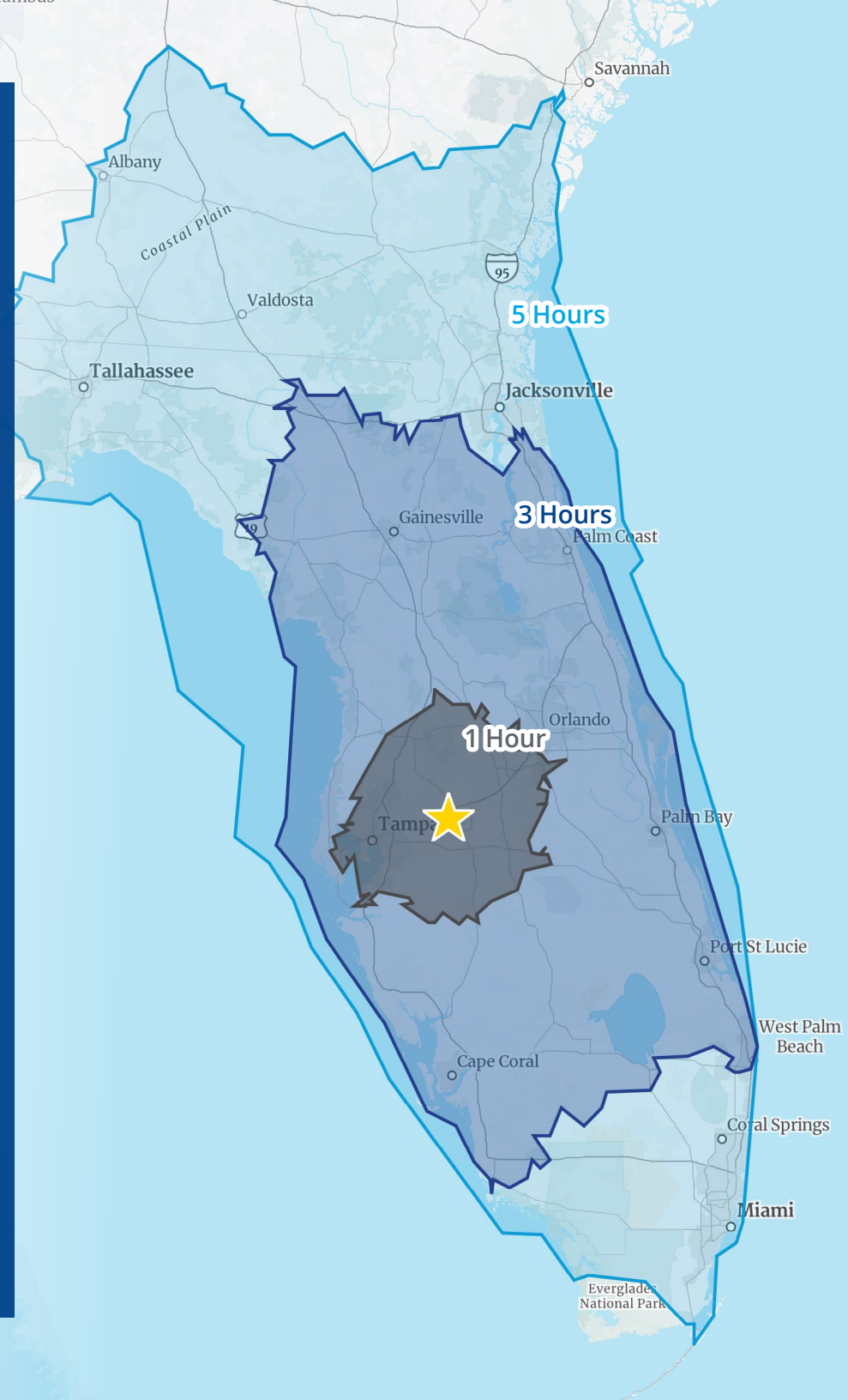
Lakeland Linder International	8.7 miles
Tampa International	40 miles
Orlando International	52 miles



PORTS

Port Tampa	42 miles
Port Canaveral	95.4 miles
JAXPORT	196 miles

	POPULATION (2022)	HOUSEHOLDS (2022)	MEDIAN HH INCOME (2022)
1 HOUR	3,487,916	1,312,264	\$65,150
3 HOURS	14,326,682	5,380,964	\$64,830
5 HOURS	21,874,560	8,651,883	\$64,601



Surrounding Industrial Occupiers



±70,100 SF
Available for Lease

Cools Across America
ISN Integrated Supply
Network, LLC.


Complete Fleet Care

ImageFIRST
HEALTHCARE LAUNDRY SPECIALISTS


BELT POWER


PEPPERIDGE FARM

MCKESSON


MISSION

FedEx


MAX-PAK
SINCE 1976


CardinalHealth
Essential to care™

ROSS
DRESS FOR LESS


OWENS
CORNING





Contact:

Robyn Hurrell, SIOR

Executive Vice President

+1 813 226 7540

robyn.hurrell@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.

INDUS
INDUS REALTY TRUST

