

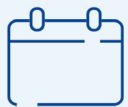
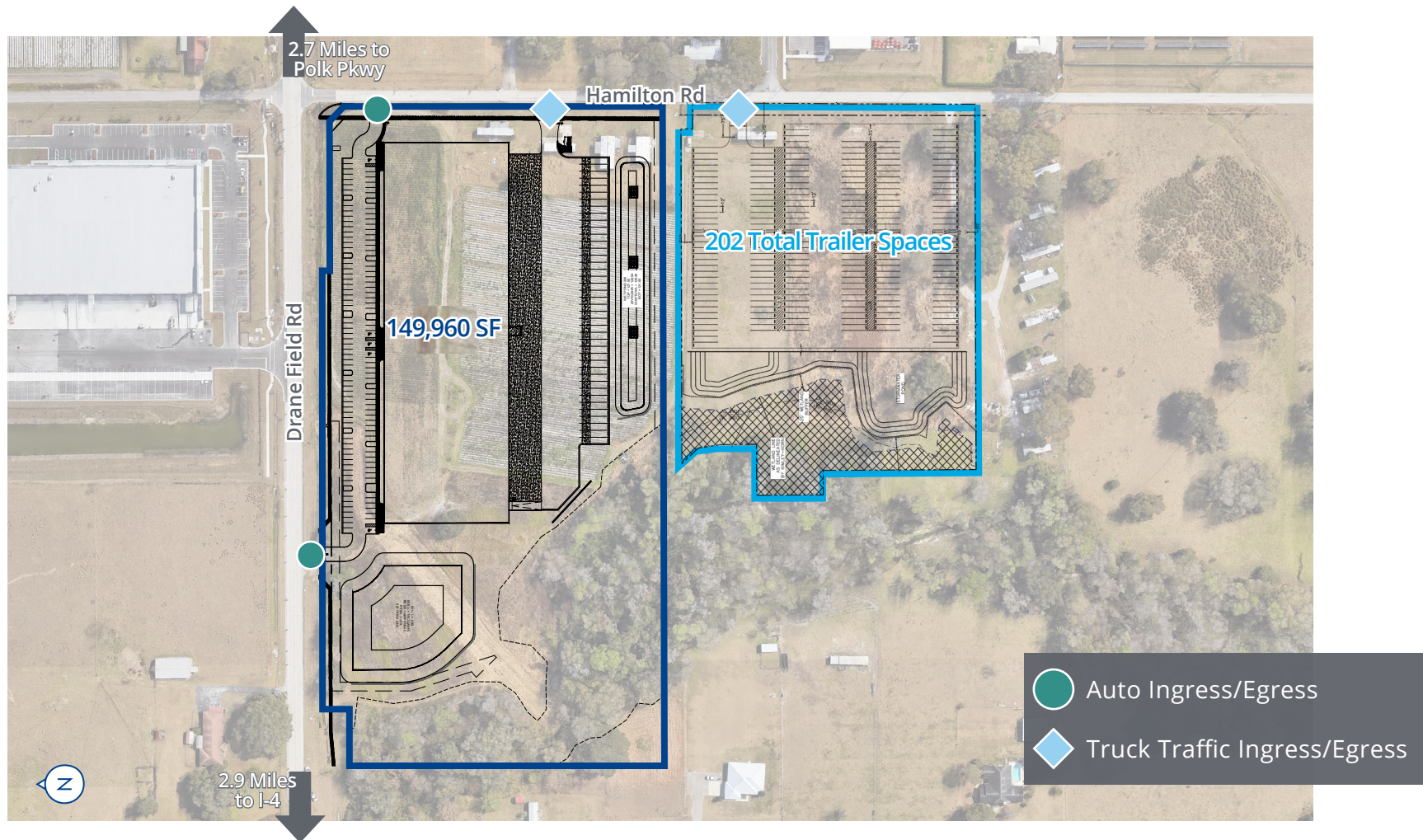
DRANE FIELD DISTRIBUTION CENTER

3825 Hamilton Rd | Lakeland, FL 33811

149,960 SF Warehouse For Lease | Designed, Permitted & Pad Ready



Building & Trailer Parking Site Design



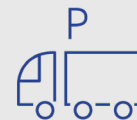
Pad Ready

building site



Designed & Permitted

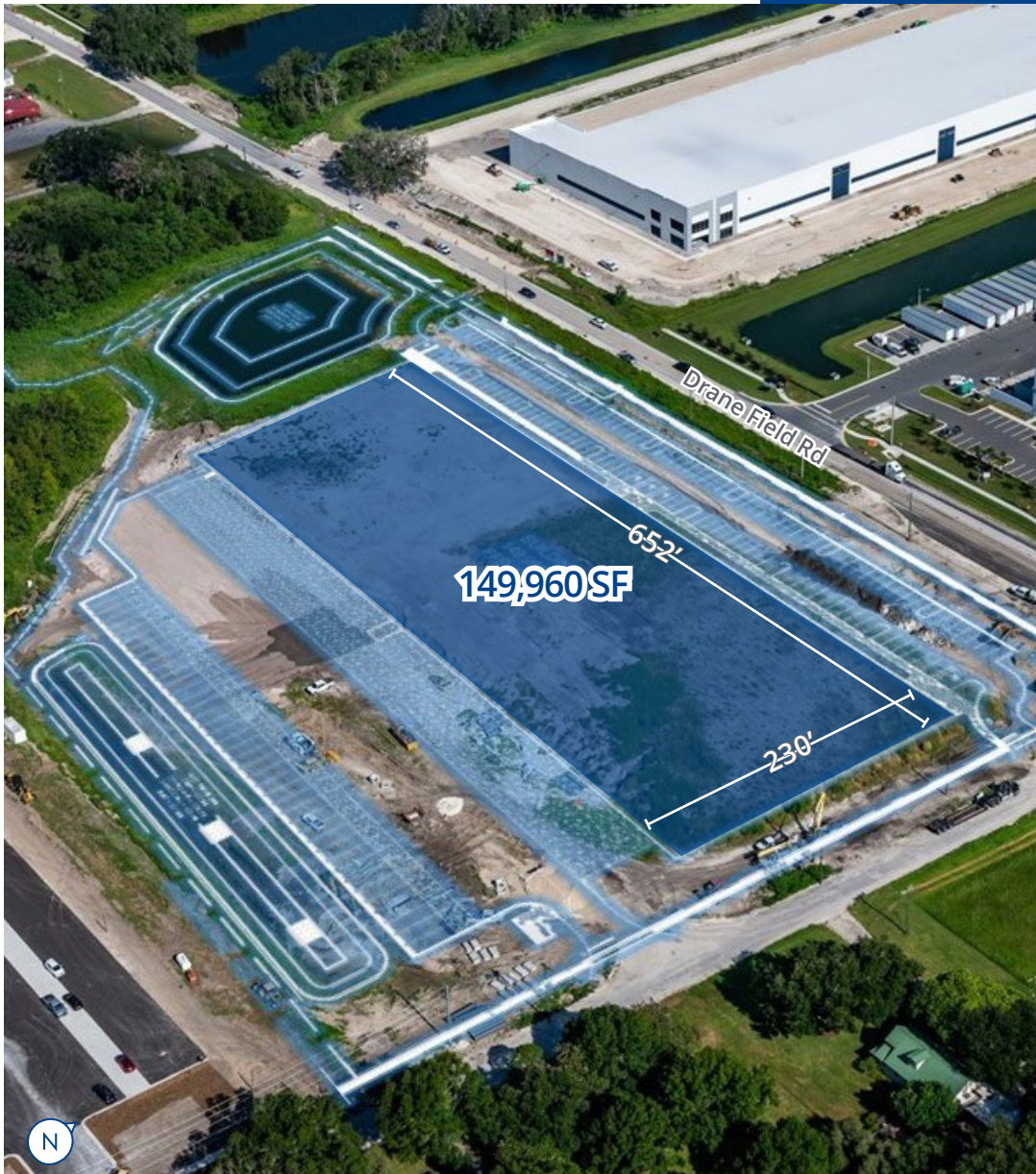
to deliver in 8-9 months



**Completed Off-Dock
Fenced Trailer Lot**

allowing for 200+ trailers

Site Plan







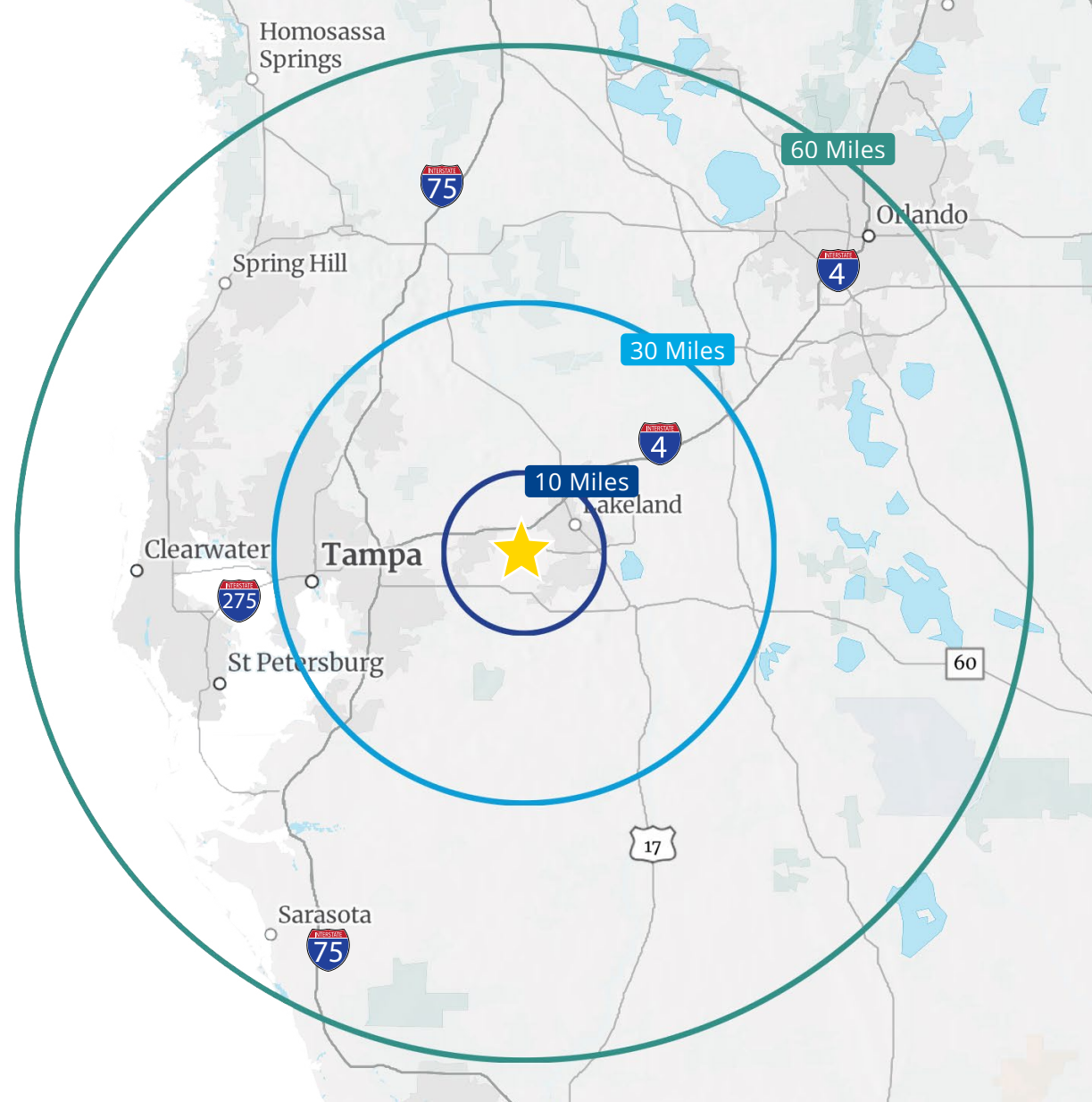
Building Size:	±149,960 SF
Minimum Divisible:	±90,000 SF
Availability:	Immediate
Office:	BTS
Warehouse Lighting:	Motion sensed LED
Dock-High Positions:	40 doors (9' x 10')
Drive-In Ramps:	2 ramps (12' x 14' door)
Power:	(Planned)
Load Type:	Rear-Load
Year Built:	Proposed
Construction:	Tilt-wall
Building Dimensions:	652' (w) x 230' (d)
Column Spacing:	54' (w) x 53'4" (d) interior bays 56' (w) x 53'4" (d) exterior bays
Speed Bay:	70'
Clear Height:	32'
Slab Thickness:	6" reinforced concrete
Fire Suppression:	ESFR
Roof:	TPO with LTTR R-20 insulation
Truck Court Depth:	130'
Auto Parking:	132 spaces (0.88/1,000 SF ratio)
Trailer Parking:	41 spaces (2.73/10,000 SF ratio)
Off-Dock Trailer Parking:	Asphalt w/ concrete strips, equipped for 202 trailers, and entirely fenced/secured
Flood Zone:	X
Zoning:	Commercial/Industrial



Centrally Located off the I-4 Corridor

Key Distances

	Polk Parkway	2.7 Miles
	Interstate 4	2.9 Miles
	Highway 60	5.1 Miles
	Interstate 75	19.0 Miles
	Lakeland Linder Int'l Airport	2.0 Miles
	Tampa Int'l Airport	35.5 Miles
	Orlando Int'l Airport	60.0 Miles
	Tampa	29.5 Miles
	Orlando	60.7 Miles
	Ocala	113.0 Miles
	CSX Intermodal Winter Haven	28.0 Miles
	CSX Intermodal Tampa	26.8 Miles



Major MSAs 2022 Population


3,219,514
Tampa


859,760
Sarasota-Bradenton


753,520
Lakeland


2,691,925
Orlando

Established Distribution Location



WellDyne Rx IP+
WELLGISTICS
WHOLESALE PHARMACEUTICAL DISTRIBUTION
DSI Acquisitions Corp.

TESLA Sysco

stryker
CHEP
A Brambles Company
Plastipak
Packaging Inc.
LaSalle Bristol
CARPENTER
PECO
PALLET
Advance
Auto Parts
STAR
CORPORATION 5757280

Full Interchange

PHILLIPS
PET FOOD & SUPPLIES
Country Malt
Group

Save
a lot
food stores

IKEA

amazon

Southern Glazers
WINE & SPIRITS

KNIGHT
TRANSPORTATION

CHEP
A Brambles Company

Saddle Creek
ACE
Hardware

Publix

ROOMS
TO GO

MOTION
INDUSTRIES
Tredit

O'Reilly
AUTO PARTS

Purina

ADVANCED
WORKVANS
WILLIAMS-SONOMA

MOTION
INDUSTRIES
KENDA
AMERICANA
TIRE AND WHEEL

Sleep
INTERNATIONAL
Plastipak
Packaging Inc.
MLMC
Nestlé
Waters

THE
HOME
DEPOT

Drane Field
Distribution Center
149,960 SF

Lakeland Linder
International Airport

amazon
Prime Air

AXIS
REDISTRIBUTION
Loggatt & Nutt





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149,960 SF Available for Lease



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