



# For Lease

±36,238 SF Available Immediately

2850 Interstate Dr, Lakeland, FL 33805

**Robyn Hurrell, SIOR**

Executive Vice President

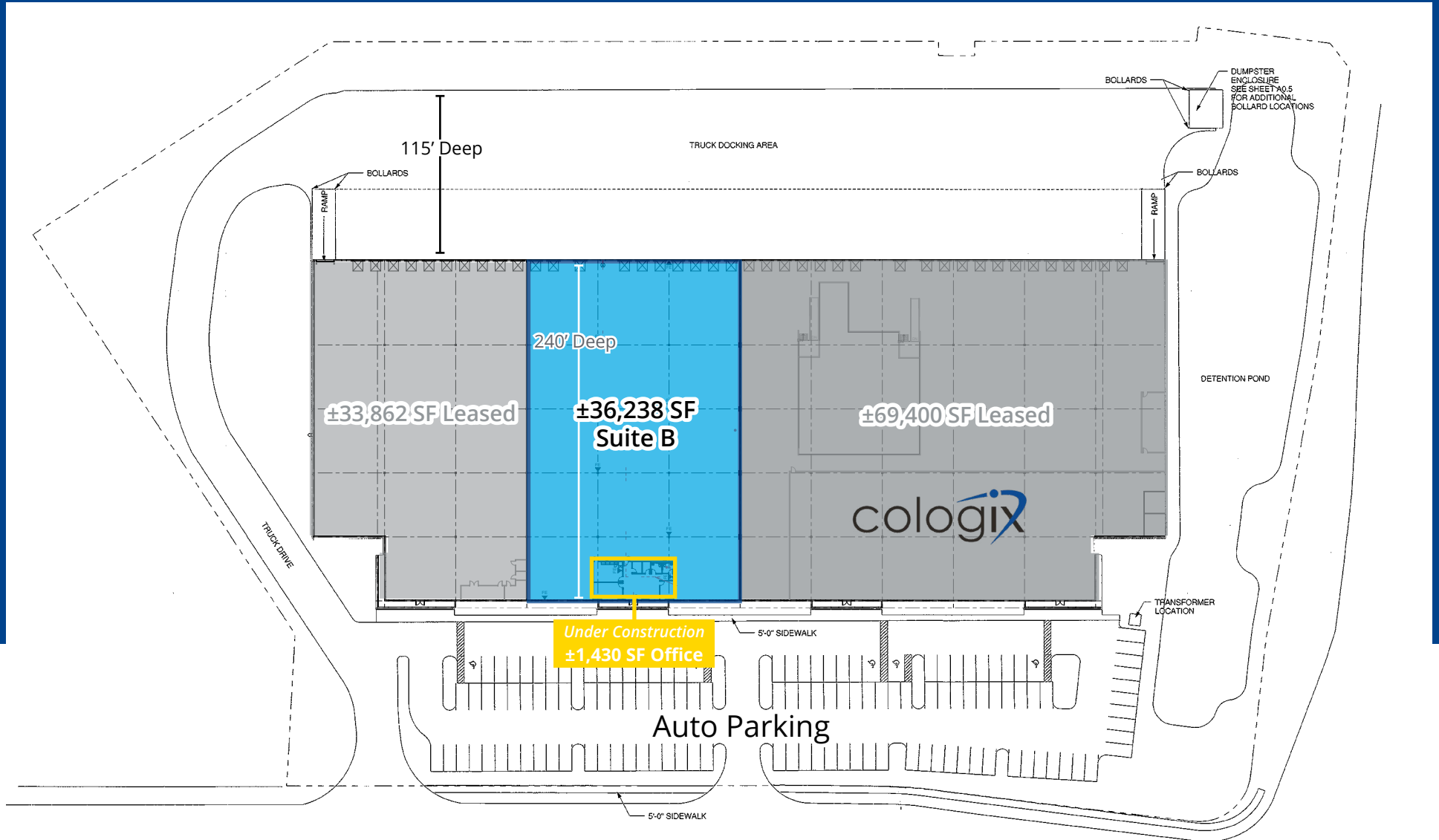
+1 813 226 7540

[robyn.hurrell@colliers.com](mailto:robyn.hurrell@colliers.com)

**INDUS**  
INDUS REALTY TRUST



# Site Plan



# Vacancy Specifications

Available Size:	±36,238 SF
Availability	Immediately
Office:	±1,430 SF <i>Under Construction</i>
Warehouse Lighting:	Combination of T-5 and LED
Dock-High Positions:	10 doors (9' x 10')
Remaining Power Available:	3 Phase, 400 amps, 277/480 volts (building capacity for up to 1,600 amps)

# 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



±1,430 SF Office *Under Construction*  
Estimated Completion: End of August 2024

# 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

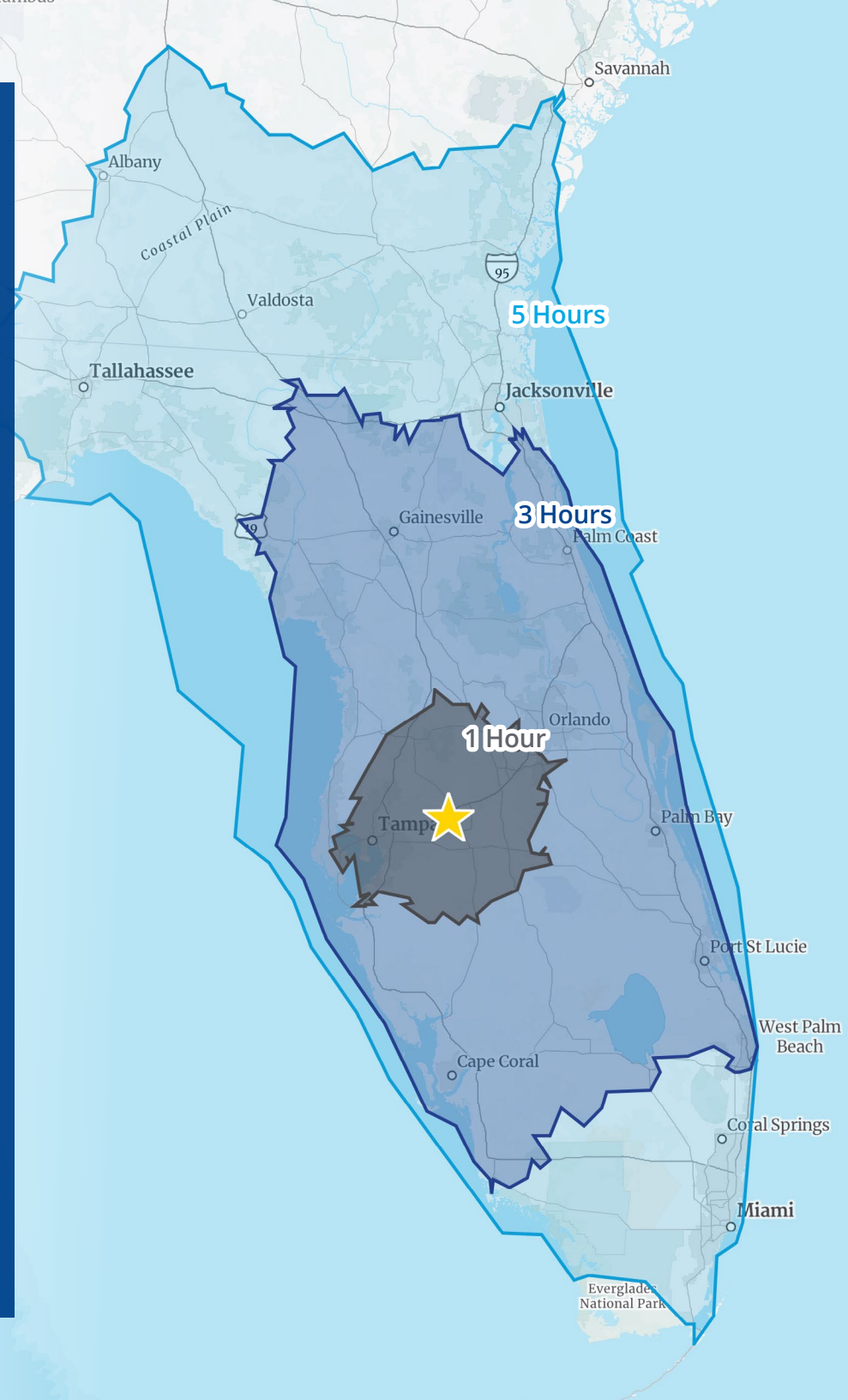
Lakeland Linder International	8.7 miles
Tampa International	40 miles
Orlando International	52 miles



## PORTS

Port Tampa	42 miles
Port Canaveral	95.4 miles
JAXPORT	196 miles

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



# Surrounding Industrial Occupiers



±36,238 SF  
Available Immediately

Cools Across America  
**ISN** Integrated Supply  
Network, LLC.

**Complete Fleet Care**

**ImageFIRST**  
HEALTHCARE LAUNDRY SPECIALISTS

**BELT POWER**

**PEPPERIDGE FARM**

**MISSION**

**MCKESSON**

**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](mailto: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). © 2024. 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

