



PROPERTY DESCRIPTION

Newer 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.

Single bay available for a total of 1,900 SF with 390 SF of office and one grade level door.

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 SF |
| Lot Size: | 3.26 Acres |
| Total Building Size: | 34,200 SF |
| Built: | 2022 |
| Power: | 3 phase - 120/240v |
| 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 |

LAKELAND IS AN IDEAL LOCATION
FOR DISTRIBUTION

11 million people within 100 miles
21 million people within 200 miles

Need Warehouse Space?
Call the Ruthvens!

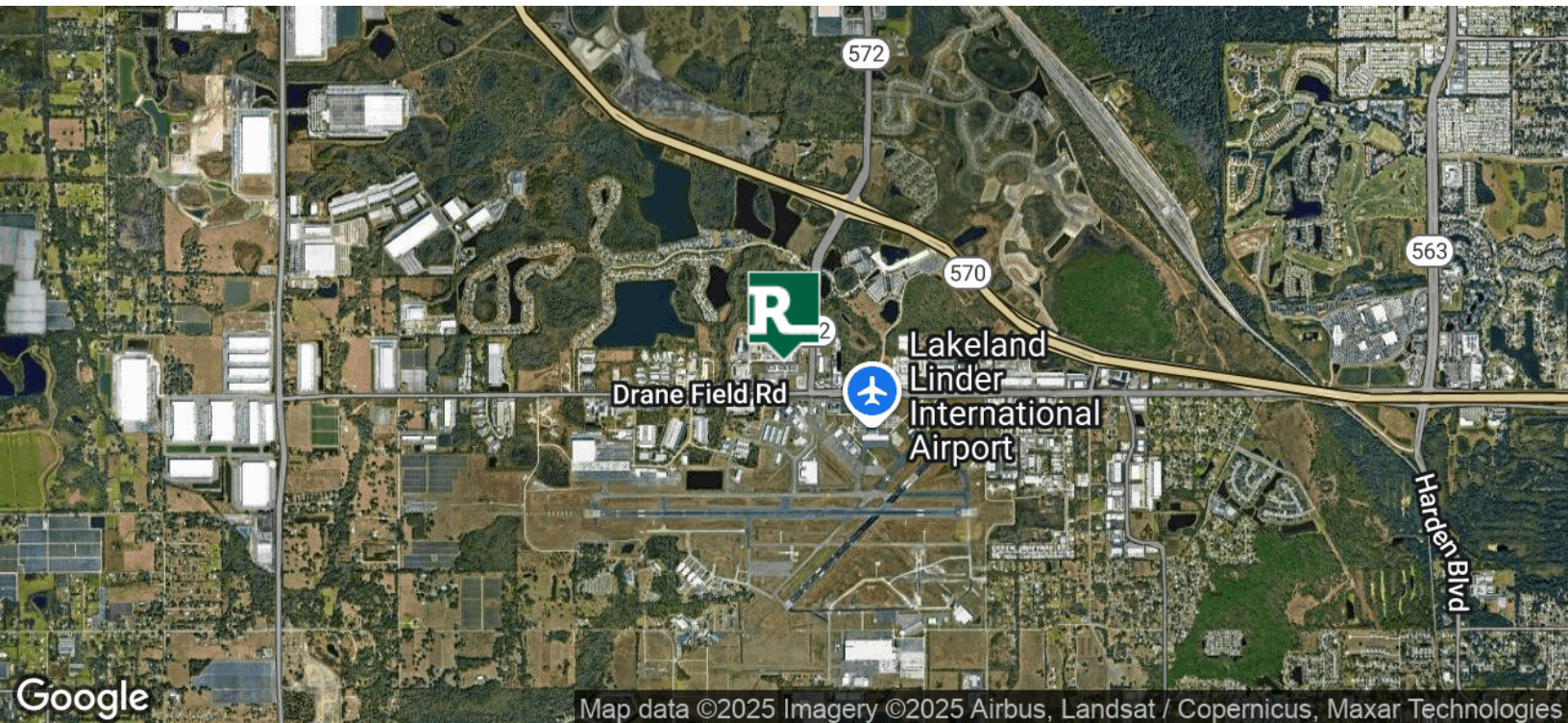
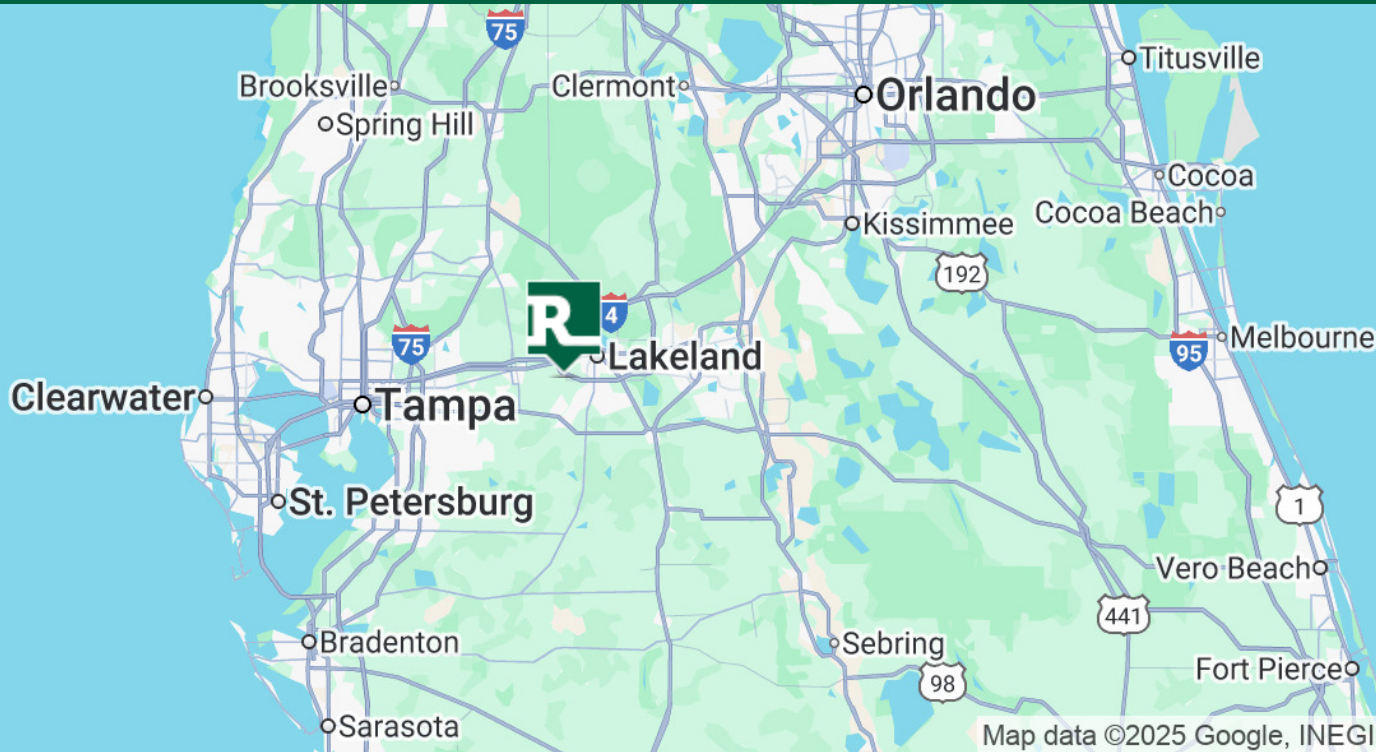


Central Florida's
Warehouse Specialist

AIRPORT COMMERCE PARK

3625 - 3685 AIRPORT COMMERCE DR, LAKELAND, FL 33811

FOR LEASE



ALEX DELANNOY, SIOR

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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 mile 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 foot 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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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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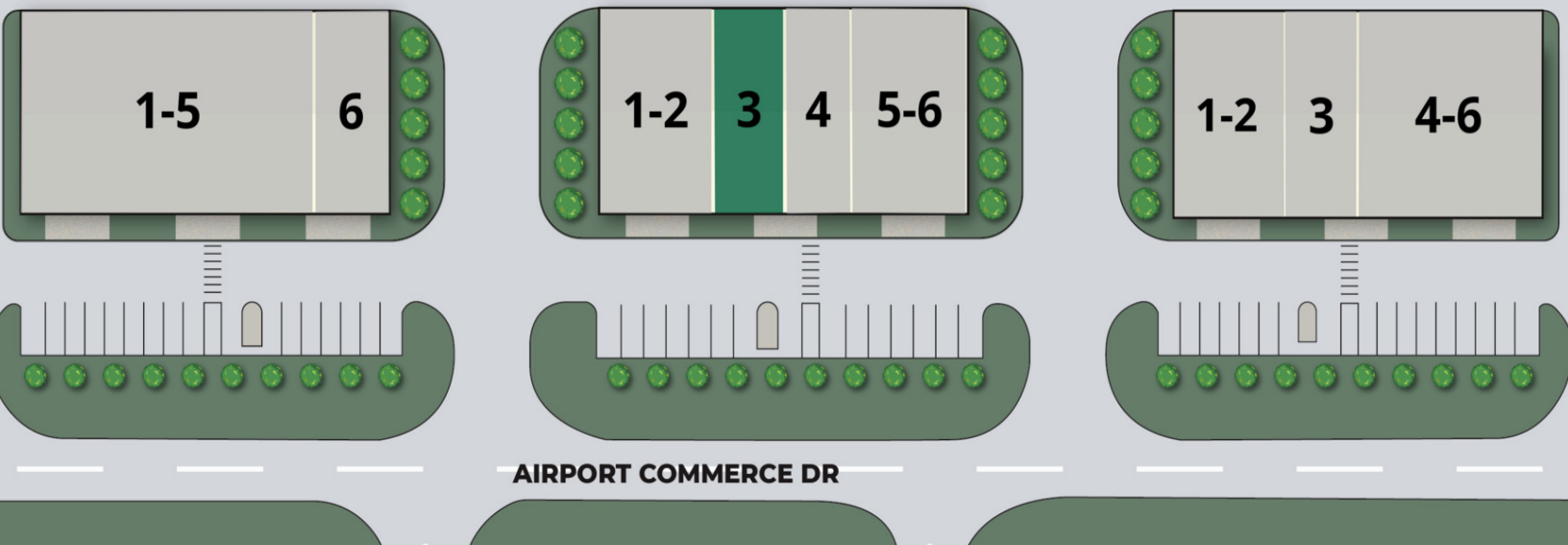
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LEGEND

Available

Unavailable



LEASE INFORMATION

| | |
|--------------|----------|
| Lease Type: | NNN |
| Total Space: | 1,900 SF |

| | |
|-------------|-------------------------------|
| Lease Term: | Negotiable |
| Lease Rate: | Call 863-250-2502 for pricing |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE |
|-------|-----------|----------|------|-------------------------------|
| 3 | Available | 1,900 SF | NNN | Call 863-250-2502 for pricing |

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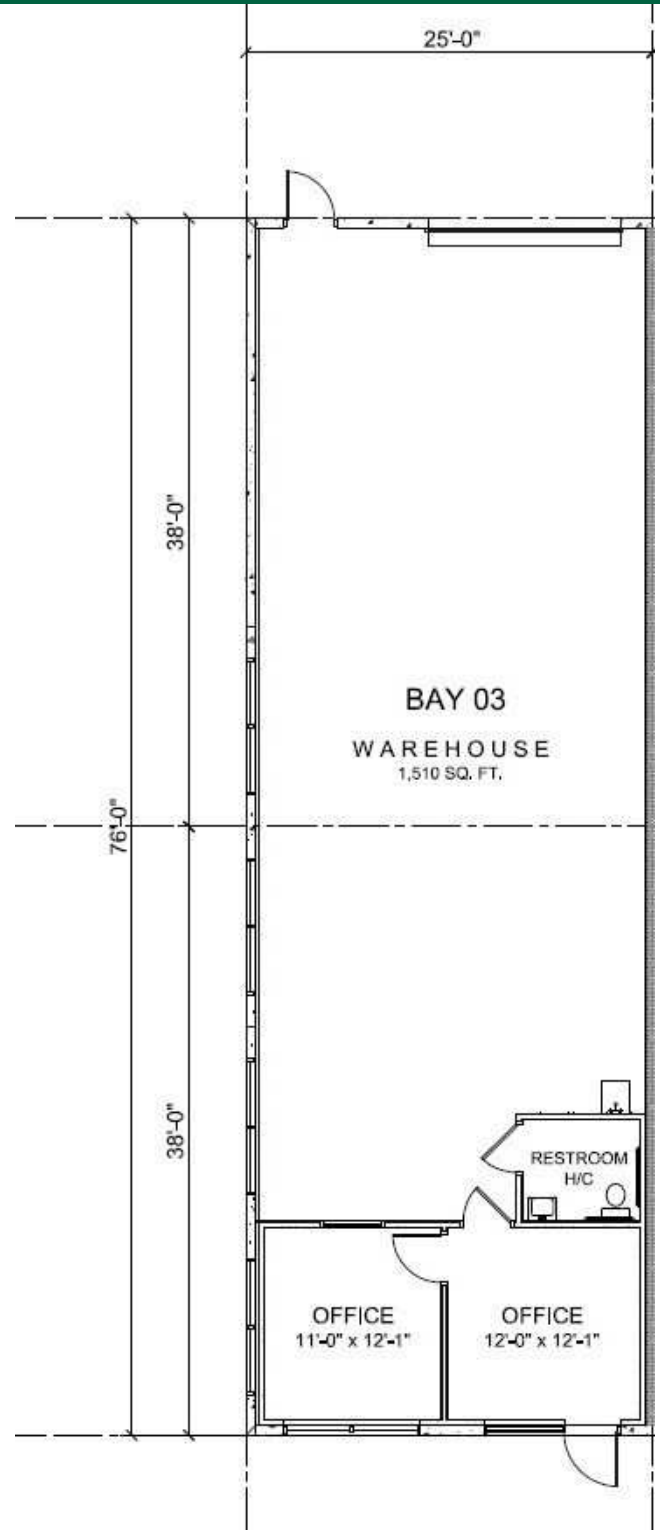
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3645 - BAY 3

- Total of 1,900 SF
- 390 SF of office
- One reception/office and one private office
- One restroom
- 20' clear height
- One grade level door (12' x 14')
- 3 phase - 120/240v
- Signage available



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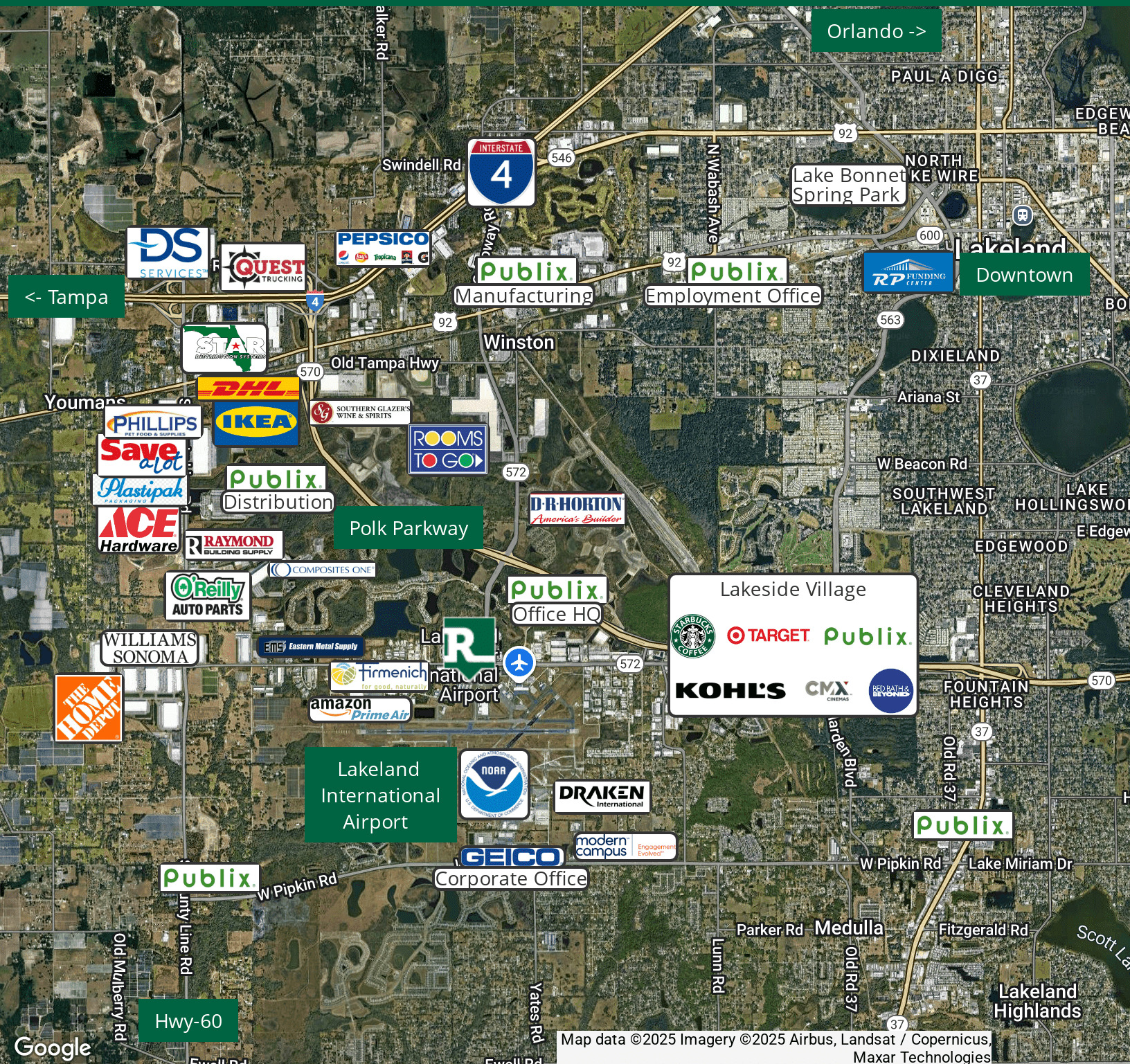
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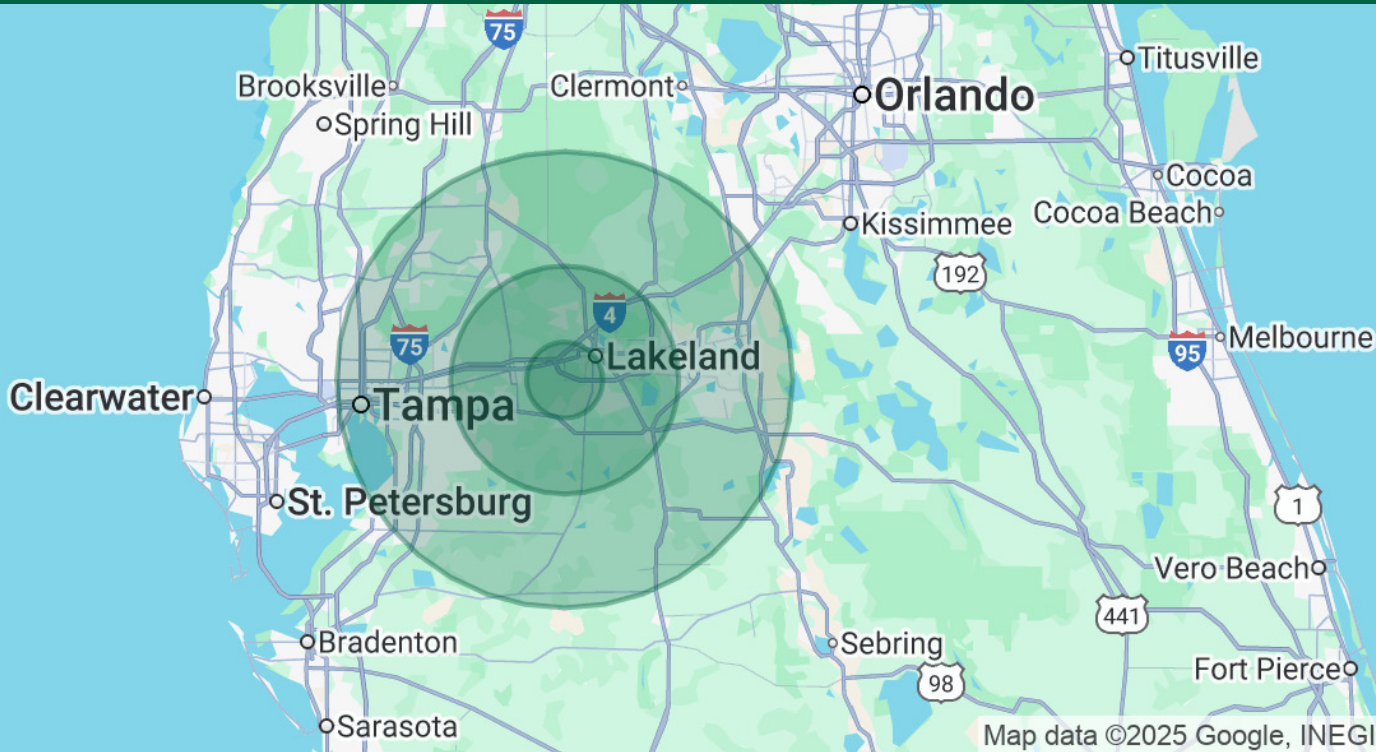
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POPULATION

| | 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 |

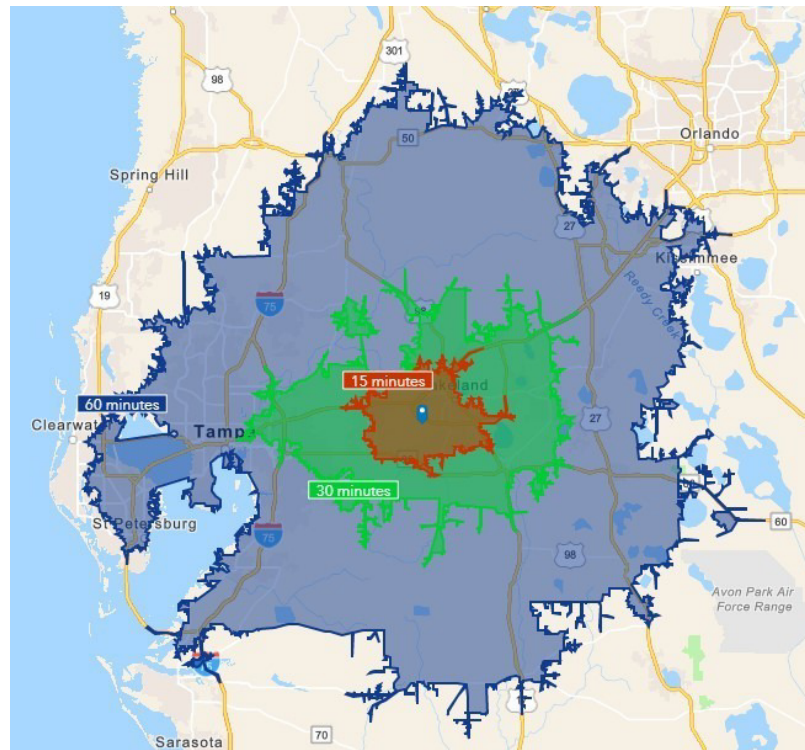
HOUSEHOLDS & INCOME

| | 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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Vice President of Brokerage

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Direct: 863.250.2502 | **Cell:** 863.250.2502

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

Society of Industrial and Office Realtors (SIOR), Florida Regional Director & Tech Chair

Certified Commercial Investment Member Institute (CCIM), Candidate

Manufacturing & Supply Chain of Mid Florida

NAIOP Member of Central Florida

National Realtor Association

Lakeland Realtor Association

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