

For Sale

# High Visibility Lakeland Warehouse with IOS

13,219 SF | \$2,750,000 - Just Reduced!



## 2940 US Hwy 92 E

Lakeland, Florida 33801

### Property Highlights

- 13,219± SF warehouse on 2.36± acres
- 1.3± acres of fenced outside storage (IOS)
- Additional 3,500± SF covered IOS at front of site
- Clear height: 18' at eave to 24' 10" at peak
- Three (3) oversized drive-thru grade level doors: 14' x 14'
- One (1) smaller grade-level overhead door: 10' x 10'
- Ideal for contractors, distributors or outdoor sales users needing yard space
- Monument signage in place with potential for pylon
- High visibility location with 35,500± vehicles per day (AADT, 2024)
- Zoning: LCC (Polk County)



For more information

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## Property Photos





# Aerials





## Location Maps

