

S Pipkin Multi-Tenant Flex Building

3929 S Pipkin Road, Lakeland, Florida 33803

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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Starting Lease Rate:	\$15.00 - \$18.00 SF/yr (NNN)
Estimated NNN Expenses:	\$4.00/SF
Total SF:	49,172 SF
Available SF:	3,486 SF - 49,172 SF
Lot Size:	4.27 Acres
# of Units:	12
# of Grade Level Doors:	25
Jurisdiction:	City of Lakeland
Zoning:	PUD-5420
Utilities:	Water and Sewer
PIN:	232903139563000031

Property Overview

Exciting new industrial space for lease on S Pipkin Road in Lakeland's Parkway Corporate Center. This under-construction, Class A concrete tilt-wall building offers flexible leasing options within its 49,000+ SF. The building is ground level, with large 14' x 16' doors.

Six units on the north end of the building will be delivered, built out with offices, restrooms, and mezzanines.

Benefit from a prime location in one of Lakeland's most desirable business parks. Nearby is the growing Lakeland Linder Airport, Amazon Air Cargo Hub, Publix HQ, and quick access to Polk Parkway (SR 570), County Line Road, and I-4.

PROPERTY DESCRIPTION



Building Highlights

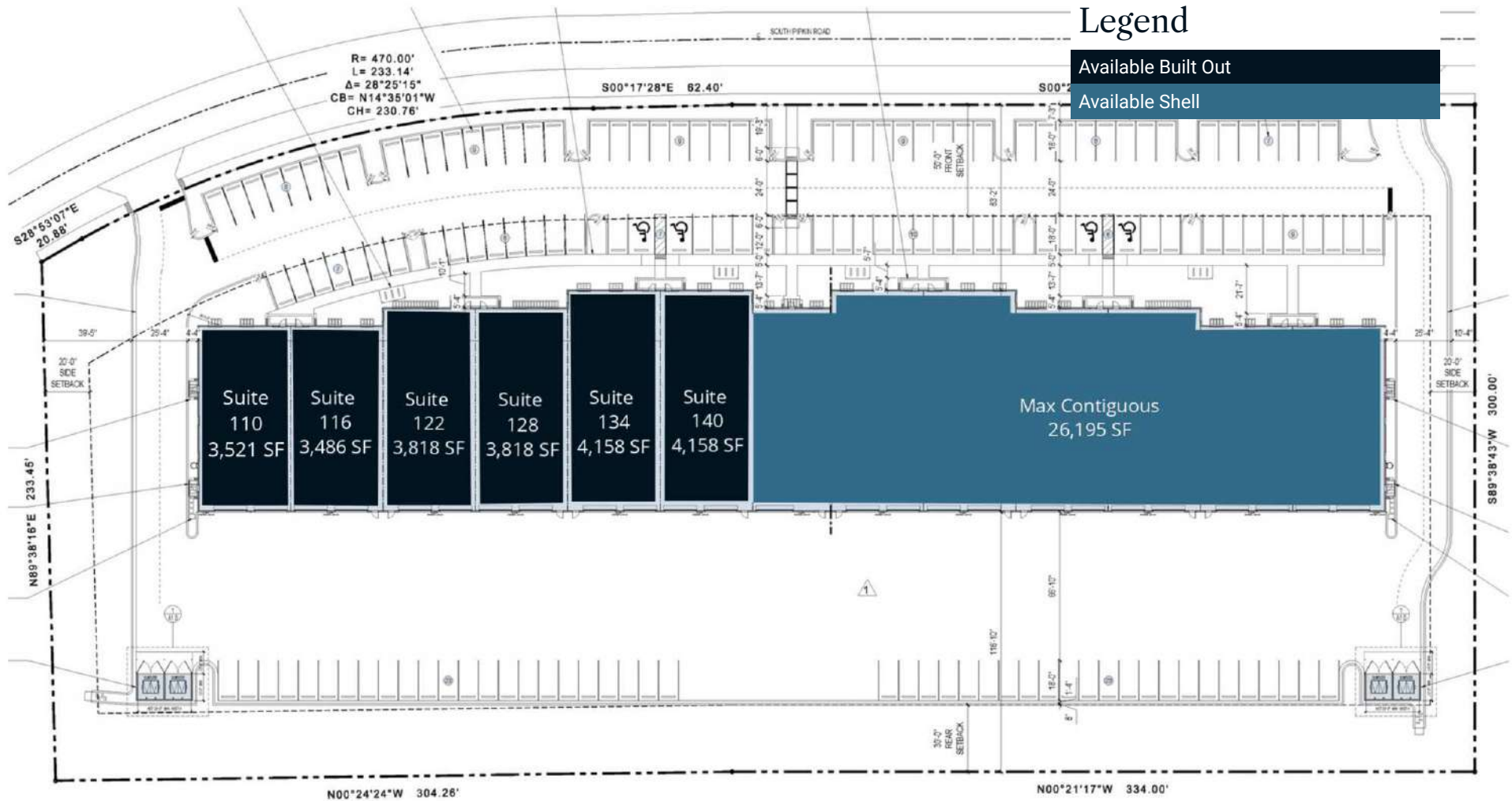
- True Class A Flex Building
- Tilt-Wall Construction
- Fully Sprinkled
- Power: 3-Phase, 120-208V, 200 Amps per Unit
- 142 Total Parking Spaces
- LED Lighting



Warehouse Highlights

- Clear Height: 24'
- Column Spacing: 41'6" x 50'0"
- 6 Spec Units Built-Out With 2-3 Offices, Restrooms, and Mezzanines
- 25 Total Grade Level Doors (14' x 16'), 2 Doors in Most Units

SPACES FOR LEASE





SPACES FOR LEASE

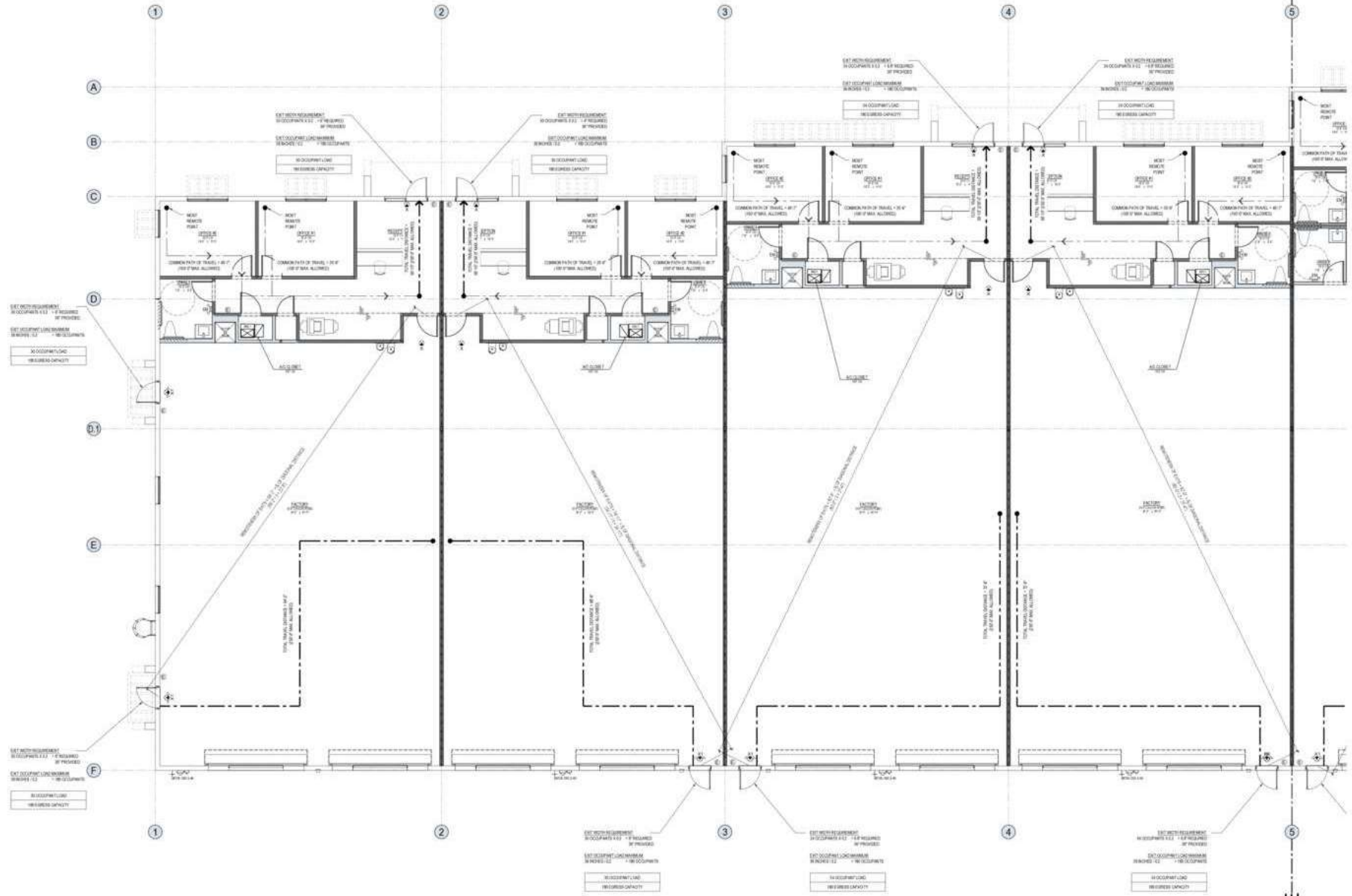
SUITE	SIZE	RATE	MEZZANINE SIZE	MEZZANINE RATE	NNN RATE	TOTAL M RENT
Suite 110	3,521 SF	\$18.00 SF/yr	833 SF	\$9.00 SF/yr	\$4.00 SF/yr	\$7,079.92
Suite 116	3,486 SF	\$18.00 SF/yr	838 SF	\$9.00 SF/yr	\$4.00 SF/yr	\$7,019.50
Suite 122	3,818 SF	\$18.00 SF/yr	836 SF	\$9.00 SF/yr	\$4.00 SF/yr	\$7,626.67
Suite 128	3,818 SF	\$18.00 SF/yr	839 SF	\$9.00 SF/yr	\$4.00 SF/yr	\$7,628.92
Suite 134	4,158 SF	\$18.00 SF/yr	1,175 SF	\$9.00 SF/yr	\$4.00 SF/yr	\$8,504.25
Suite 140	4,158 SF	\$18.00 SF/yr	1,178 SF	\$9.00 SF/yr	\$4.00 SF/yr	\$8,506.50
Suite 146	3,227 SF	\$15.00 SF/yr	-	-	\$4.00 SF/yr	\$5,109.42
Suite 152	4,167 SF	\$15.00 SF/yr	-	-	\$4.00 SF/yr	\$6,597.75
Suite 158	4,158 SF	\$15.00 SF/yr	-	-	\$4.00 SF/yr	\$6,583.50
Suite 164	3,818 SF	\$15.00 SF/yr	-	-	\$4.00 SF/yr	\$6,045.17
Suite 170	3,818 SF	\$15.00 SF/yr	-	-	\$4.00 SF/yr	\$6,045.17
Suite 176	3,486 SF	\$15.00 SF/yr	-	-	\$4.00 SF/yr	\$5,519.50
Suite 182	3,521 SF	\$15.00 SF/yr	-	-	\$4.00 SF/yr	\$5,574.92

Maximum Contiguous Space: Up to 26,195 square feet.
Rental rate begins at \$15/sf depending on size and configuration.

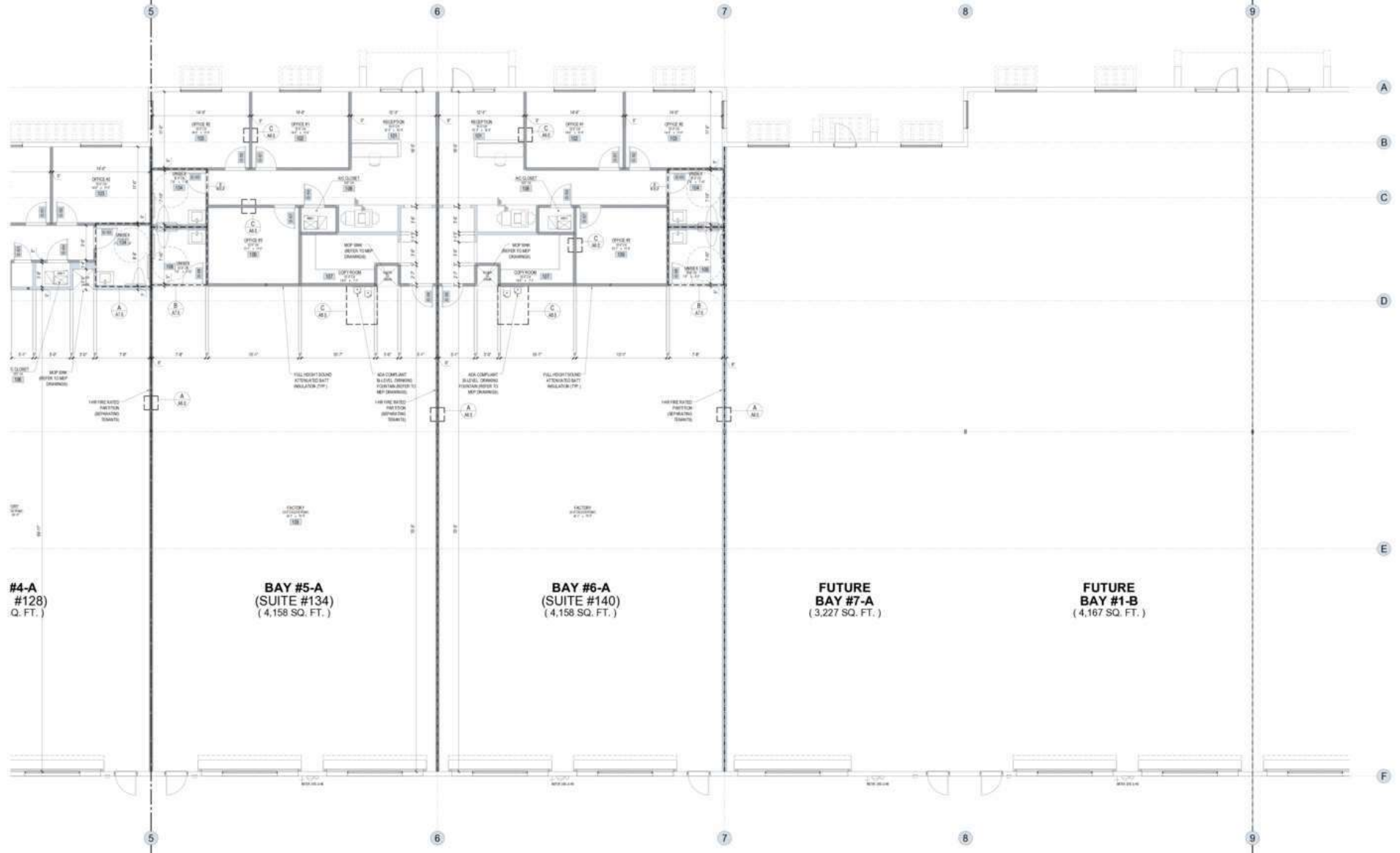
FLOOR PLANS - NORTH SECTION



MATCHLINE



FLOOR PLANS - MIDDLE SECTION



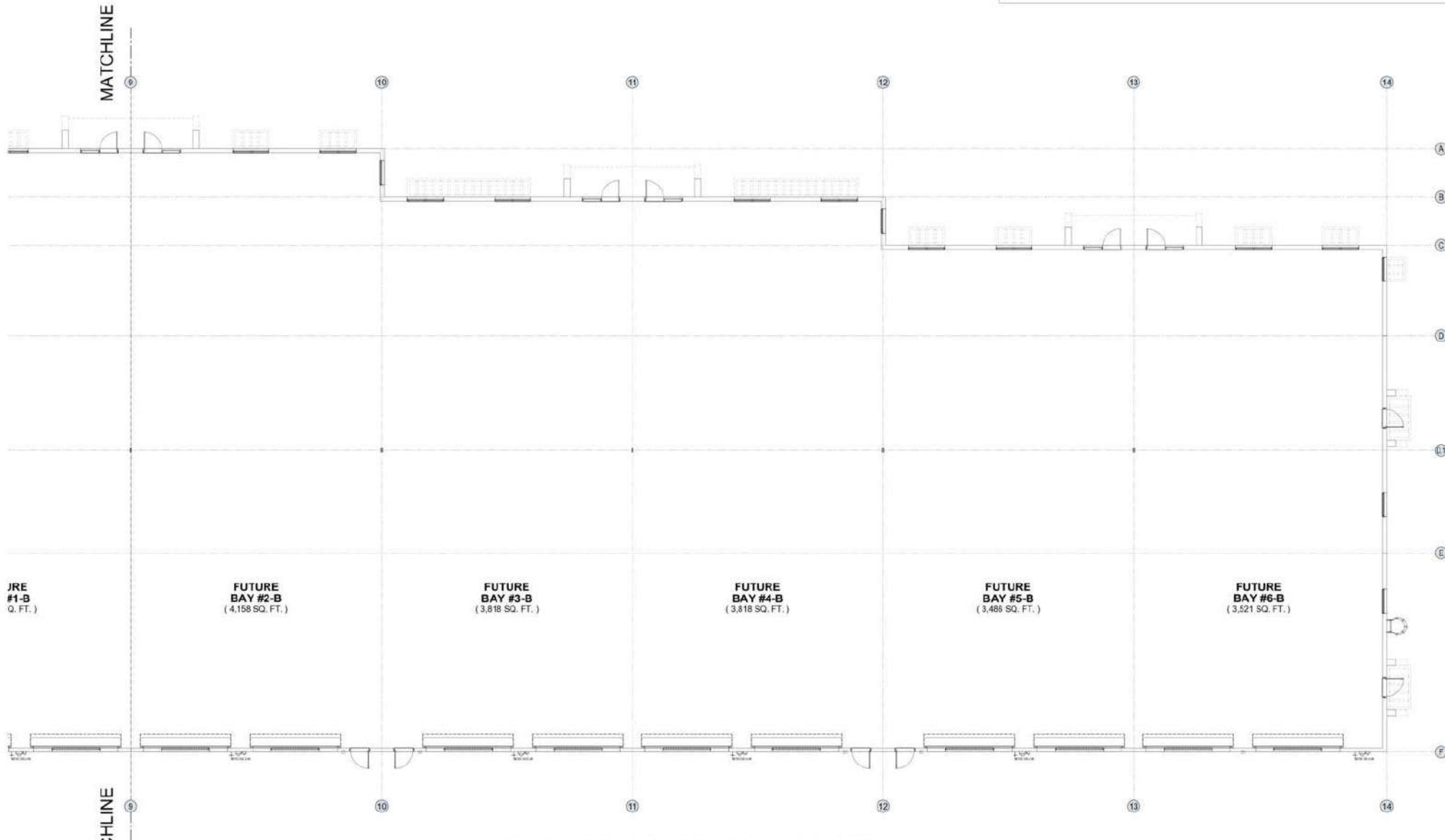
FLOOR PLANS - SOUTH SECTION

OVERALL FLOOR PLAN

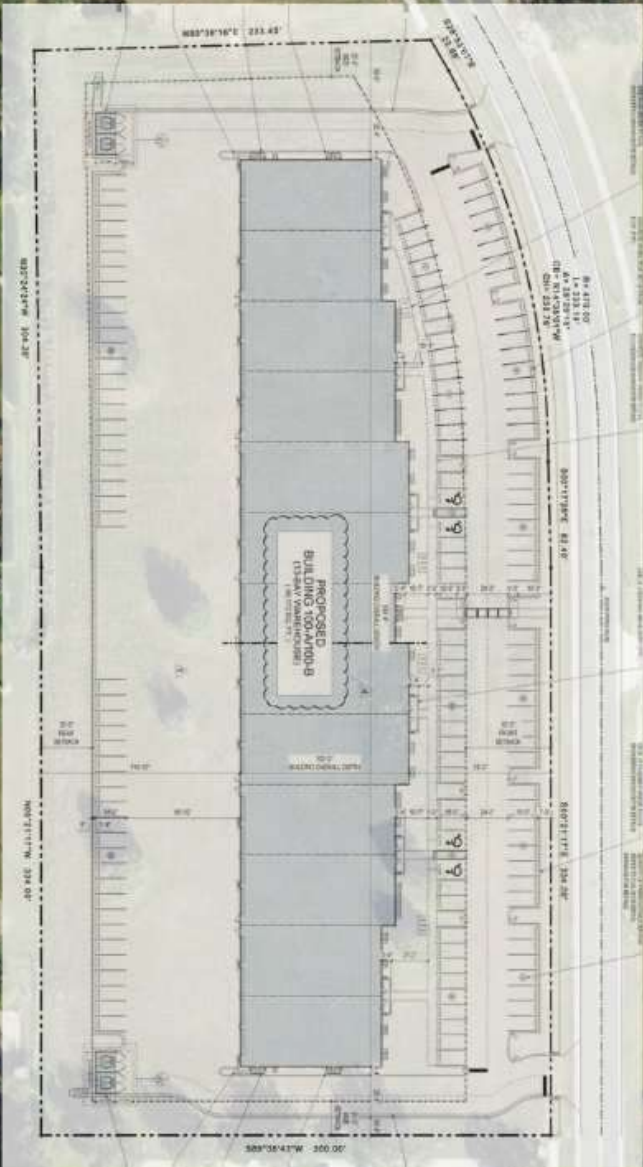
LEGEND & SYMBOLS	
	MASONRY CONSTRUCTION (TYPICAL)
	POURED CONCRETE COLUMN
	GROUT FILLED CELL
	BEARING FRAME CONSTRUCTION
	NON-BEARING FRAME CONSTRUCTION
	FRAME CONSTRUCTION ABOVE OR BELOW
	DETAIL INDICATION
	DOOR SIZE (TYPICAL, U.S.O.)
FIRE RATING LEGEND	
	1-HOUR FIRE RATED WALL (I-418)
	4-HOUR FIRE RATED WALL (I-402)

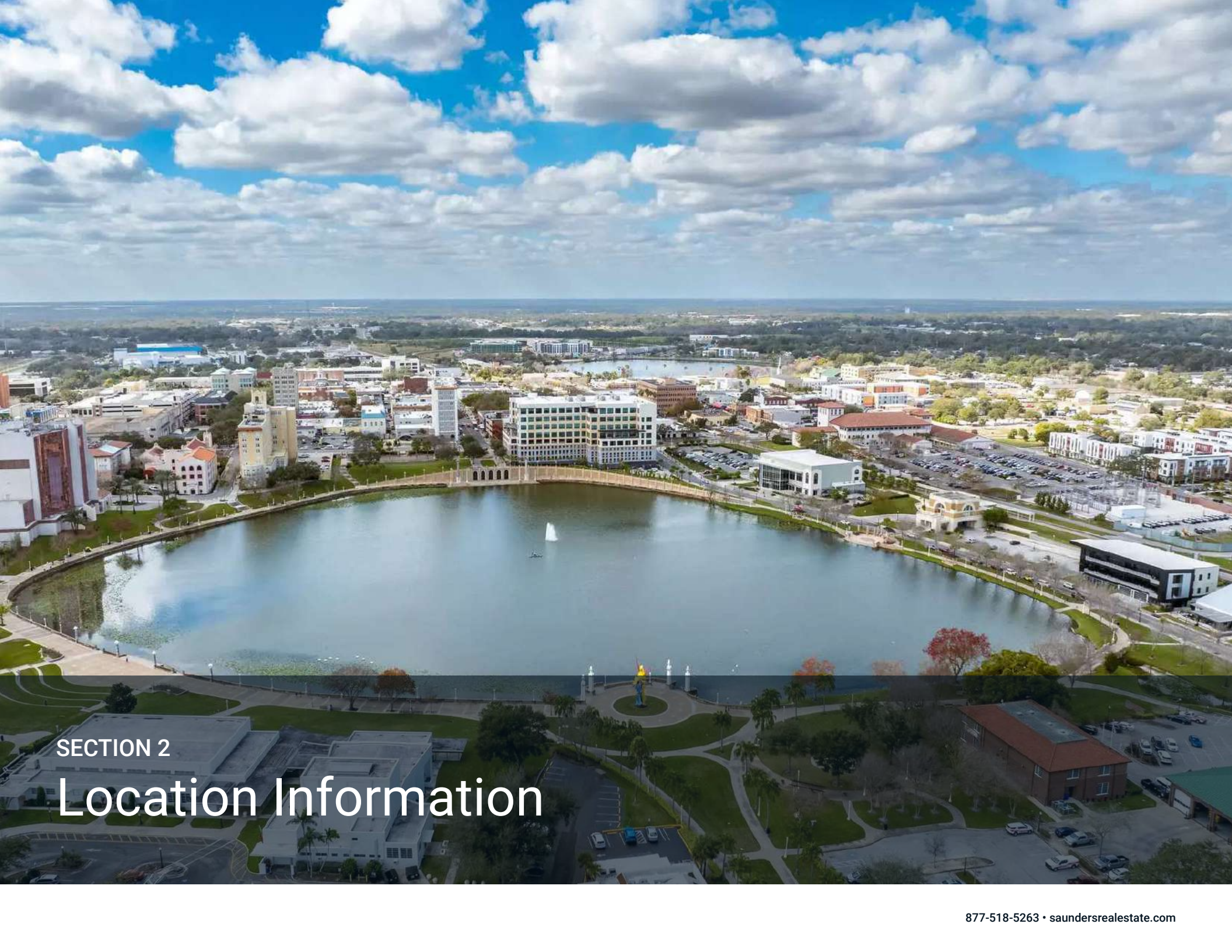
FLOOR PLAN NOTES

- ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RESISTANT AND FULLY CALKED FOR A WEATHER TIGHT CONDITION.
- VERIFY AND COORDINATE ALL MASONRY OPENINGS WITH THE WINDOW/DOOR MANUFACTURER'S SUPPLIER PRIOR TO CONSTRUCTION.
- ALL DOOR SILLINGS WITHIN 2' OF DOOR TO BE TEMPERED. ALL WINDOWS, MIRRORS & GLASS ENCLOSURES WITH SILLS LESS THAN 6" ABOVE FLOOR SHALL BE TEMPERED. ALL GLASS IN FRENCH DOORS TO BE TEMPERED.
- CEILING AND WALLS UNDER SILL AIR MUST BE ONE (1) HOUR RATED CONSTRUCTION.
- STAR SHALL BE FIRST STOPPED (SEE SECTION).
- PICKETS IN ALL BALUSTRADES MUST BE SPACED TO PREVENT PASSAGE OF A 4" OBJECT.
- BATHROOM FLOORS AND BASES SHALL BE OF AN IMPERVIOUS MATERIAL.
- INSULATE EXTERIOR BLOCK WALL WITH A MINIMUM OF R-4.1 AND ATTIC SPACES WITH A MINIMUM OF R-19. INSULATE EXTERIOR FRAME WALL WITH A MINIMUM OF R-11.
- ENERGY CALCULATIONS SHALL TAKE PRECEDENCE OVER THE MINIMUM REQUIRED ENERGY CODE.
- STEEL COLUMNS SHALL BE WRAPPED IN 2 LAYERS 1/2" FIRE RATED GYP WALL BOARD.
- WALL SHEATHING & NAILING WHEN APPLICABLE SHALL BE 1/2" MINIMUM A.P.A. EXTERIOR EXPOSURE 1, C.D. GRADE PLYWOOD, INSTALLED PER MINIF. RECOMMENDATION & NAILED WITH 8 D GALV. RING-SHANK NAILS @ 6" O.C. IN FIELD & 4" O.C. ON PANEL EDGES.
- PROVIDE TREATED AND FIRESTOPPED 1X2 PT FLOORING HORIZONTAL @ SLOING WALL INTERSECTION.
- EDGESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. THEY SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" WIDE & 24" HIGH AND 5.7 SQUARE FEET MINIMUM AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 4" ABOVE FLOOR AND LATCH AT 54" ABOVE FLOOR MAXIMUM.
- WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA ENERGY CODE.
- TERMINATE TREATMENT NOTES.
- SOL SHALL BE TREATED WITH DUPONT BRAND TERMITICIDE AND APPLIED PER FLORIDA STATUTE CHAPTER 482 PEST CONTROL ACT.
- CONTRACTOR TO SUBMIT CERTIFICATE, FULLY DOCUMENTING APPLICATIONS, STRENGTH OF SOLUTION AND QUANTITY OF SOLUTION PER FLUATING SLAB SYSTEM WALL CONSTRUCTION TABLE CALCULATIONS REQUIRED TO COMPLY WITH FLORIDA STATUTE CHAPTER 482 PEST CONTROL ACT.



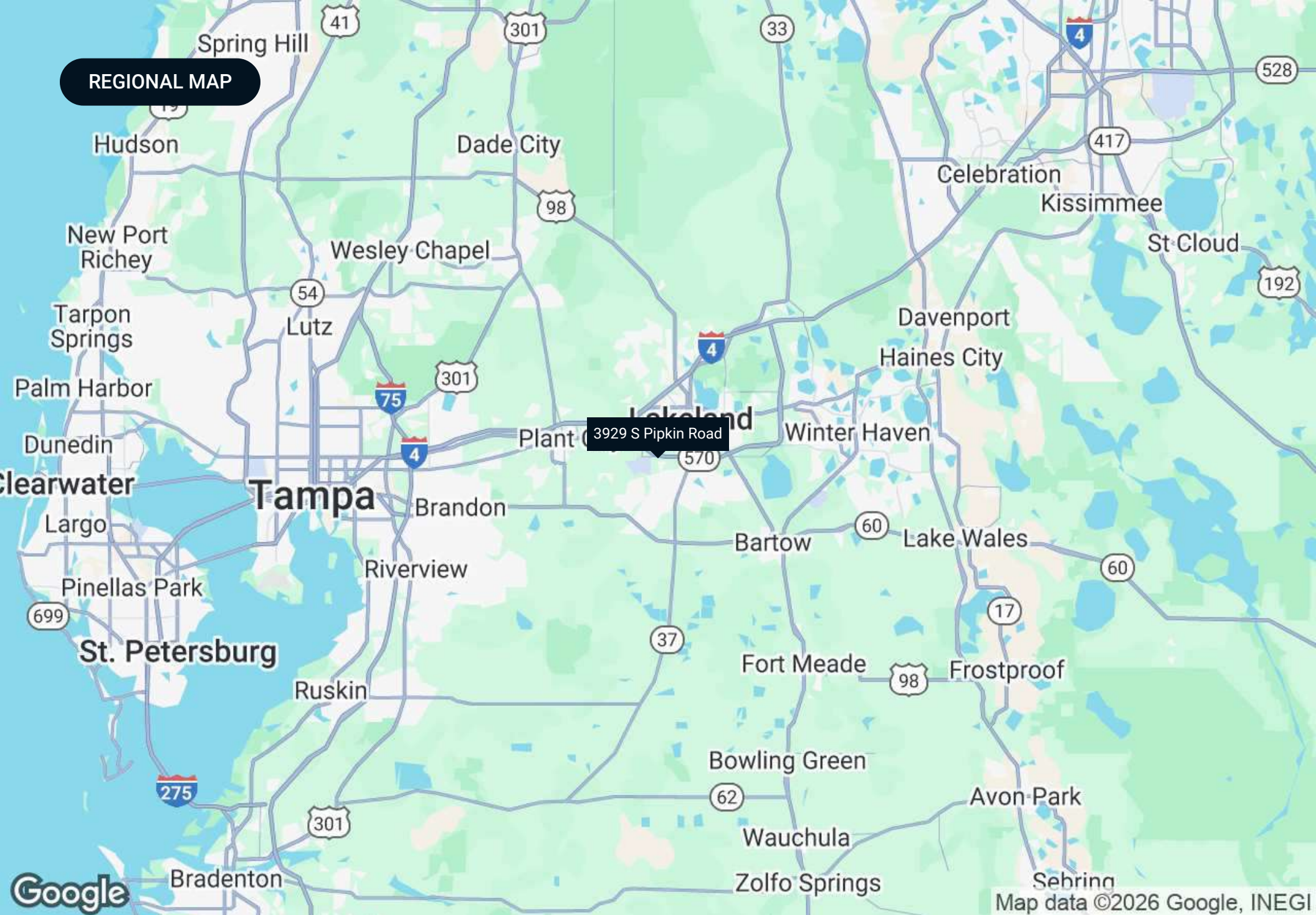
SITE PLAN





SECTION 2

Location Information



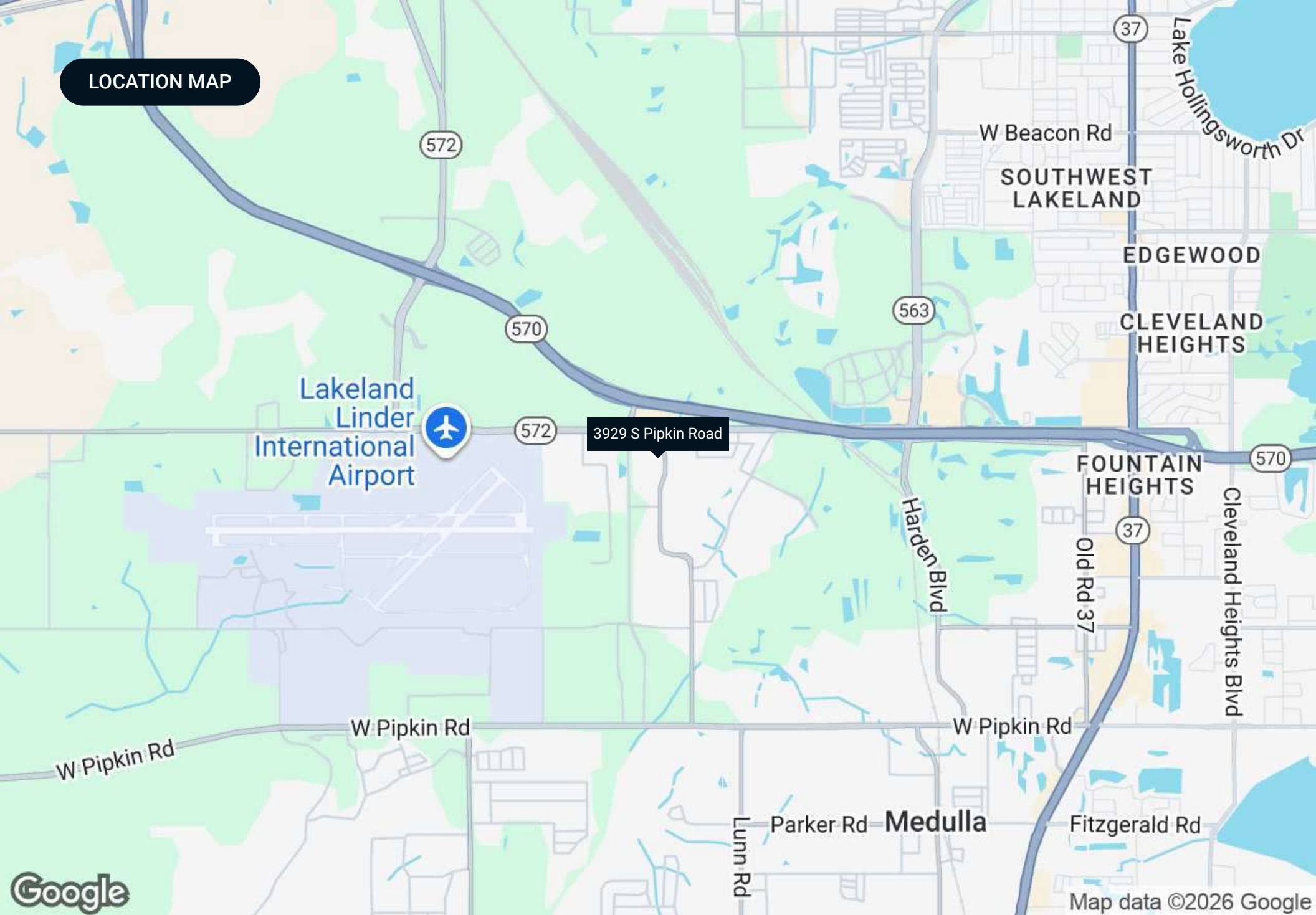
REGIONAL MAP

3929 S Pipkin Road

Google

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LOCATION MAP



Google

Map data ©2026 Google

DEMOGRAPHICS MAP & REPORT

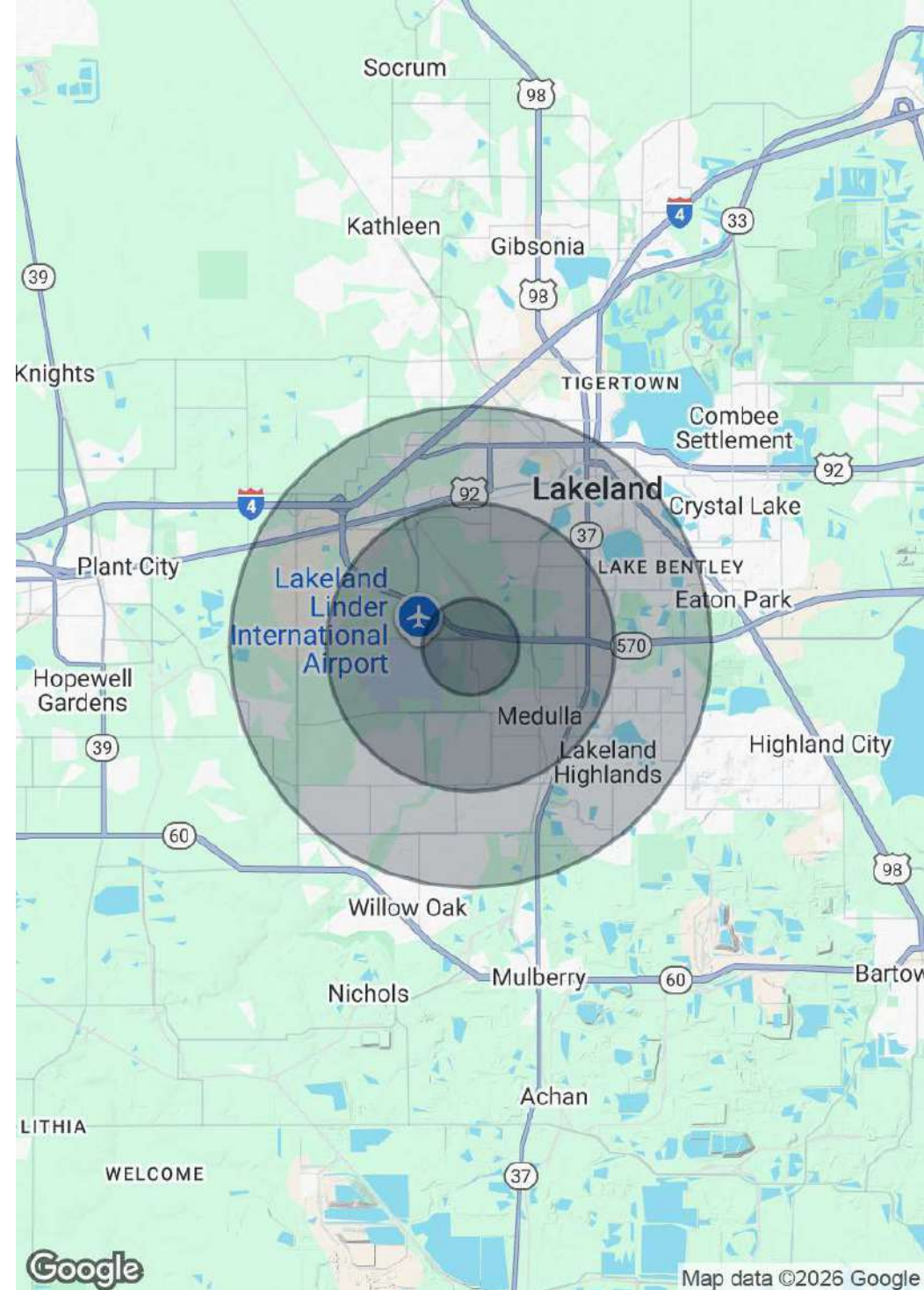
Population

	1 Mile	3 Miles	5 Miles
Total Population	1,875	43,919	131,658
Average Age	44	43	42
Average Age (Male)	43	42	40
Average Age (Female)	45	45	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	757	18,198	51,483
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$106,479	\$90,127	\$93,209
Average House Value	\$371,531	\$294,411	\$310,787

Demographics data derived from AlphaMap



AREA ANALYTICS

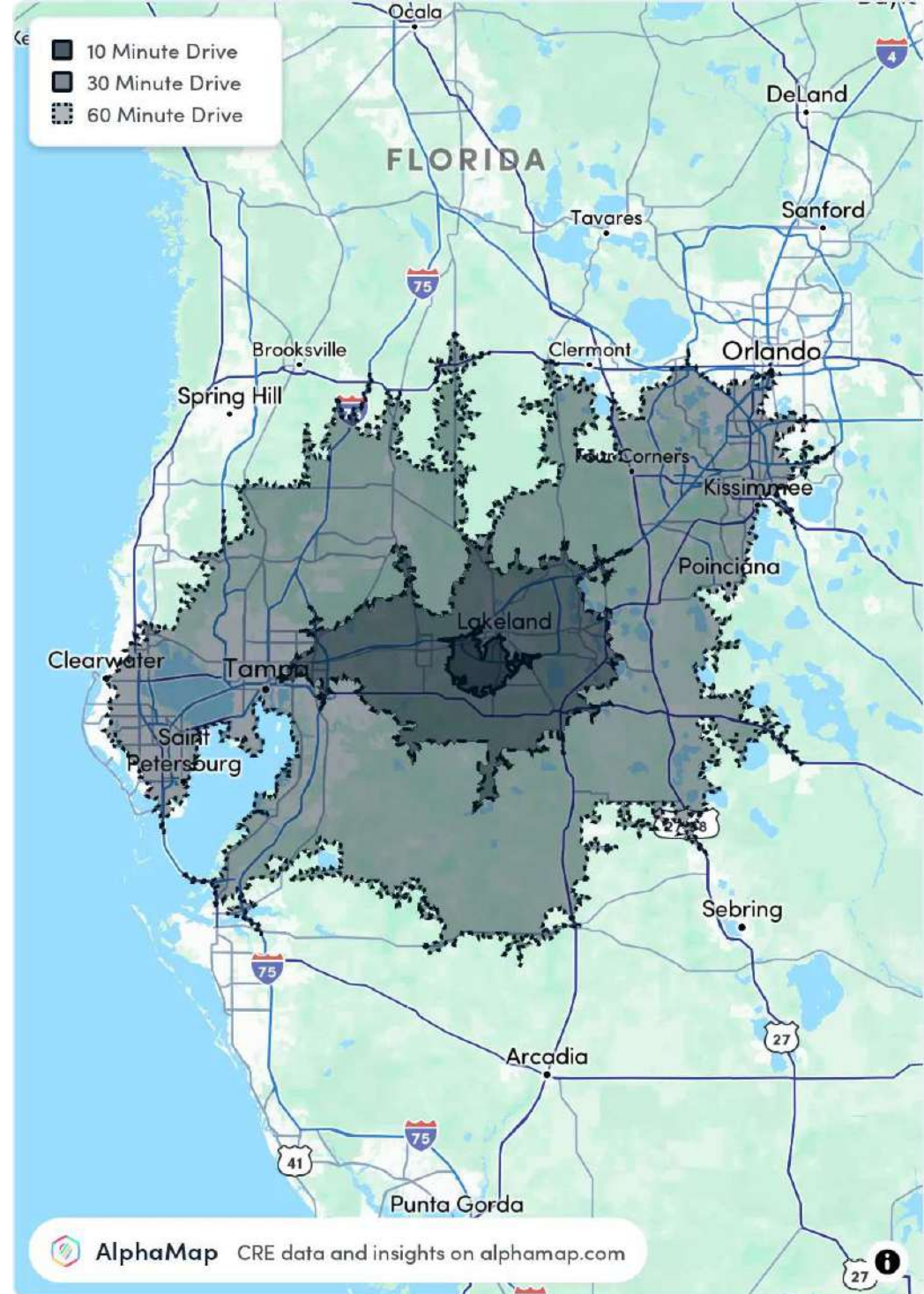
Population

	10 Minutes	30 Minutes	60 Minutes
Total Population	24,206	606,719	3,459,199
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	44	42	42

Household & Income

	10 Minutes	30 Minutes	60 Minutes
Total Households	9,680	225,373	1,343,979
Persons per HH	2.5	2.7	2.6
Average HH Income	\$94,363	\$87,221	\$98,400
Average House Value	\$321,434	\$295,164	\$373,553
Per Capita Income	\$37,745	\$32,304	\$37,846

Map and demographics data derived from AlphaMap



MARKET AREA MAP



NEIGHBORHOOD AERIAL



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COUNTY

Polk County

FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities. **Polk County has a 2025 estimated population of 826,000.**



Lakeland

POLK COUNTY

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	lakelandgov.net
Major Employers	Publix Supermarkets
	Saddle Creek Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne
	Advance Auto Parts

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of more than 125,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland’s culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland’s living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland’s rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright’s most extensive on-site collection of architecture.



SECTION 3

Agent And Company Info

ADVISOR BIOGRAPHY



David Hungerford, CCIM, SIOR

Senior Advisor

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Professional Background

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics

ADVISOR BIOGRAPHY



Joey Hungerford, MiCP

Associate Advisor

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Professional Background

Joey Hungerford, MiCP is an Associate Advisor at Saunders Real Estate.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. His prior posts include serving as the Communications Director for a Congresswoman in the United States House of Representatives, as Communications Advisor and Digital Director to the Chairman of the House Judiciary Committee, and as a personal travel videographer for the President of the United States of America.

Prior to relocating to Washington, D.C., Joey was born and raised in Lakeland, where he earned a Bachelor of Science degree in Communications, with an emphasis in Broadcasting, and a minor in Theology, from Southeastern University. During his academic tenure, Joey was an active student leader on campus and concurrently began his professional career at Saunders Real Estate within the marketing department.

Joey is an active member of Lakeland REALTORS®, where he earned the 2025 Commercial Realtor of the Year award. He also serves as Co-Chair of both the Public Policy and RPAC Committees and is a graduate of the association's Leadership Academy. In addition, Joey is a member of the International Council of Shopping Centers (ICSC), Emerge Lakeland, and the CCIM Florida West Coast District, where he serves on the Membership Committee. He is currently a CCIM Candidate working toward his designation.

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service to his clients.

Joey and his wife, Hope, are proud parents of two boys, Levi and Hudson. They are members of Together Church in Lakeland, where Joey leads a connect group.

Joey specializes in:

- Industrial
- Commercial Leasing
- Office
- Site Identification



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At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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