

FOR LEASE

**156,386 SF AVAILABLE**



PARKWAY CORPORATE CENTER

**4210 SOUTH PIPKIN ROAD, LAKELAND, FL**

READY FOR OCCUPANCY IMMEDIATELY



JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.  
Part of TheJohnsonGroup



CUSHMAN &  
WAKEFIELD

# PROPERTY HIGHLIGHTS

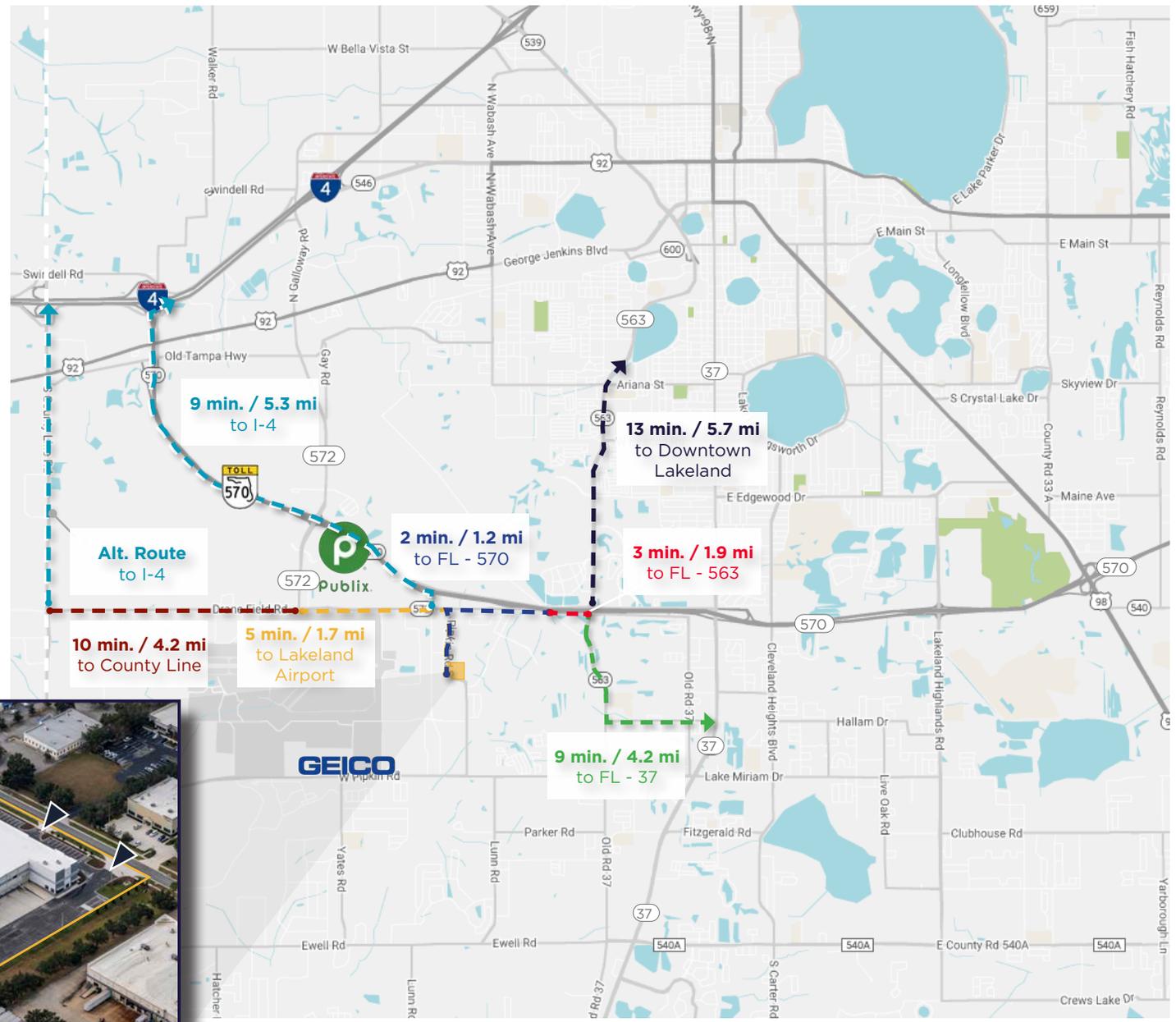
## Drive Times

<b>FL-570</b>	2 min
<b>Lakeland Linder Int'l Airport &amp; Amazon Air Gateway</b>	5 min
<b>Access to I-4</b>	9 min
<b>Hillsborough / Polk County Line</b>	10 min
<b>Downtown Lakeland</b>	13 min
<b>Downtown Tampa</b>	34 Min
<b>Downtown Orlando</b>	60 min

## Corporate HQs Nearby

<b>GEICO</b>	2 mi
<b>Publix</b>	2.8 mi

## Site Access Points



# PROPERTY HIGHLIGHTS

## DELIVERS IMMEDIATELY

<b>TOTAL BUILDING SF</b>	156,386 SF
<b>BUILDING CONFIGURATION</b>	Cross Dock
<b>OFFICE SF</b>	3,070 SF
<b>CLEAR HEIGHT</b>	36'
<b>DOCK DOORS</b>	(38) 9'x10'
<b>DOCK PACKAGES</b>	(8) 7'x8' 45K lb mechanical pit levelers
<b>DRIVE-IN DOORS</b>	(4) 14'x16'
<b>COLUMN SPACING</b>	52' x 57.5' with 60' speed bays
<b>AUTO PARKING</b>	114
<b>TRAILER STALLS/FLEX LOT</b>	5
<b>ROOF</b>	60-mil TPO with 20-year NDL Warranty
<b>FIRE PROTECTION</b>	ESFR
<b>TRUCK COURT</b>	60' concrete apron / 130' truck court
<b>BUILDING DIMENSIONS</b>	416'x350'
<b>POWER</b>	2000A 3-phase / 4-wire power w/ ability to add addt'l capacity

