

# Industrial Space | For Lease

4310 County Line Road  
Lakeland, FL 33811



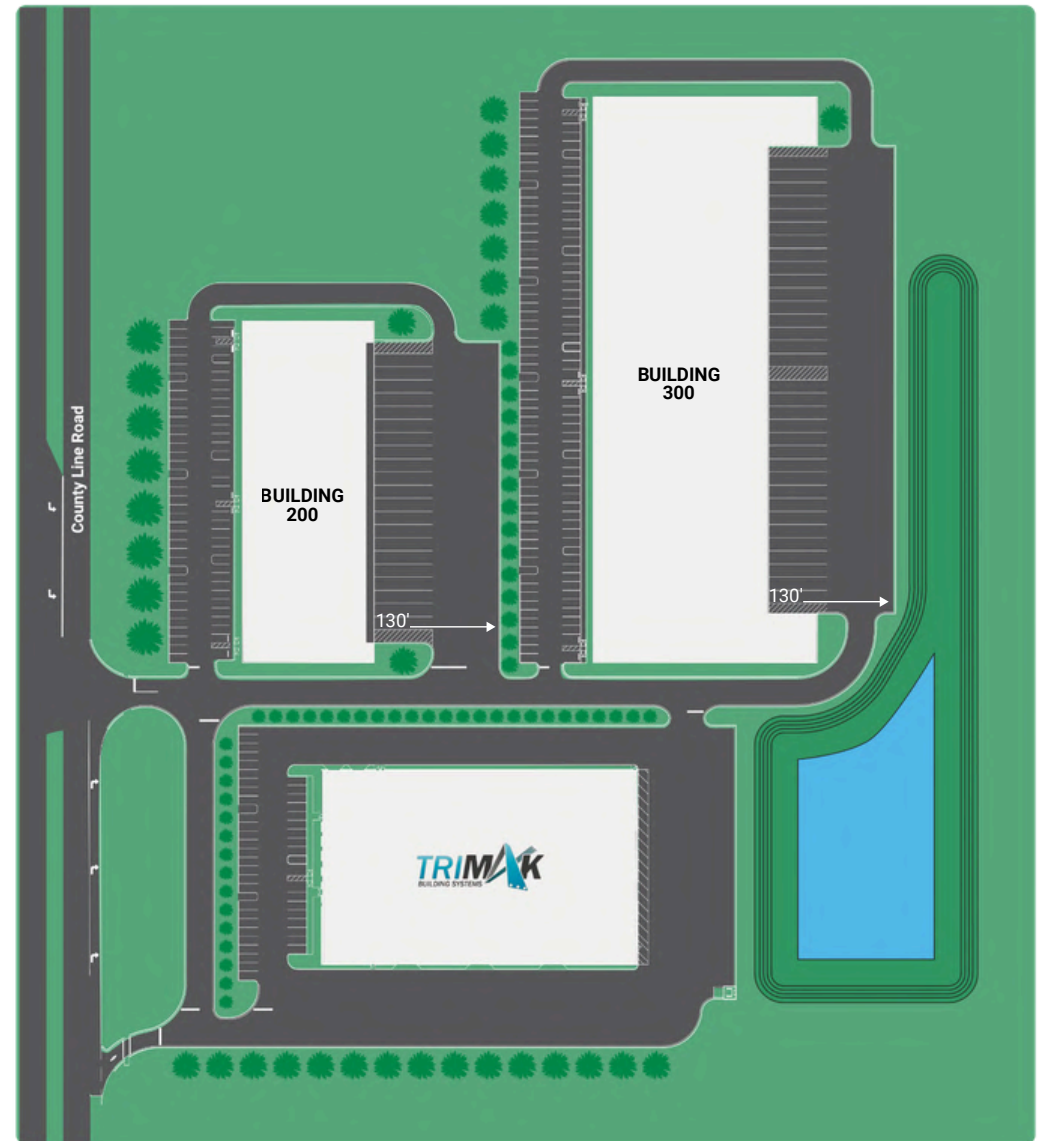
**155,650 Total SF**  
AVAILABLE: NOW

## Trimak Industrial Center



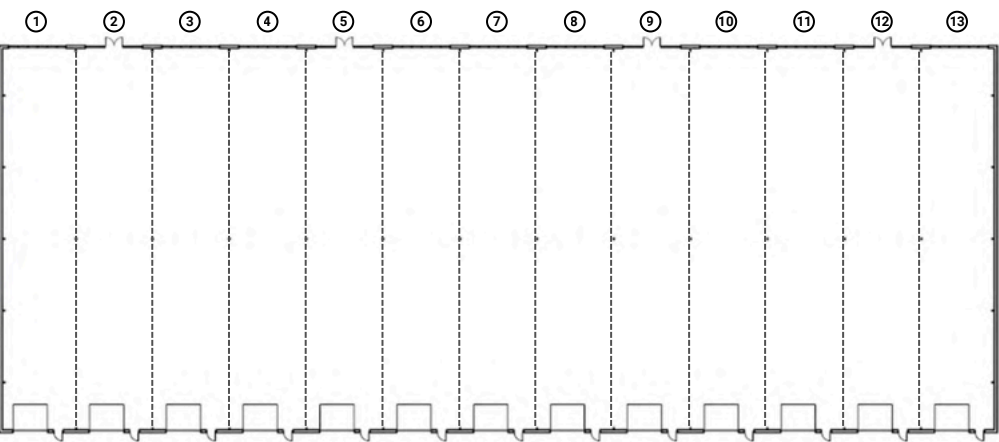
# PROPERTY HIGHLIGHTS

- Class A warehouse space
- 155,650 SF total square feet
- Corporate park setting
- Dock High and Grade Level configurations available
- Conveniently located on County Line Road, just south of I-4
- Flexible layouts
- Abundant parking
- High capacity electric
- Industrial grade slab thickness
- County water, and septic
- Loading ramps available



# BUILDING 200 | GRADE LEVEL

|                                           |                                |
|-------------------------------------------|--------------------------------|
| 4310 COUNTY LINE ROAD, LAKELAND, FL 33811 |                                |
| Lease Rate                                | \$12.00/SF - \$16.00/SF (NNN)  |
| Building Size                             | 47,250 SF                      |
| Available SF                              | 7,269 - 47,250 SF              |
| Building Dimensions                       | 350' x 135'                    |
| Doors                                     | (13) 12' w x 14' h             |
| Clear Height                              | 17'                            |
| Column Spacing                            | 25' w x 65' d                  |
| Parking Spaces                            | 69 car + oversized truck court |
| Lights                                    | LED, motion sensed             |
| Electric                                  | 480V, 3-Phase, 1,200-Amps      |
| Sprinkler System                          | CMDA                           |
| Slab Thickness                            | 6"                             |

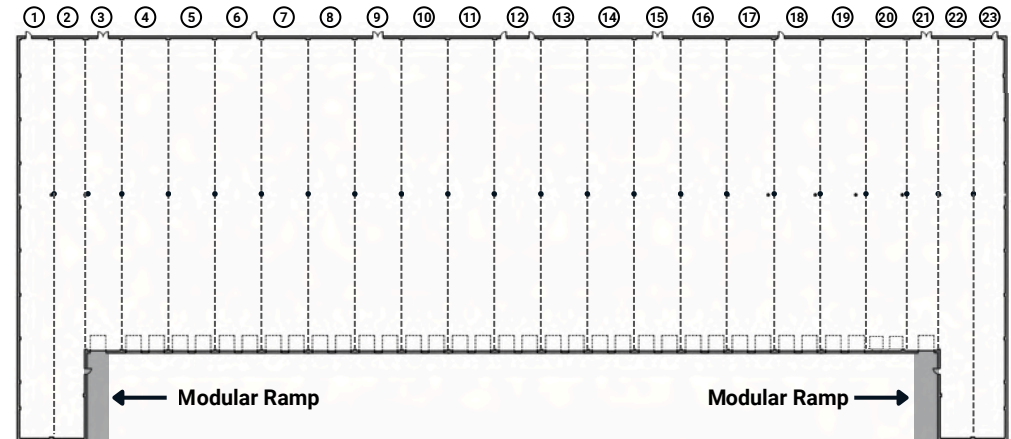




# BUILDING 300 | DOCK HIGH

4310 COUNTY LINE ROAD, LAKELAND, FL 33811

|                     |                              |
|---------------------|------------------------------|
| Lease Rate          | \$9.00/SF - \$13.00/SF (NNN) |
| Building Size       | 108,400 SF                   |
| Available SF        | 17,082 - 108,400 SF          |
| Building Dimensions | 580' x 180'                  |
| Doors               | (36) 9' x 9'                 |
| Clear Height        | 19'                          |
| Column Spacing      | 27'w x 86'd                  |
| Parking Spaces      | 116 car; 36 truck bays       |
| Lights              | LED, motion sensed           |
| Electric            | 480V, 3-Phase, 2,400-Amps    |
| Sprinkler System    | CMDA                         |
| Slab Thickness      | 6"                           |



## REGIONAL MAP



INTERSTATE 4

**4 MILES**

INTERSTATE 75

**20 MILES**

INTERSTATE 95

**90 MILES**

LAKELAND AIRPORT

**3 MILES**

ORLANDO AIRPORT

**62 MILES**

TAMPA

**30 MILES**

ORLANDO

**60 MILES**

ST PETE

**45 MILES**

TAMPA AIRPORT

**3 MILES**

PORT OF TAMPA

**30 MILES**



# MARKET MAP



**FASTEST GROWING BOOMTOWN**  
**#1**

**LAKELAND-WINTER HAVEN MSA**  
**363K WORKERS**

**LOGISTICS JOBS**  
**77K JOBS**

**NEW BUSINESS APPLICATIONS**  
**118% INCREASE**  
**POPULATION PROJECTION (2030)**  
**1,000,000 RESIDENTS**



## Developing Your Legacy

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