

FOR SALE | ±10.82 AC INDUSTRIAL LAND

I-2 Zoned | Outdoor Storage Ready

8345 Hwy 33 N, Lakeland, FL 33809

FOUNDRY
COMMERCIAL



FOR MORE INFORMATION, CONTACT

JEROD FREELAND | 321.591.5404
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LICENSED REAL ESTATE BROKER

CHARLES ATTAWAY | 407.963.4064
charles.attaway@foundrycommercial.com

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CNL Tower II
420 S. Orange Ave., Suite 400
Orlando, FL 32801
foundrycommercial.com

FOR SALE | ±10.82 AC INDUSTRIAL LAND | LAKELAND, FL

8345 Hwy 33 N, Lakeland, FL 33809



PROPERTY OVERVIEW



PROPERTY DETAILS

LOCATION	8345 Hwy 33 N, Lakeland, FL 33809 Parcel ID: 24-27-11-000000-023020 Map link
SUBMARKET / COUNTY	Lakeland (North Lakeland/Hwy 33 corridor)/Polk County
SITE SIZE	±10.82 total acres ±8.25 usable acres (est.)
IMPROVEMENTS	1,829 SF office building; two concrete warehouse building pads in place (6,080 SF & 5,050 SF) from prior buildings
SURFACING	±2.00 AC existing asphalt/concrete paving ±5.5 AC previously stabilized surface
ACCESS	Multiple access points
FRONTAGE / VISIBILITY	+/- 684' frontage on Hwy 33 N
UTILITIES	Power & water in place; on-site septic serving existing office
FENCING / SECURITY	Fully fenced
ZONING	I-2 (Industrial), City of Lakeland
PERMITTED USES	Warehousing, light manufacturing, distribution, contractor yards, IOS/ outdoor storage, fleet parking
PRICE	Call Broker for pricing/details

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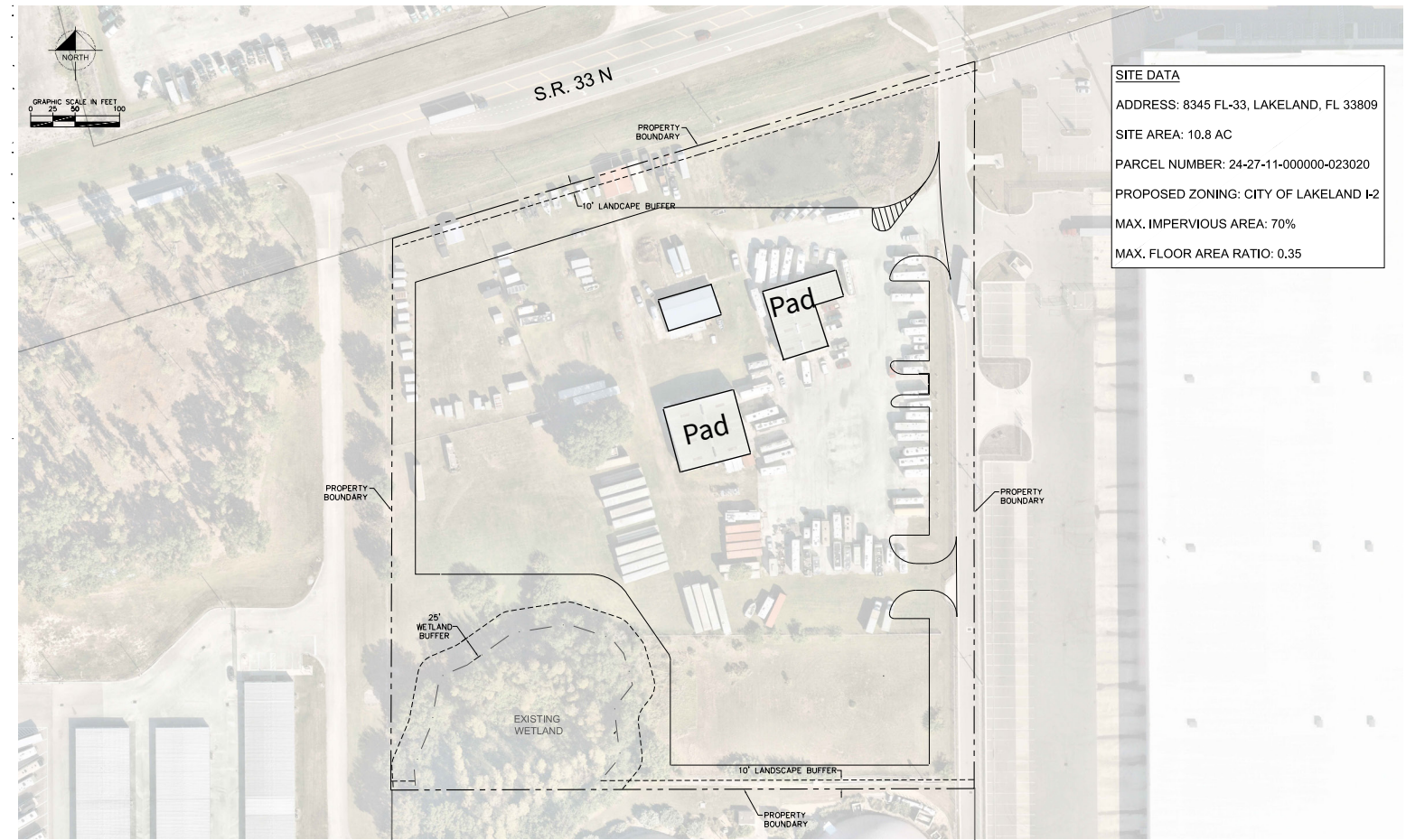
PROPERTY FEATURES

±10.82 AC
±8.25 USABLE AC (EST.)

1,829 SF OFFICE BUILDING

TWO BUILDING PADS IN PLACE
6,080 SF & 5,050 SF

±2.0 AC ASPHALT/CONCRETE
±5.5 AC STABILIZED YARD



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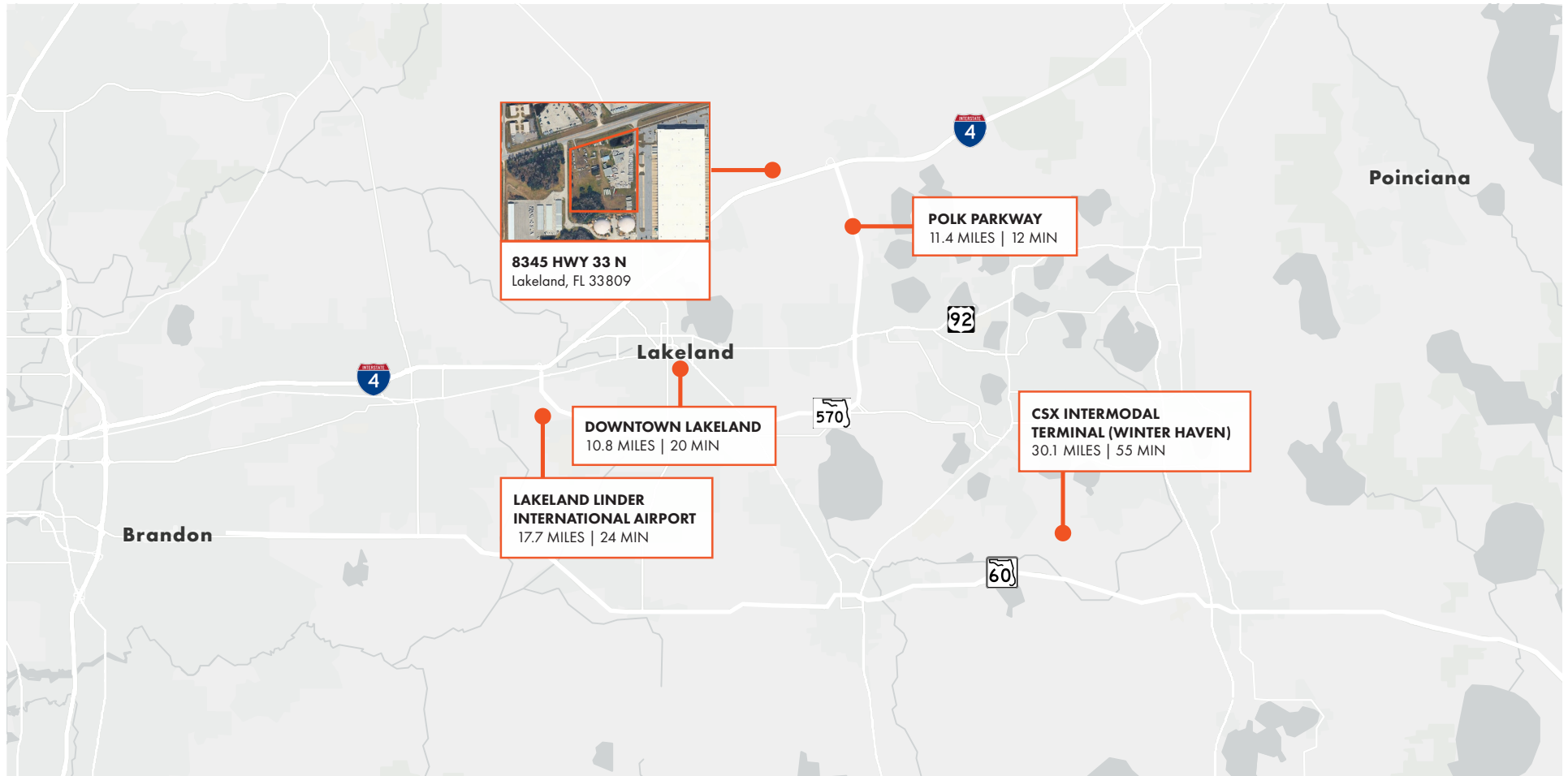
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LOCATION MAP



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KEY DISTANCES

LOCATION OVERVIEW

Tampa	42 minutes
Orlando	55 minutes
Fort Myers	1.5 hours
Jacksonville	3 hours
Miami	4 hours
Tallahassee	4 hours



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