

Industrial Space | For Lease

4310 | 4330 County Line Road
Lakeland, FL 33811

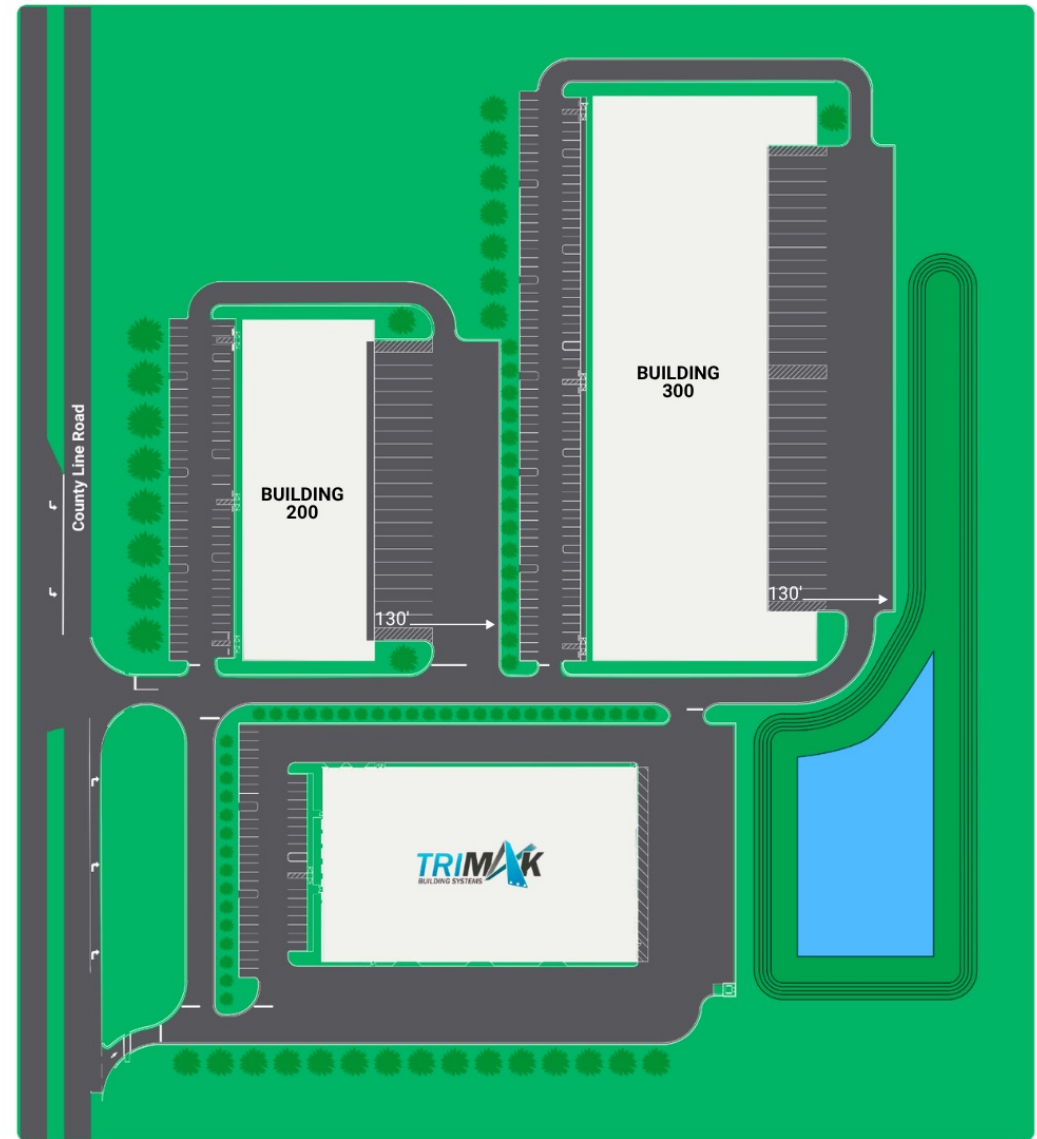


155,650 Total SF
AVAILABLE: NOW

Trimak Industrial Center

PROPERTY HIGHLIGHTS

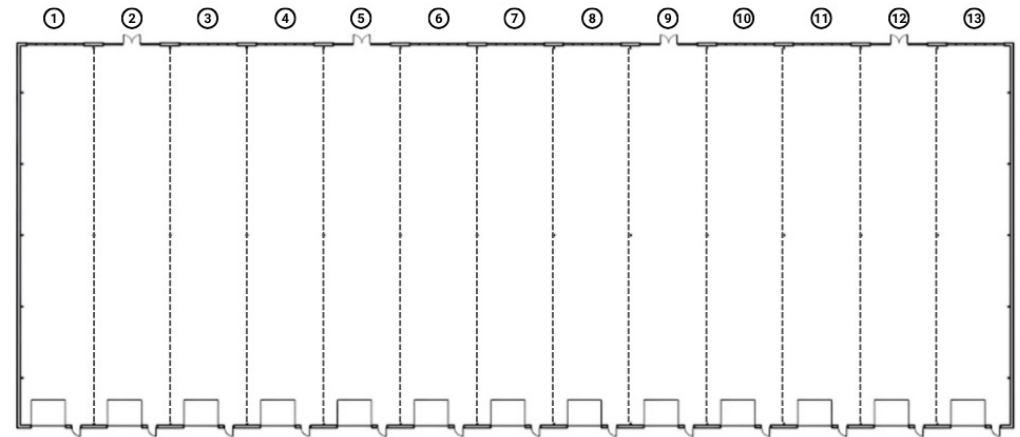
- Class A warehouse space
- 155,650 SF total square feet
- Corporate park setting
- Dock High and Grade Level configurations available
- Conveniently located on County Line Road, just south of I-4
- Flexible layouts
- Abundant parking
- High capacity electric
- Industrial grade slab thickness
- County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



BUILDING 200 | GRADE LEVEL

4310 COUNTY LINE ROAD, LAKELAND, FL 33811

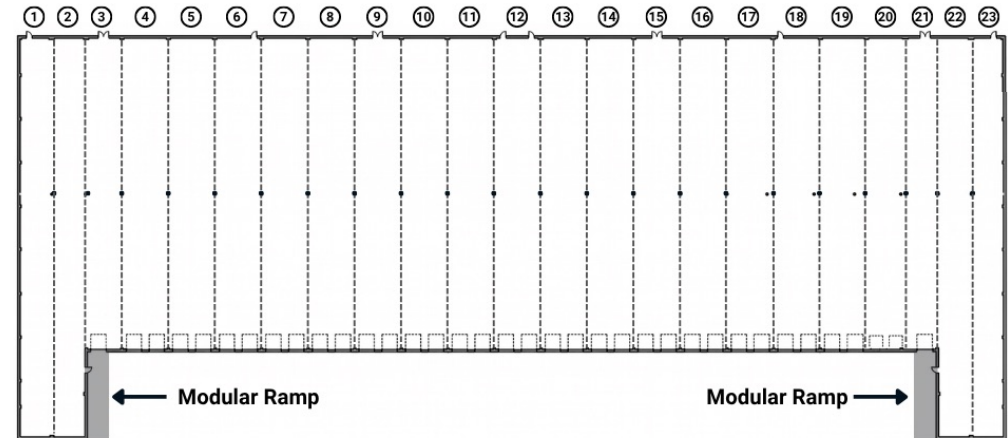
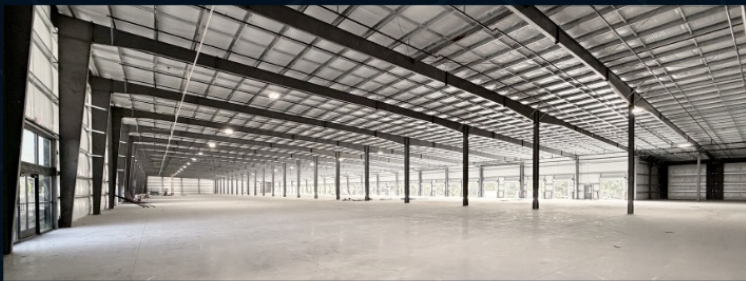
Lease Rate	\$12.00/SF - \$16.00/SF (NNN)
Building Size	47,250 SF
Available SF	7,269 - 47,250 SF
Building Dimensions	350' x 135'
Doors	(13) 12' w x 14' h
Clear Height	17'
Column Spacing	25' w x 65' d
Parking Spaces	69 car + oversized truck court
Lights	LED, motion sensed
Electric	480V, 3-Phase, 1,200-Amps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



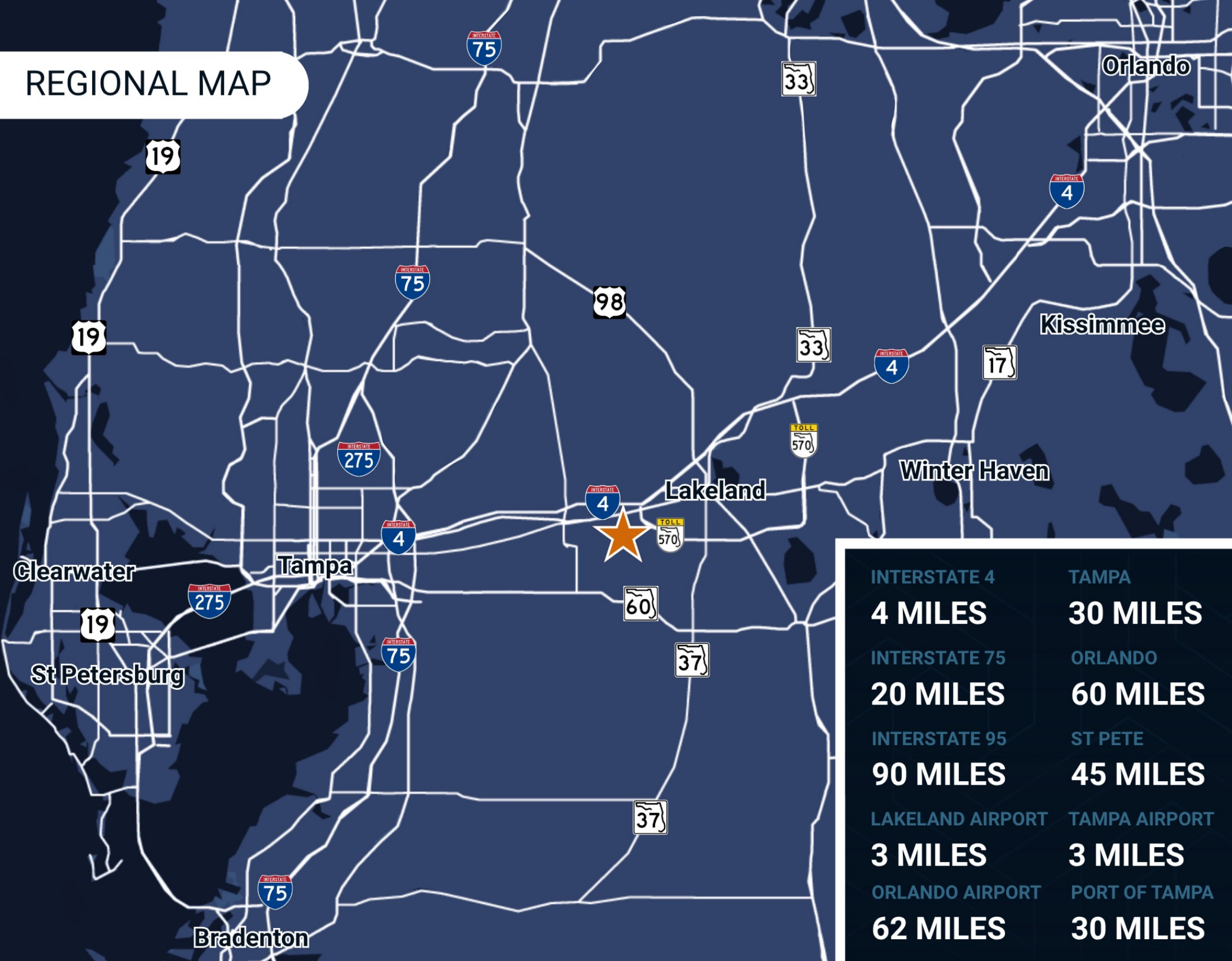
BUILDING 300 | DOCK HIGH

4330 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

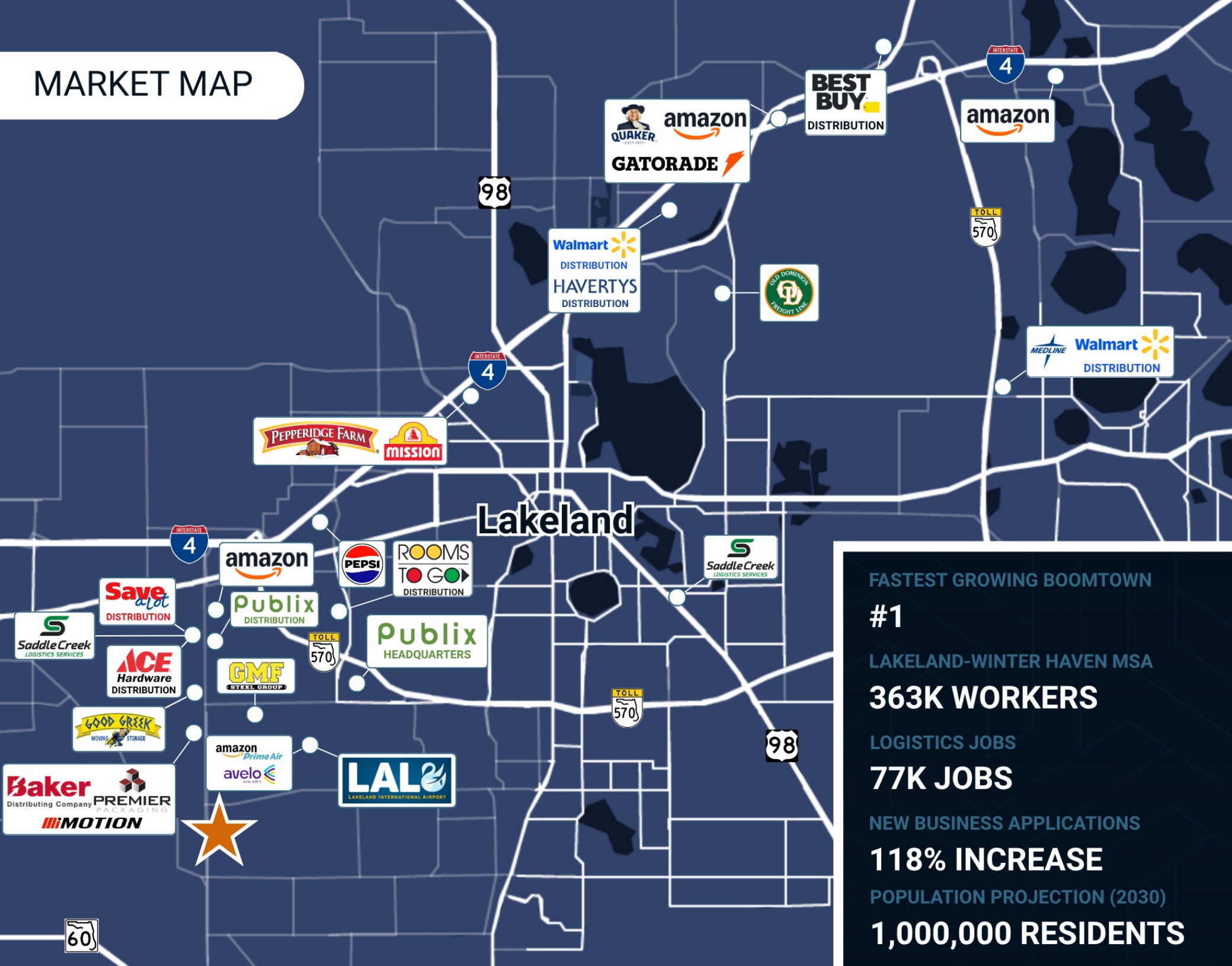
TAMPA AIRPORT

3 MILES

PORT OF TAMPA

30 MILES

MARKET MAP



Lakeland

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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