

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:

54,853 SF

Available SF:

3,486 SF - 50,499 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 new construction, Class A concrete tilt-wall building offers flexible leasing options within its 50,000+ SF. The building is ground level, with large 14' x 16' doors.

Six units on the north end of the building are 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

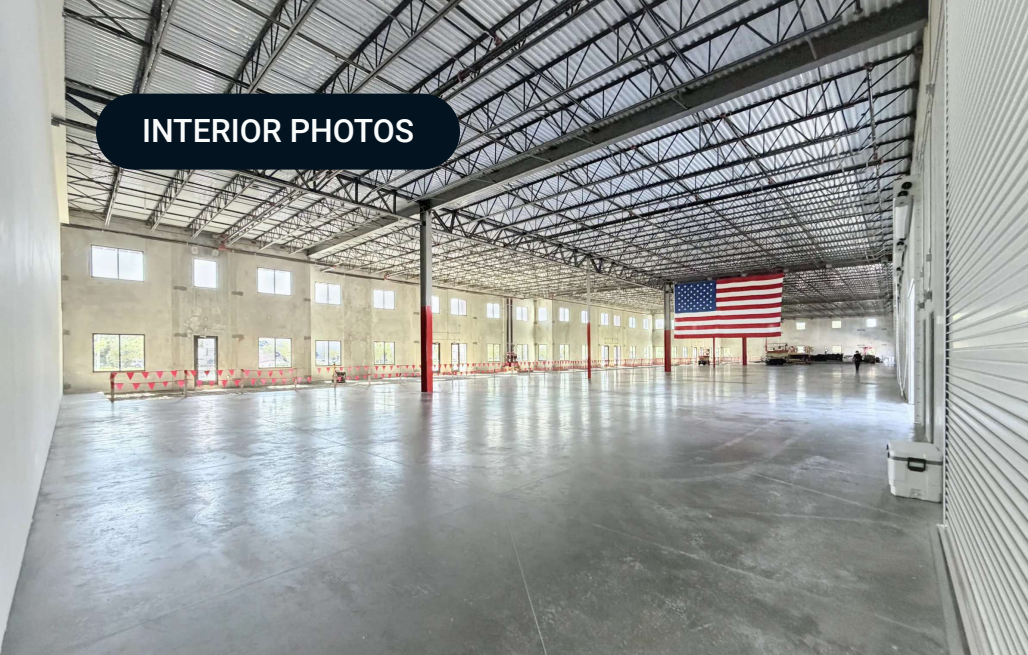
- True Class A Flex Building
- Tilt-Wall Construction
- Fully Sprinkled
- 7" reinforced concrete slab
- Power: 3-Phase, 120-208V, 200 Amps per Unit
- 142 Total Parking Spaces
- LED Lighting
- Rear service dock can be available



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

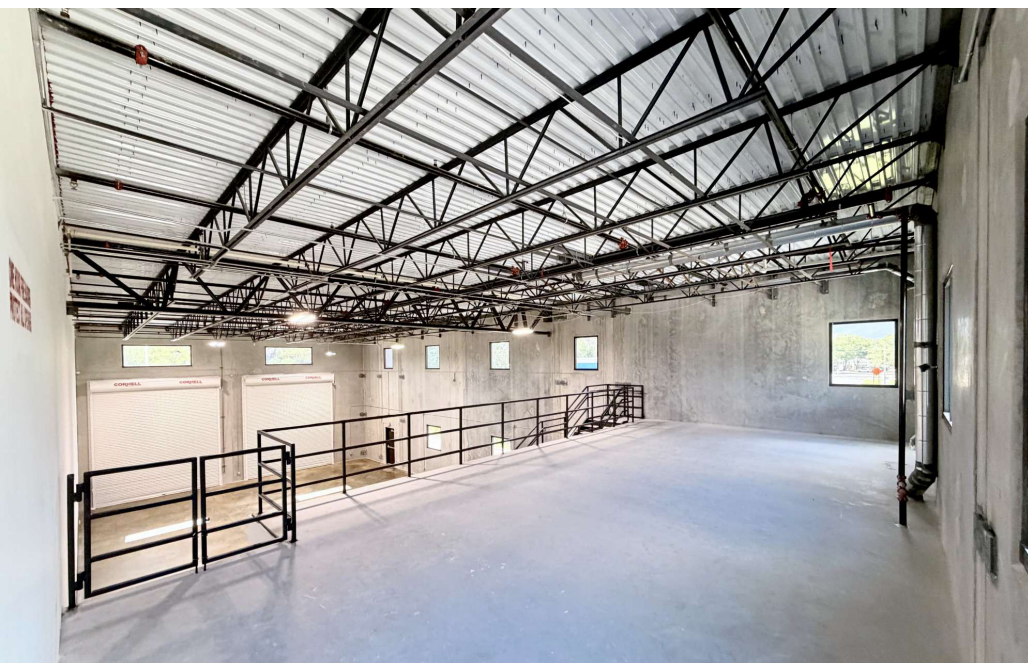
INTERIOR PHOTOS



Shell Space (Max Contiguous: 26,195 ± SF)



Suite Warehouse Space

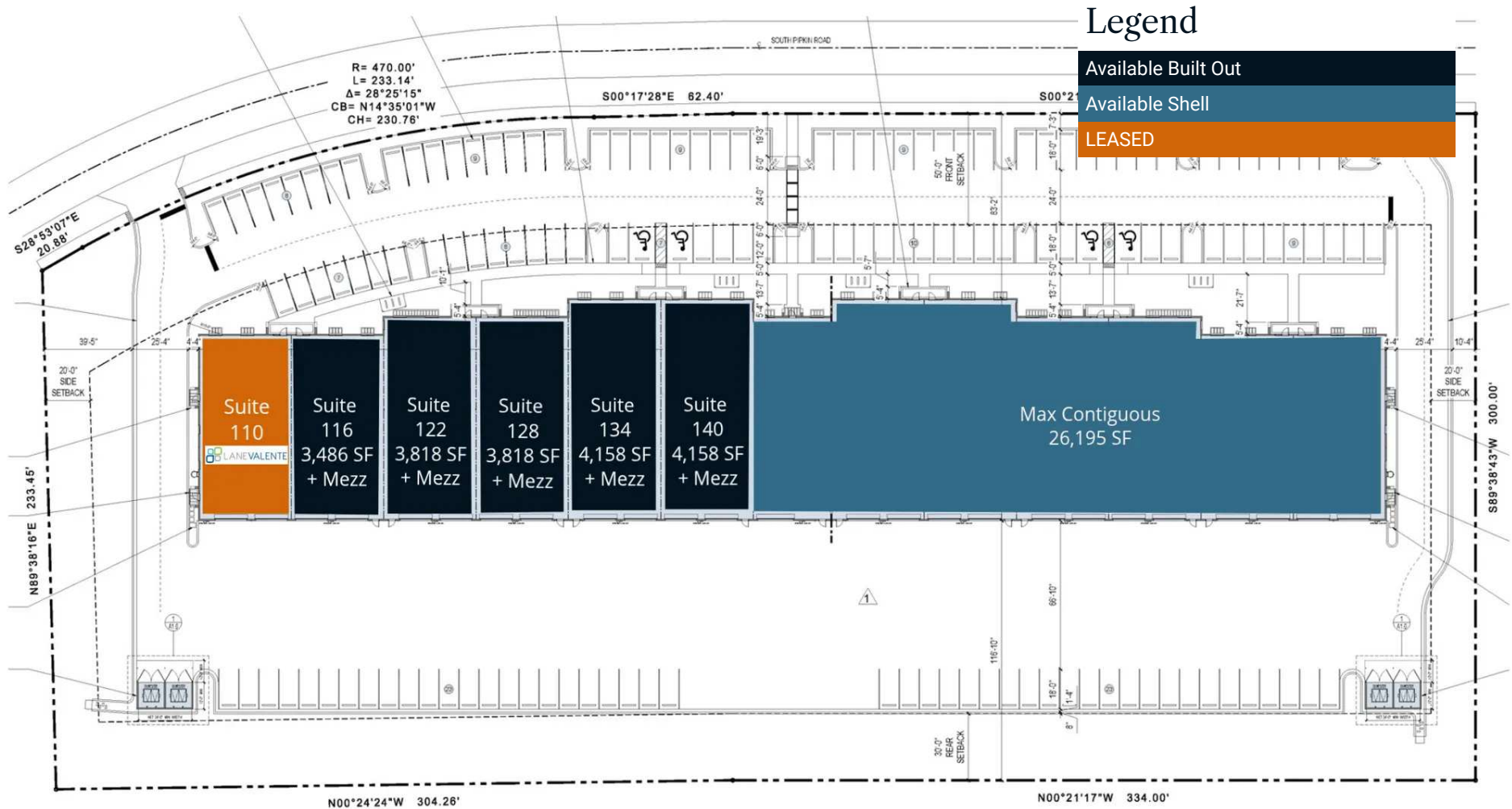


Structural Mezzanine



Typical Suite Office Space

SPACES FOR LEASE



SPACES FOR LEASE



SUITE	SIZE	RATE	NNN RATE	MEZZANINE SIZE	MEZZANINE RATE	TOTAL M RENT
Suite 110	3,521 SF	LEASED	LEASED	833 SF	LEASED	LEASED
Suite 116	3,486 SF	\$18.00 SF/yr	\$4.00 SF/yr	838 SF	\$0.00 SF/yr	\$6,391.00
Suite 122	3,818 SF	\$18.00 SF/yr	\$4.00 SF/yr	836 SF	\$0.00 SF/yr	\$6,999.67
Suite 128	3,818 SF	\$18.00 SF/yr	\$4.00 SF/yr	839 SF	\$0.00 SF/yr	\$6,999.67
Suite 134	4,158 SF	\$18.00 SF/yr	\$4.00 SF/yr	1,175 SF	\$0.00 SF/yr	\$7,623.00
Suite 140	4,158 SF	\$18.00 SF/yr	\$4.00 SF/yr	1,178 SF	\$0.00 SF/yr	\$7,623.00
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	-	-	\$7,623.00
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

Total Available Space: 50,499 SF

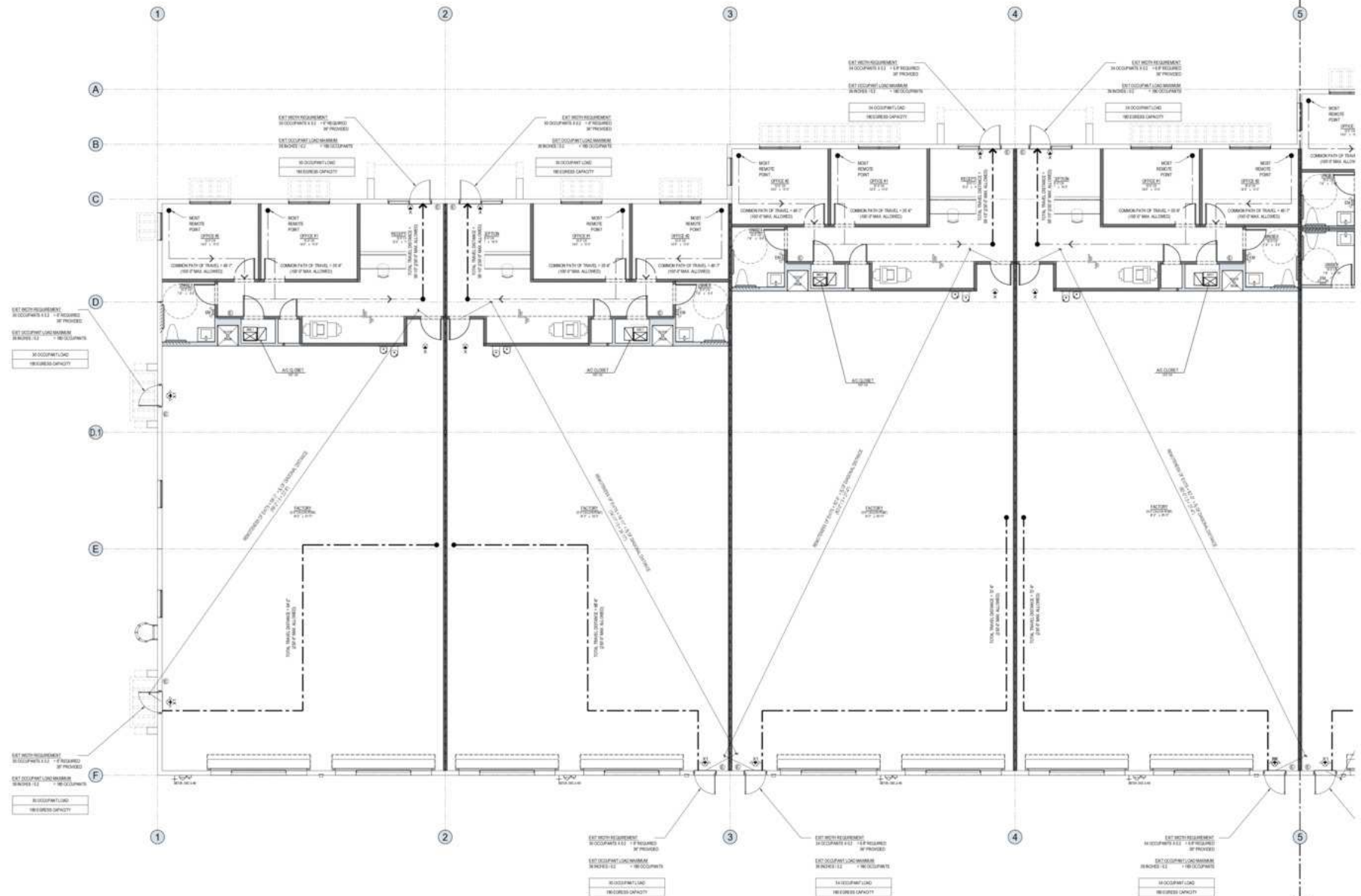
Maximum Shell Space: 26,195 SF

Rental rates begin at \$15/SF depending on size and configuration

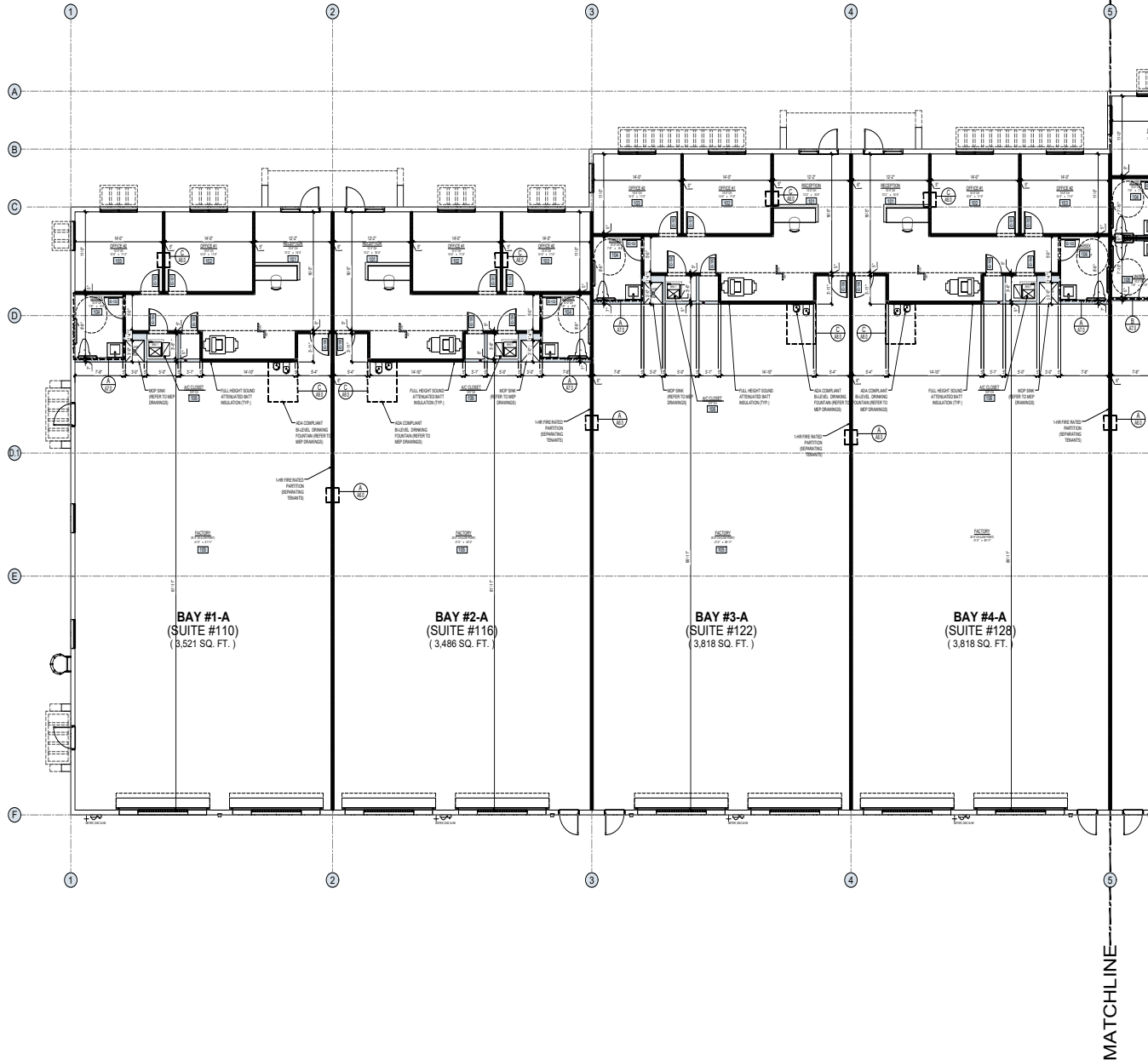
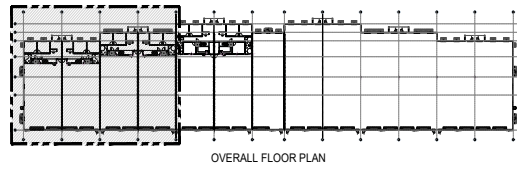
FLOOR PLANS - NORTH SECTION



MATCHLINE



FLOOR PLANS - NORTH SECTION



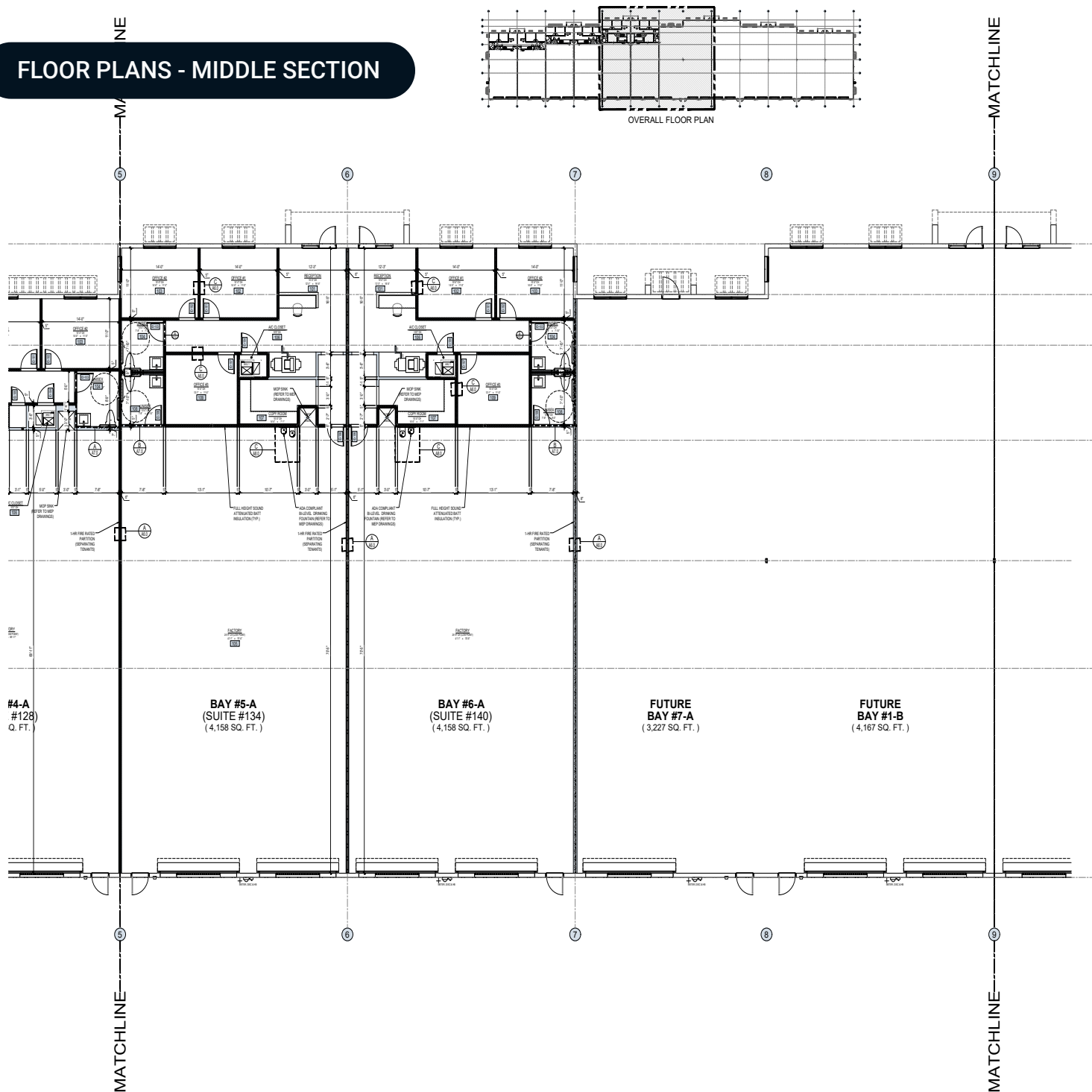
FLOOR PLAN NOTES

- 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/SUPPLIER PRIOR TO CONSTRUCTION.
- ALL DOOR SWEIGHTS WITHIN 24" OF DOOR TO BE TEMPERED. ALL WINDOWS, MIRRORS & GLASS ENCLOSURES WITH SILLS LESS THAN 8" ABOVE FLOOR SHALL BE TEMPERED. ALL GLASS IN FRENCH DOORS TO BE TEMPERED.
- CEILING AND WALLS UNDER STAIR MUST BE ONE (1) HOUR RATED CONSTRUCTION.
- STAIR SHALL BE FIRESTOPPED (SEE SECTION).
- PICKETS IN ALL BALUSTRADES MUST BE SPACED TO PREVENT PASSAGE OF 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 W/ 2 LAYERS 1/2" FIRE RATED GYP. WALL BOARD.
- WALL SHEATHING & NAILING WHEN APPLICABLE SHALL BE 19/32" MINIMUM P.A. EXTERIOR EXPOSURE 1, C-D GRADE PLYWOOD, INSTALLED PER MANF. RECOMMENDATION & NAILED WITH 8 D GALV. RING SHANK NAILS @ 6" O.C. IN FIELD & 4" O.C. ON PANELS EDGES.
- PROVIDE TREATED AND FIRESTOPPED 1/2" PT FURRING HORIZONTAL @ CEILING/WALL INTERSECTION.
- EGRESS 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.
- TERMITE TREATMENT NOTES:
 - SOIL SHALL BE TREATED WITH DUPONT BRAND TERMITICIDE AND APPLIED PER FLORIDA STATUTE CHAPTER 402 PEST CONTROL ACT.
 - CONTRACTOR TO SUBMIT CERTIFICATE, FULLY DOCUMENTING APPLICATIONS, STRENGTH OF SOLUTION AND QUANTITY OF SOLUTION PER FLOATING SLAB/STEM WALL CONSTRUCTION TABLE CALCULATIONS REQUIRED TO COMPLY WITH FLORIDA STATUTE CHAPTER 402 PEST CONTROL ACT.

LEGEND & SYMBOLS

	EXISTING MASONRY CONSTRUCTION
	BEARING FRAME CONSTRUCTION
	NON-BEARING FRAME CONSTRUCTION
	FRAME CONSTRUCTION ABOVE OR BELOW
	DETAIL NO. 25
	DOOR SIZE (TYPICAL, UN.O.)
	FIRE RATING LEGEND
	1-HOUR FIRE RATED WALL (U-410)
	4-HOUR FIRE RATED WALL (U-480)

FLOOR PLANS - MIDDLE SECTION



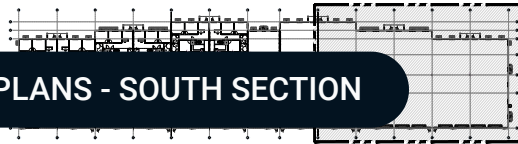
FLOOR PLAN NOTES

- 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/SUPPLIER PRIOR TO CONSTRUCTION.
- ALL DOOR SWEIGHTS WITHIN 24" OF DOOR TO BE TEMPERED. ALL WINDOWS, MIRRORS & GLASS ENCLOSURES WITH SILLS LESS THAN 8" ABOVE FLOOR SHALL BE TEMPERED. ALL GLASS IN FRENCH DOORS TO BE TEMPERED.
- CEILINGS AND WALLS UNDER STAIR MUST BE ONE (1) HOUR RATED CONSTRUCTION.
- STAIR SHALL BE FIRESTOPPED (SEE SECTION).
- POCKETS IN ALL BALUSTRADES MUST BE SPACED TO PREVENT PASSAGE OF 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 W/ 2 LAYERS 1/2" FIRE RATED GYP. WALL BOARD.
- WALL SHEATHING & NAILING WHEN APPLICABLE SHALL BE 1932" MINIMUM P.A. EXTERIOR EXPOSURE 1, C-D GRADE PLYWOOD, INSTALLED PER MANF. RECOMMENDATION & NAILED WITH 8 D GALT. RING SHANK NAILS @ 6" O.C. IN FIELD & 4" O.C. ON PANELS EDGES.
- PROVIDE TREATED AND FIRESTOPPED 1X2 PT FURRING HORIZONTAL @ CEILING/WALL INTERSECTION.
- EGRESS 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.
- TERMITE TREATMENT NOTES:
14.1. SOIL SHALL BE TREATED WITH DUPONT BRAND TERMITE AND APPLIED PER FLORIDA STATUTE CHAPTER 482 PEST CONTROL ACT.
14.2. CONTRACTOR TO SUBMIT CERTIFICATE, FULLY DOCUMENTING APPLICATIONS, STRENGTH OF SOLUTION AND QUANTITY OF SOLUTION PER FLOATING SLAB/STEM WALL CONSTRUCTION TABLE CALCULATIONS REQUIRED TO COMPLY WITH FLORIDA STATUTE CHAPTER 482 PEST CONTROL ACT.

LEGEND & SYMBOLS

	EXISTING MASONRY CONSTRUCTION
	BEARING FRAME CONSTRUCTION
	NON-BEARING FRAME CONSTRUCTION
	FRAME CONSTRUCTION ABOVE OR BELOW
	DETAIL NO. / SHEET NO.
	DOOR SIZE (TYPICAL, U.N.D.)
	FIRE RATING LEGEND
	1-HOUR FIRE RATED WALL (U-410)
	4-HOUR FIRE RATED WALL (U-480)

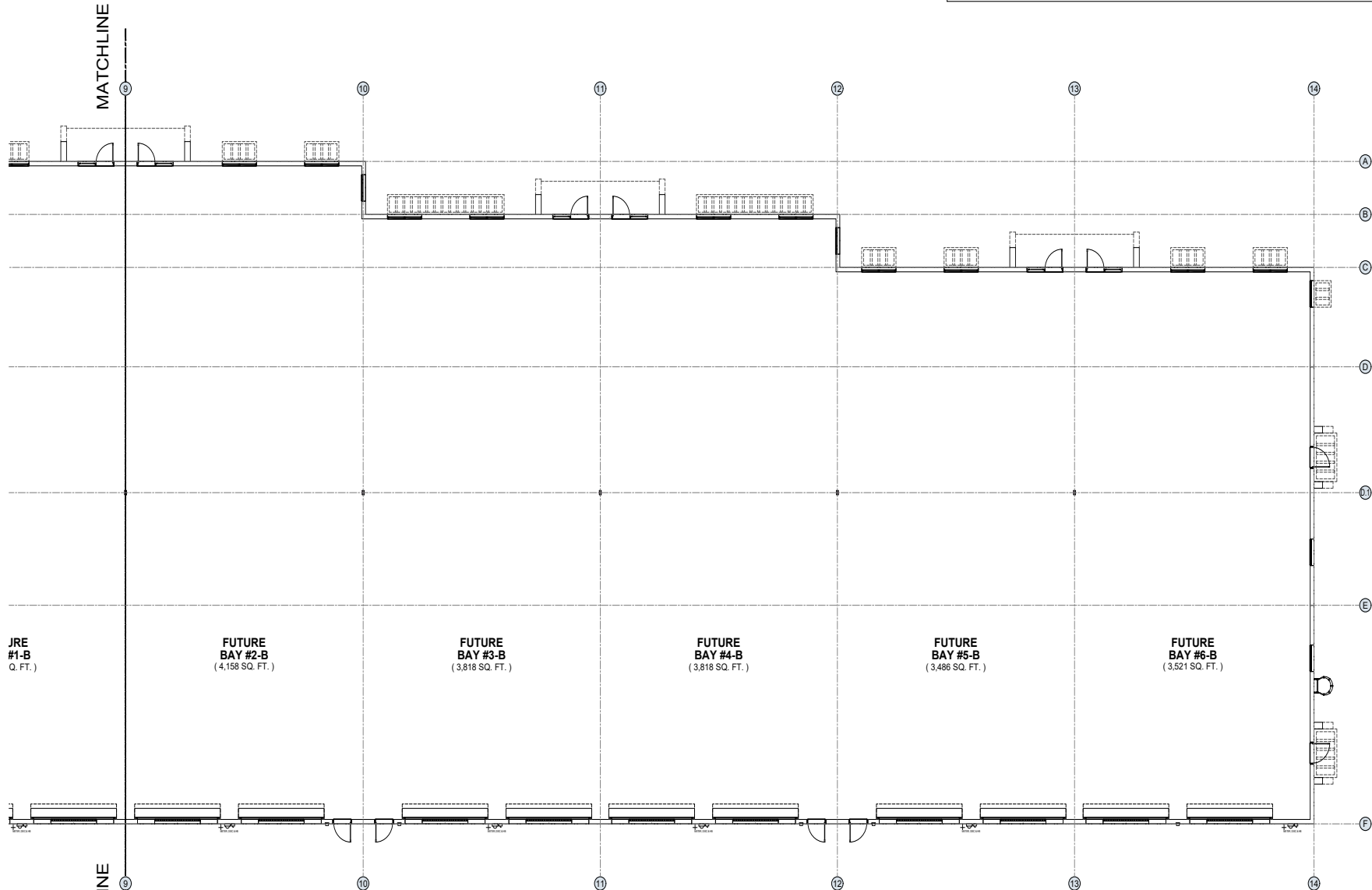
FLOOR PLANS - SOUTH SECTION



OVERALL FLOOR PLAN

LEGEND & SYMBOLS			
	MASONRY CONSTRUCTION (TYPICAL)		NON-BEARING FRAME CONSTRUCTION
	POURED CONCRETE COLUMN		FRAME CONSTRUCTION ABOVE OR BELOW
	GROUT FILLED CELL		DETAIL NO.
	BEARING FRAME CONSTRUCTION		SHEET NO.
	1-HOUR FIRE RATED WALL (U-419)		DOOR SIZE (TYPICAL, U.N.O.)
	4-HOUR FIRE RATED WALL (U-480)		

FLOOR PLAN NOTES	
1.	ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RESISTANT AND FULLY CALKED FOR A WEATHER TIGHT CONDITION.
2.	VERIFY AND COORDINATE ALL MASONRY OPENINGS WITH THE WINDOW/DOOR MANUFACTURER/SUPPLIER PRIOR TO CONSTRUCTION.
3.	ALL DOOR SIGHTLINES WITHIN 24" OF DOOR TO BE TEMPERED. ALL WINDOWS, MIRRORS & GLASS ENCLOSURES WITH SILLS LESS THAN 60" ABOVE FLOOR SHALL BE TEMPERED. ALL GLASS IN FRENCH DOORS TO BE TEMPERED.
4.	Ceilings and walls under stair must be one (1) hour rated construction.
5.	STAR SHALL BE FIRE STOPPED (SEE SECTION).
6.	PICKETS IN ALL BALUSTRADES MUST BE SPACED TO PREVENT PASSAGE OF A 4" OBJECT.
7.	BATHROOM FLOORS AND BASES SHALL BE OF AN IMPERVIOUS MATERIAL.
8.	INSULATE EXTERIOR BLOCK WALL WITH A MINIMUM OF R-11 AND ATTIC SPACES WITH A MINIMUM OF R-19. INSULATE EXTERIOR FRAME WALL WITH A MINIMUM OF R-11.
9.	ENERGY CALCULATIONS SHALL TAKE PRECEDENCE OVER THE MINIMUM REQUIRED ENERGY CODE.
10.	STEEL COLUMNS SHALL BE WRAPPED IN 2 LAYERS 1/2" FIRE RATED GYP. WALL BOARD.
11.	WALL SHEATHING & WALLING WHEN APPLICABLE SHALL BE 1/2" MINIMUM A.P.A. EXTERIOR EXPOSURE 1, C-D GRADE PLYWOOD, INSTALLED PER MANUF. RECOMMENDATION & NAILED WITH 8 D GALV. RING-SHANK NAILS @ 6" O.C. IN FIELD & 4" O.C. ON PANELS EDGES.
12.	PROVIDE TREATED AND FIRE STOPPED 1X2 FT FLOORING HORIZONTAL @ CEILING/WALL INTERSECTION.
13.	EGRESS 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 44" ABOVE FLOOR AND LATCH AT 54" ABOVE FLOOR MAXIMUM.
14.	WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA ENERGY CODE.
15.	TERMITE TREATMENT NOTES:
16.1.	SOIL SHALL BE TREATED WITH DUPONT BRAND TERMITE AND APPLIED PER FLORIDA STATUTE CHAPTER 482 PEST CONTROL ACT.
16.2.	CONTRACTOR TO SUBMIT CERTIFICATE, FULLY DOCUMENTING APPLICATIONS, STRENGTH OF SOLUTION AND QUANTITY OF SOLUTION PER FLOATING SLAB/STAIR WALL CONSTRUCTION TABLE CALCULATIONS REQUIRED TO COMPLY WITH FLORIDA STATUTE CHAPTER 482 PEST CONTROL ACT.

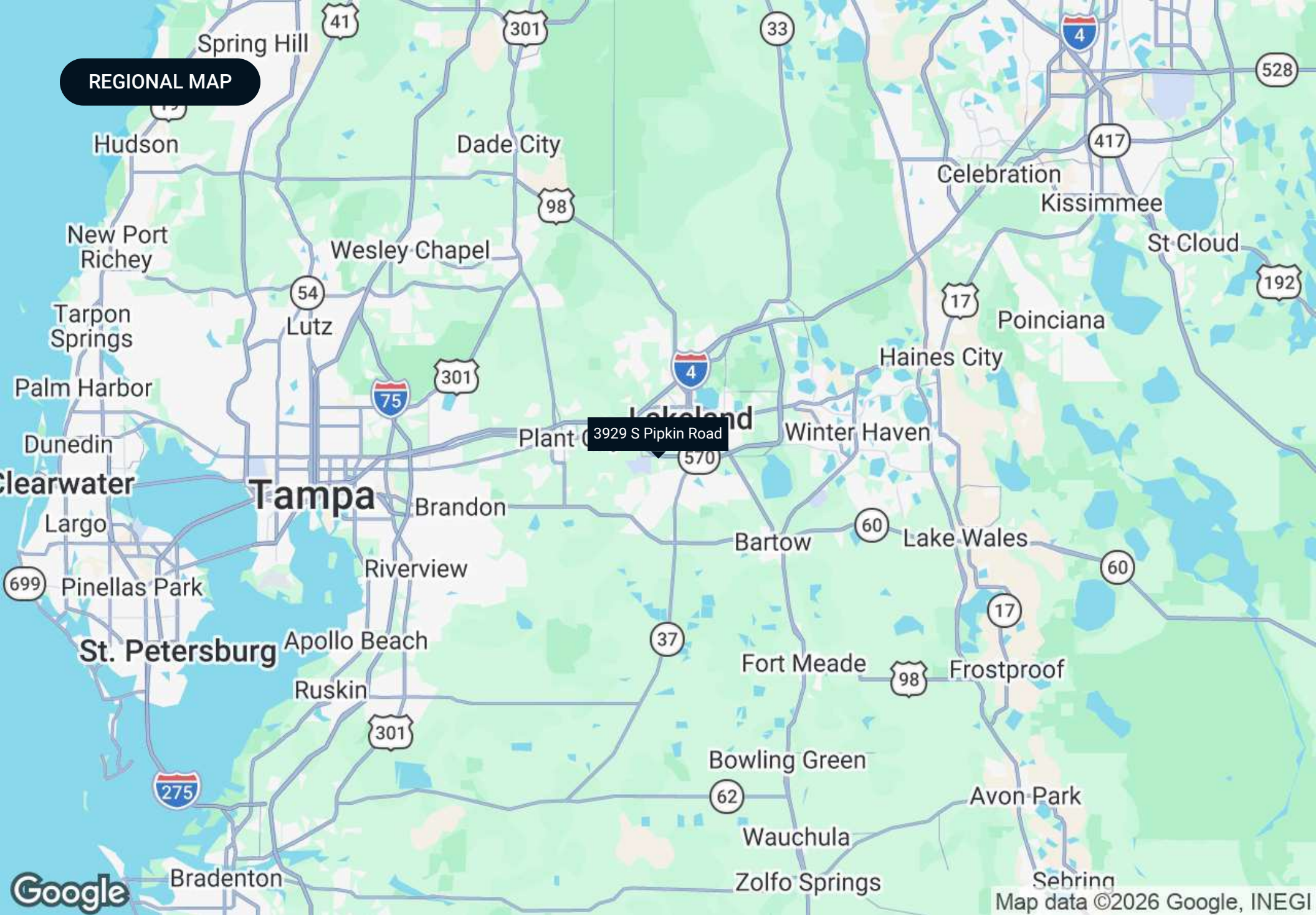


FOR REFERENCE ONLY



SECTION 2

Location Information



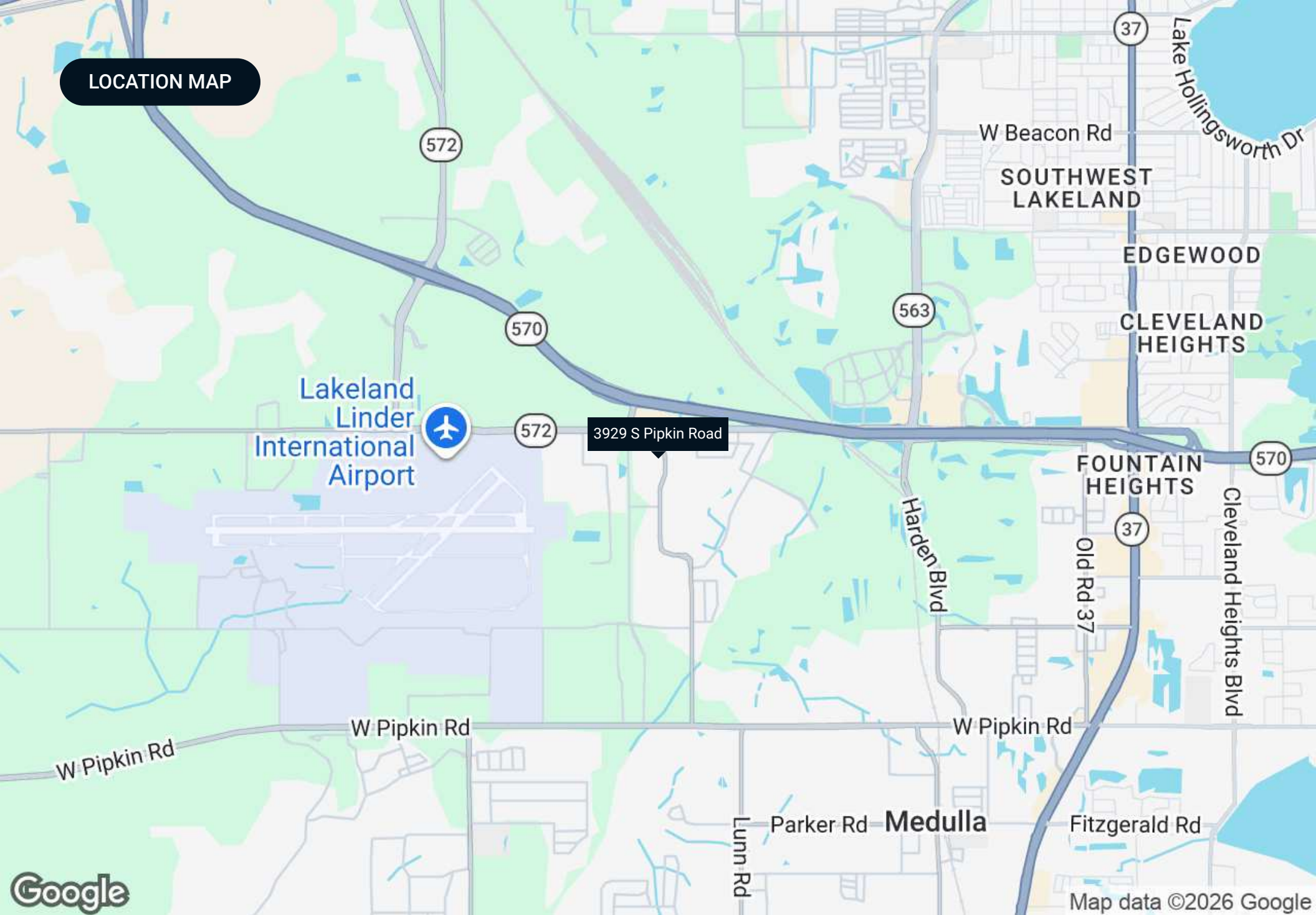
REGIONAL MAP

3929 S Pipkin Road

Google

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LOCATION MAP



DEMOGRAPHICS MAP & REPORT

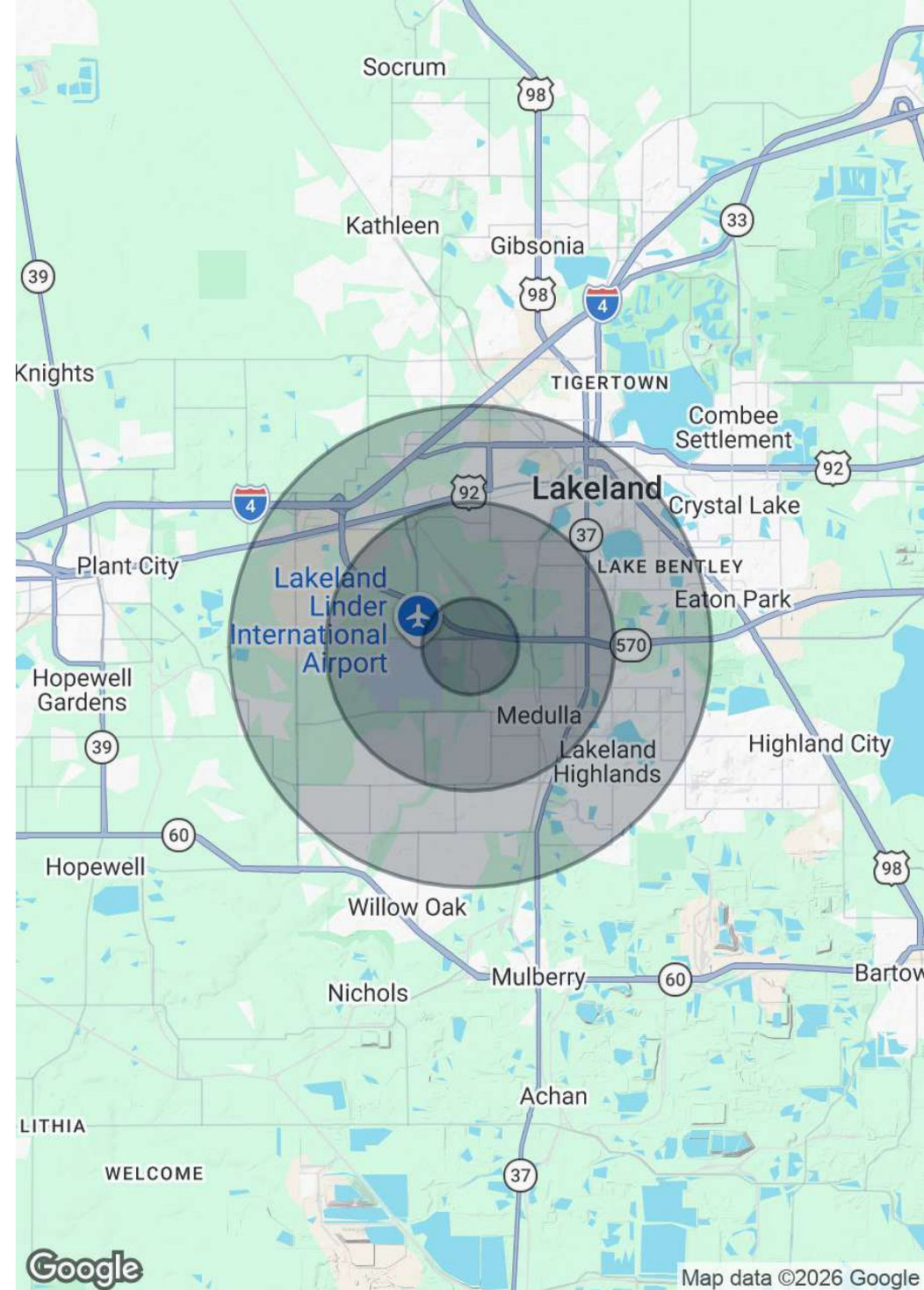
Population

	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

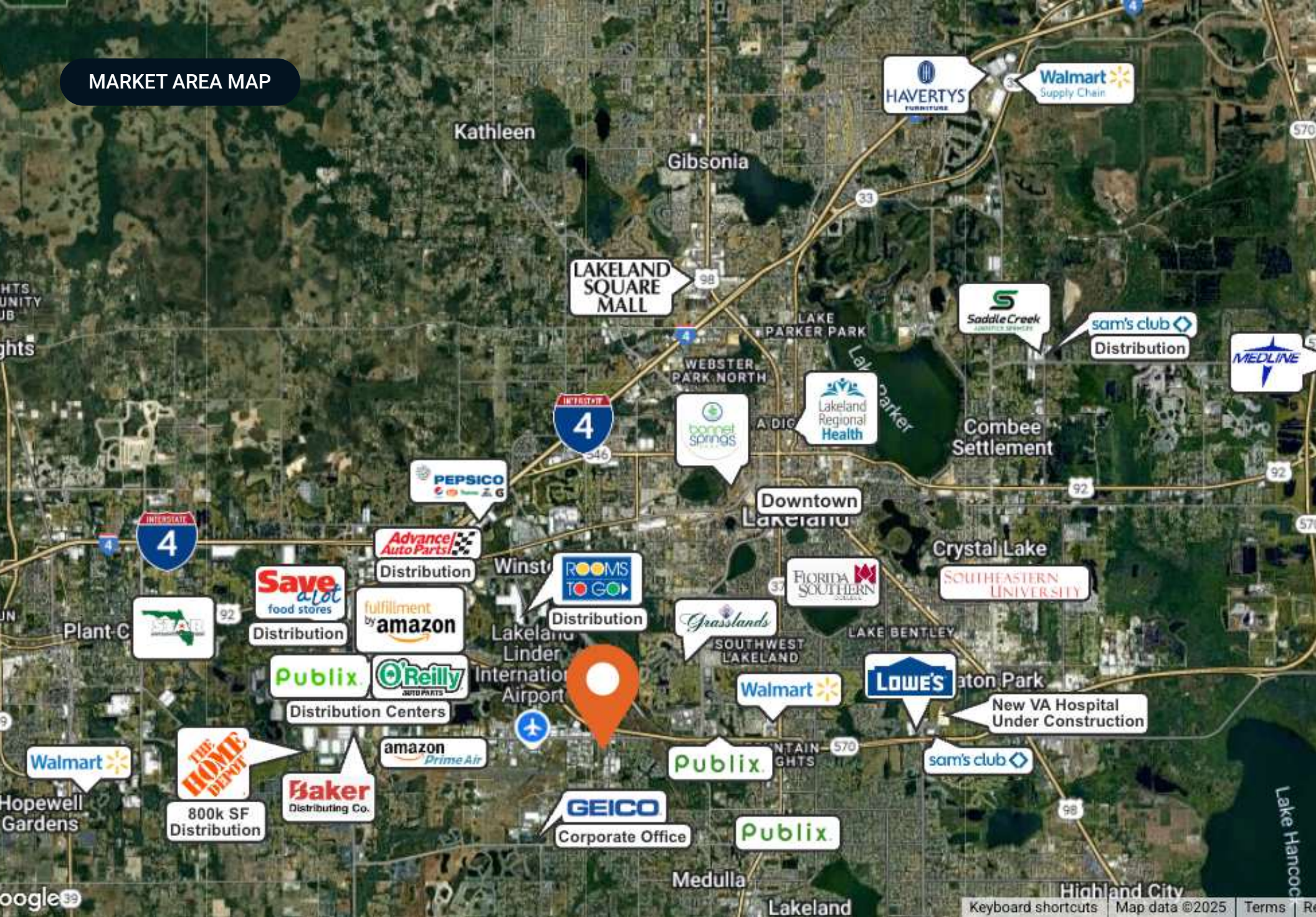
Households & Income

	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

2020 American Community Survey (ACS)



MARKET AREA MAP



NEIGHBORHOOD AERIAL

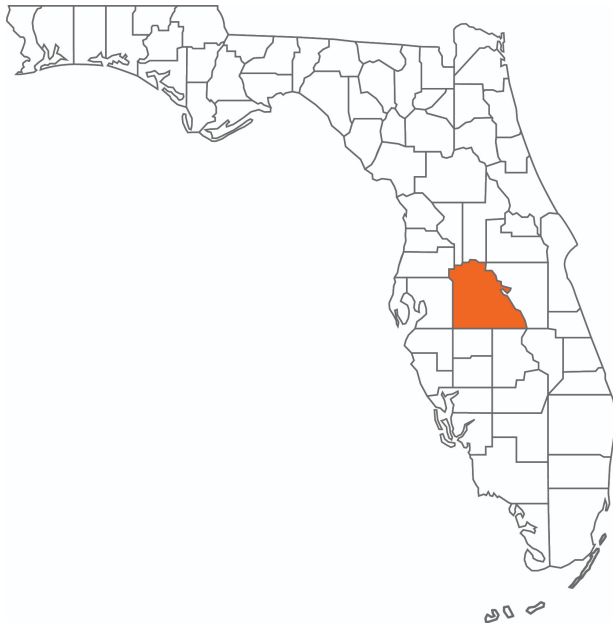


Keyboard shortcuts Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies Terms Re



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

david@saundersrealestate.com

Direct: 877-518-5263 x347 | Cell: 863-660-3138

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

Advisor

joey@saundersrealestate.com

Direct: 877-518-5263 x348 | Cell: 863-660-3511

Professional Background

Joey Hungerford is an Advisor at Saunders Real Estate.

Before entering commercial real estate, Joey served in senior communications roles within the federal government, including positions supporting the President of the United States, Communications Director for a Member of the U.S. House of Representatives, and Advisor to the Chairman of the House Judiciary Committee. Working in high-pressure environments where preparation, judgment, communication, and discretion mattered every day shaped the way Joey approaches real estate.

Today, Joey represents property owners, investors, developers, and businesses throughout Central Florida. He takes a broader view of each assignment, first understanding what his clients are ultimately trying to accomplish rather than simply focusing on the transaction in front of him. Whether advising on an acquisition, disposition, development opportunity, or lease, Joey works to identify opportunities, anticipate challenges, and help clients make informed decisions that advance their broader goals.

Joey has developed strong relationships throughout the commercial real estate community, including with lenders, attorneys, contractors, engineers, and other industry professionals. These relationships give his clients access to a trusted network of resources when evaluating opportunities and navigating complex transactions. His approach is disciplined and solutions-oriented, with an emphasis on preparation, clear communication, and keeping transactions moving toward the best possible outcome.

He was named the 2025 Commercial Realtor of the Year by Lakeland REALTORS® and currently serves as Chairman of the association's Public Policy Committee. He is a graduate of the Lakeland REALTORS® Leadership Academy and a member of ICSC, the United Way of Central Florida Young Leaders Society, Emerge Lakeland, and the CCIM Florida West Coast District, where he serves on the Membership Committee. He is also a CCIM Candidate working toward earning the designation.

Joey believes exceptional representation extends well beyond closing a transaction. He is an advisor clients call before making important decisions and someone they trust for an honest opinion, a clear perspective, and the persistence to see things through. For Joey, success is not simply getting a deal done; it is helping clients make decisions that serve their broader goals.

Outside of real estate, 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 for young fathers.

Joey specializes in:

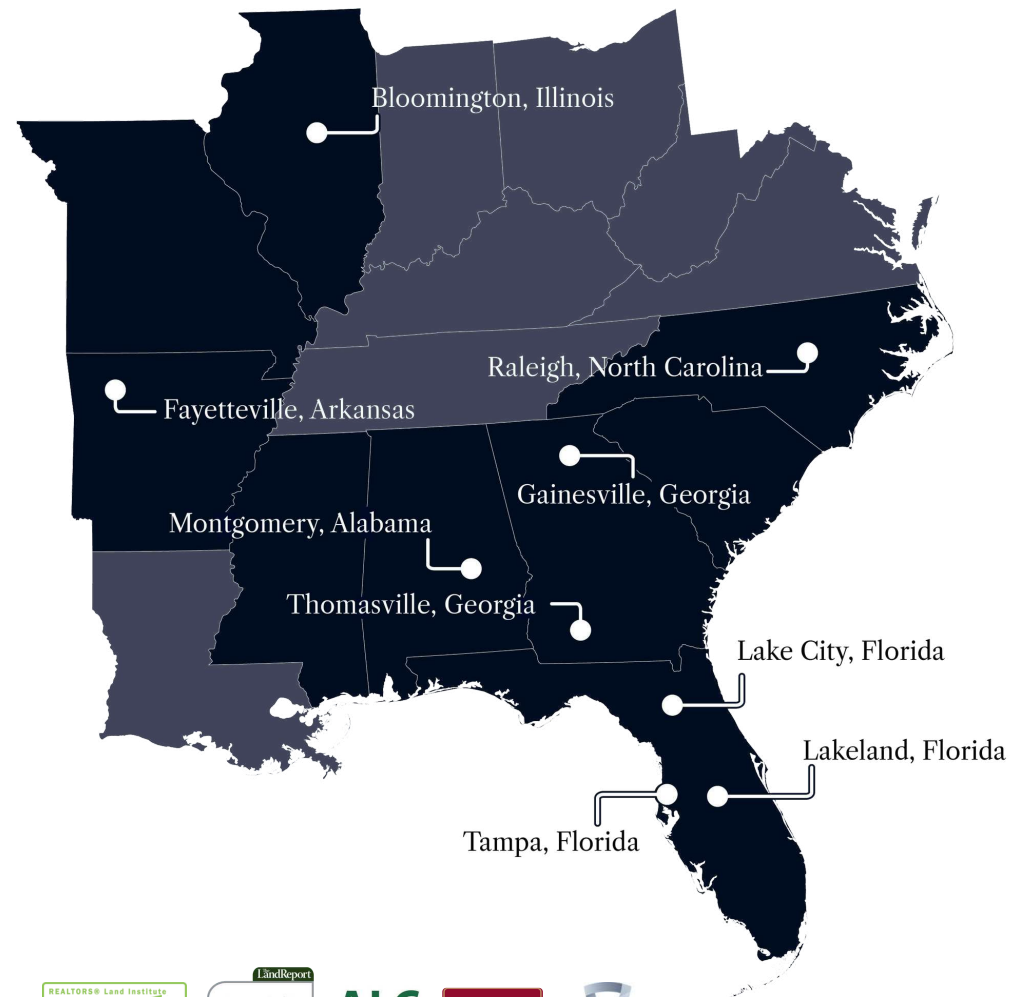
- Industrial
- Retail



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A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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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