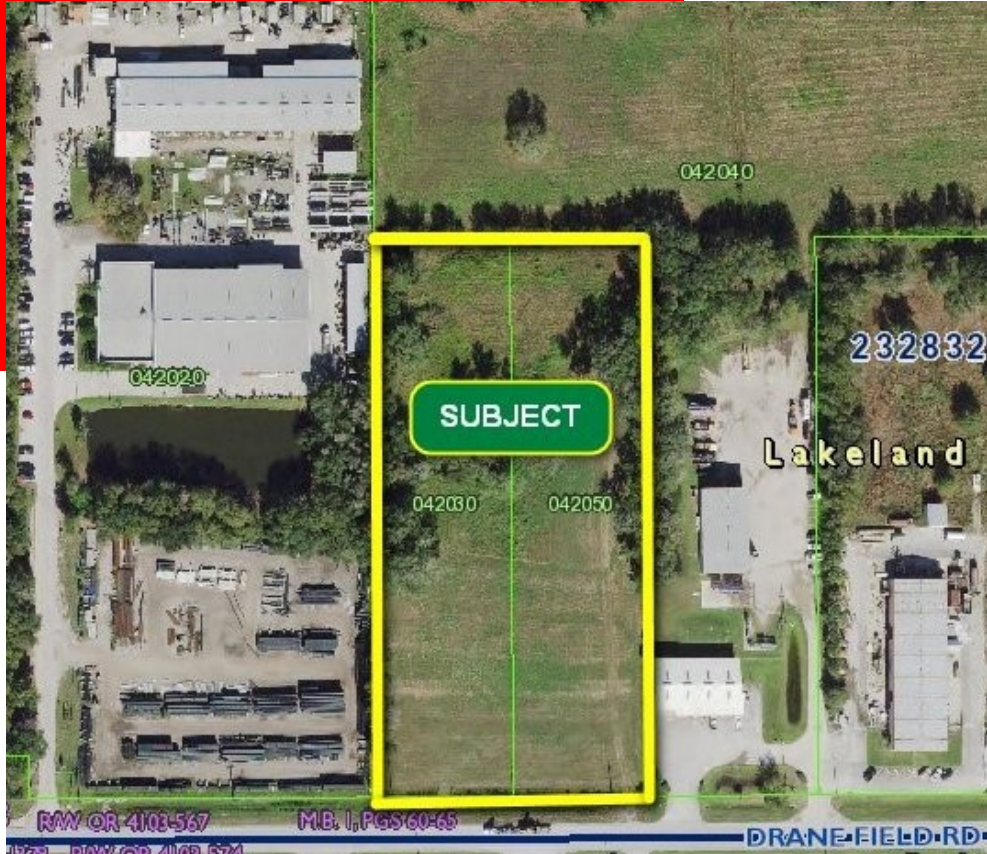


**LAKELAND FLORIDA 4.8+/- GROSS AC.  
INDUSTRIAL DEVELOPMENT SITE**

**F  
O  
R  
S  
A  
L  
E**



**4315-4325 Drane Field Rd., Lakeland, Polk County, FL**

**FEATURES**

- \* **4.8+/- Gross Acres. Property is fenced.**
- **Zoning/Land Use: I-2/BP (Business Park) warehouse uses**
- **Located across from Lakeland Linder International Airport**
- \* **Located 5 miles south of full interchange off I-4 at Exit 25**
- \* **Between Tampa & Orlando in Lakeland, Florida**

**SALES PRICE: \$330,000**

**STEINBAUER ASSOCIATES, INC.**

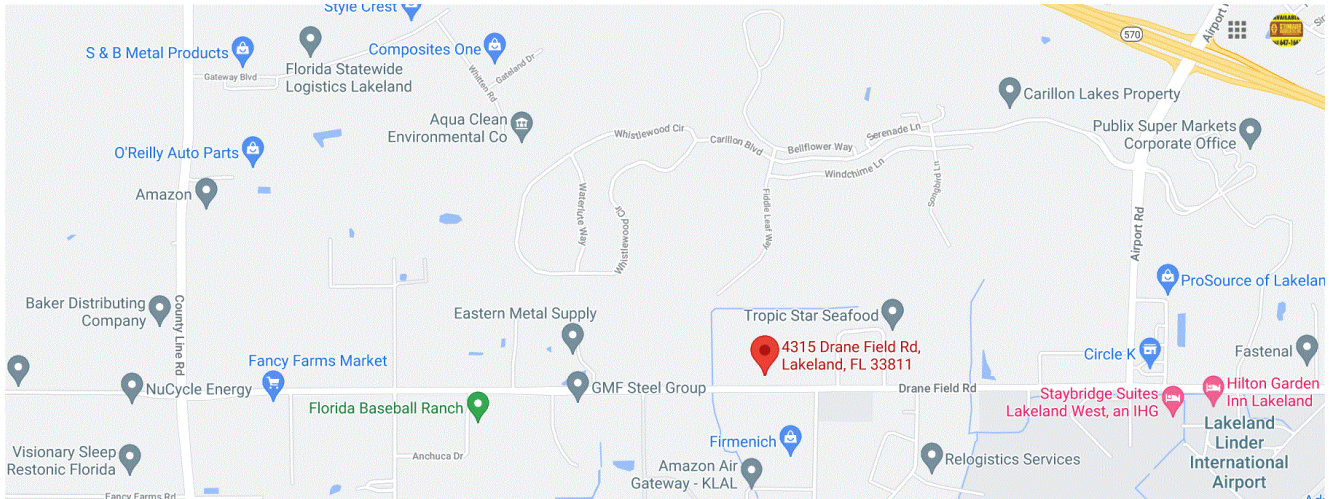
**COMMERCIAL - INDUSTRIAL - INVESTMENT: SALES, LEASING**

**(863) 647-1661 LAKELAND, FLORIDA**

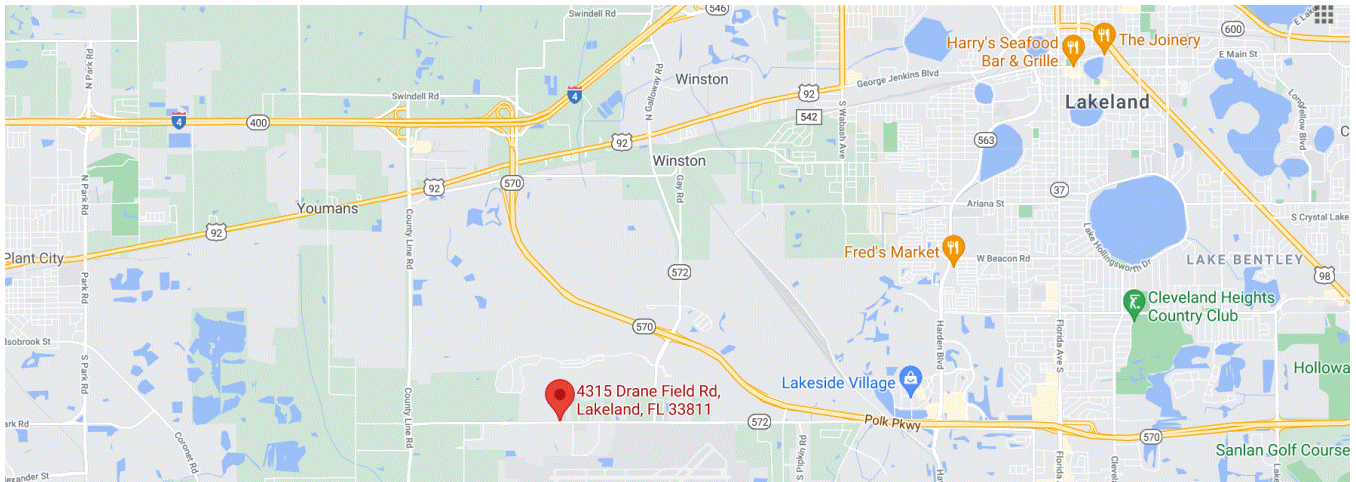
**Call: Jim Steinbauer, SIOR (863) 670-2561 or J.R. Steinbauer, Jr., SIOR**

NOTE: Buyer independent of Seller and Broker shall verify all pertinent information.

# MAPS LAKELAND FLORIDA



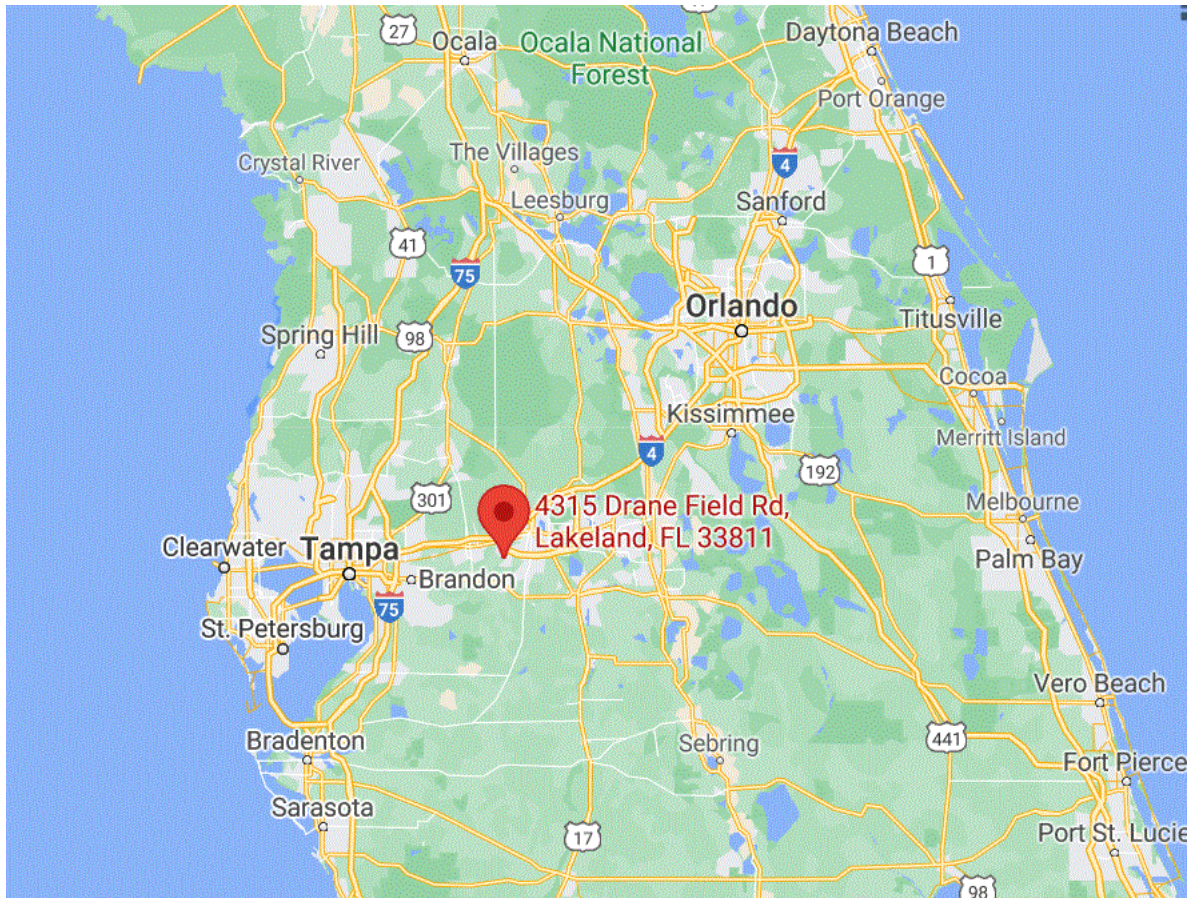
**4315-4325 Drane Field, Lakeland, Polk County Florida**



**NEIGHBORING DISTRIBUTION AND MANUFACTURING  
WAREHOUSES INCLUDE:**

**Amazon Prime Air, Publix, HD Supply, Firmenich, Amazon Fulfillment, Ace, Home Depot, Ikea, Rooms to Go, Advanced Auto Parts, O'Reilly Auto Parts, Cardinal Health**

# MAP SUBJECT PROPERTY CENTRAL FLORIDA I-4 CORRIDOR



- **10 MINUTES TO DOWNTOWN LAKELAND**
- **6 MINUTES TO I-4 EXIT 25**
- **20 MINUTES TO I-75**
- **45 MINUTES TO TAMPA**
- **LESS THAN AN HOUR TO ORLANDO**
- **3 HOURS TO MIAMI/FT. LAUDERDALE**
- **3 HOURS TO JACKSONVILLE**

**OVER 10.5 MILLION PEOPLE WITHIN 100 MILES FROM LAKELAND.**

# AERIAL PHOTOS



SUBJECT PROPERTY



LOOKING NORTHWEST