

2210 COMMERCE POINT DRIVE

LAKELAND, FL 33801

For Lease



Commerce Point | ± 31,250 SF Showroom & Warehouse

Vinh Dawkins

Senior Advisor
863-315-4595
vinh@saundersrealestate.com

Keaton Greene

Advisor, Research Analyst
770-533-0541
keaton@saundersrealestate.com



Contents

01 The Offering

Lease summary, highlights, the building

02 Test Fits

Five ways to run a business from one address

03 Location

Site, neighborhood, access, statewide reach

04 The Market

Growth, drivers, employers, zoning

EXCLUSIVELY LISTED BY

Vinh Dawkins

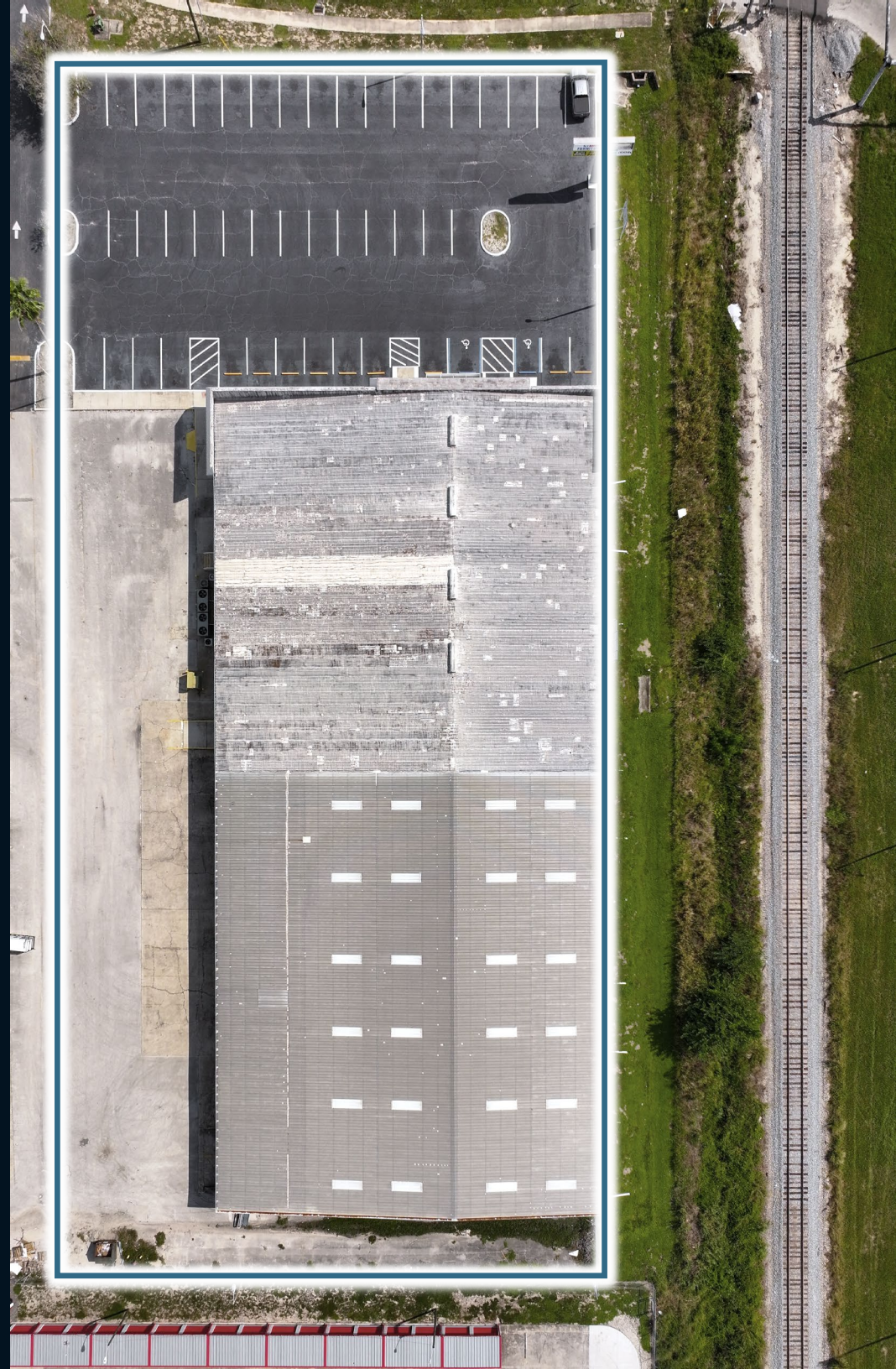
Senior Advisor
863-315-4595
vinh@saundersrealestate.com

Keaton Greene

Advisor, Research Analyst
770-533-0541
keaton@saundersrealestate.com



©2026 Saunders Real Estate, LLC. All rights reserved. Information deemed reliable but not verified; see full disclaimer on the back cover.



01

The Offering

A former American Freight showroom and warehouse on US-98 in Lakeland, with the docks, the glass and the parking already in place.



Executive Summary

FACT SHEET

Address:	2210 Commerce Point Dr, Lakeland, FL 33801
Asking Rate:	Contact for pricing
Available:	±31,250 SF (whole building)
Showroom / Office:	±16,250 SF
Warehouse:	±15,000 SF
Covered Loading:	±4,500 SF canopy
Premises:	±1.82 AC of a 4.72 AC parcel
Loading:	(2) 10' x 10' docks, (1) 16' x 14' drive-in
Clear Height:	14' eave / 17'2" apex
Parking:	55 spaces
Zoning / FLU:	I-1 Light Industrial / Mixed Commercial Corridor
Year Built:	1981 (effective 2002)
Parcel ID:	24-28-28-000000-023020

43,000

VPD ON US-98

6 MIN

TO POLK PKWY

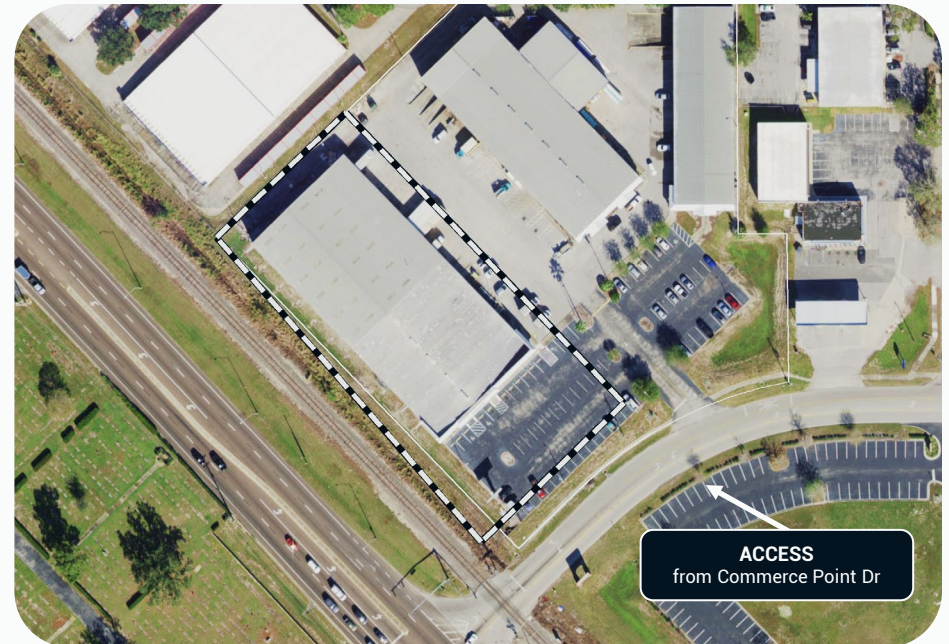
55

PARKING SPACES

Saunders Real Estate is pleased to offer 2210 Commerce Point Drive for lease. The ±31,250 SF building pairs a ±16,250 SF showroom and office with a ±15,000 SF sprinklered warehouse behind it, served by two dock doors and a drive-in door under a ±4,500 SF canopy. The showroom fronts US-98 (Bartow Road), where 43,000 vehicles pass each day.

The layout fits a user who sells to the public or to the trade and stocks what it sells: furniture, flooring, appliances, lighting, HVAC and plumbing supply, cabinets, signage, or a light manufacturer that wants a design showroom out front. Lakeland's I-1 district permits all of these by right.

Polk County added 23,356 residents in the year to July 2025, the largest gain of any Florida county, and ranks fourth among U.S. metros for growth. The Polk Parkway is six minutes away, I-4 twelve.



Imagery: Esri, Maxar, Earthstar Geographics. Dashed line is the leased premises; white line is the 4.72 AC parcel.

Why 2210 Commerce Point



43,000

VEHICLES A DAY ON US-98

±31,250 SF

SHOWROOM + WAREHOUSE

55

SPACES AT THE DOOR

Former American Freight showroom and warehouse on US-98 (Bartow Rd), between the Polk Parkway and I-4, with the docks, the glass and the parking already in place.

FRONTAGE THAT SELLS

43,000 cars a day pass the storefront, with a signalized entry at Commerce Point Dr.

A BUILDING THAT SHIPS

Two 10' x 10' docks and a 16' x 14' drive-in under a ±4,500 SF canopy. Fully sprinklered, new HVAC (2024).

ROOM TO SHOW

±16,250 SF of glass-fronted showroom with four offices, a breakroom and four restrooms built.

ZONED FOR THE MIX

I-1 permits retail, wholesale, warehousing, light manufacturing and fitness by right. No conditional use.

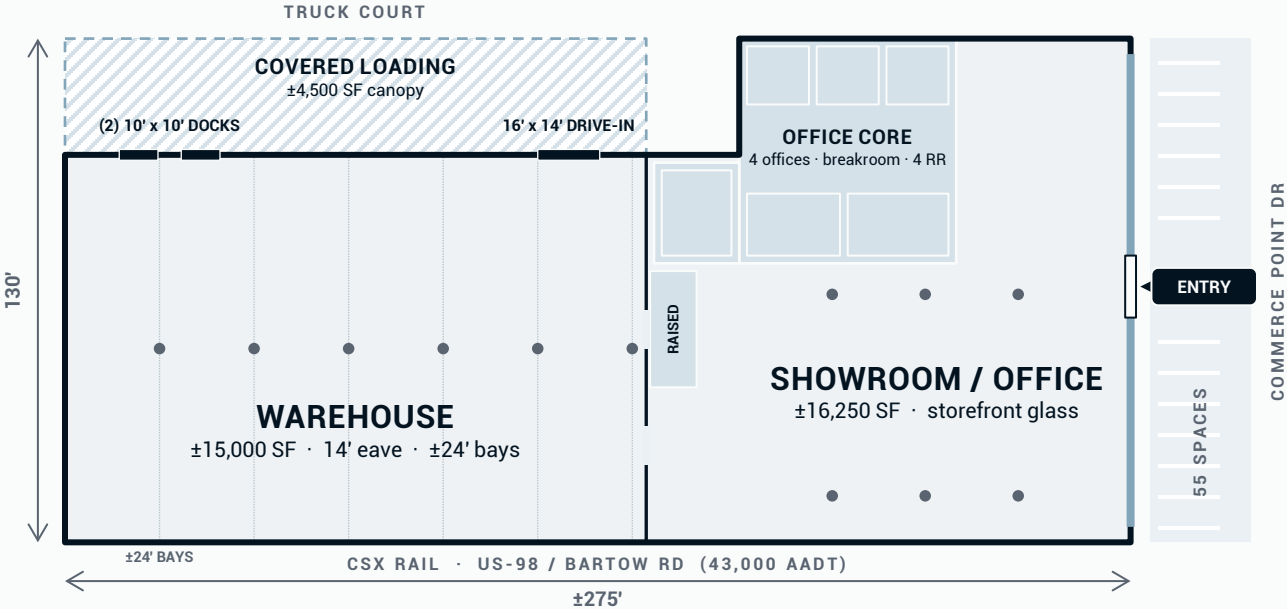
A MARKET THAT IS GROWING

Polk County is the #4 fastest-growing U.S. metro: 874,790 people, +23,356 in a year, the most in Florida.

IN THE MIDDLE OF IT ALL

Six minutes to the Polk Parkway, twelve to I-4, 40 minutes to Tampa, 1 hour to Orlando. 11.8M people within 100 miles.

The Building



SPECIFICATIONS	
Building Area	±31,250 SF enclosed
Canopy	±4,500 SF covered loading
Footprint	±275' x 130'
Construction	Steel frame, metal panel
Warehouse Height	14' eave, 17'2" apex
Column Spacing	±24' typical
Dock Doors	(2) 10' x 10'

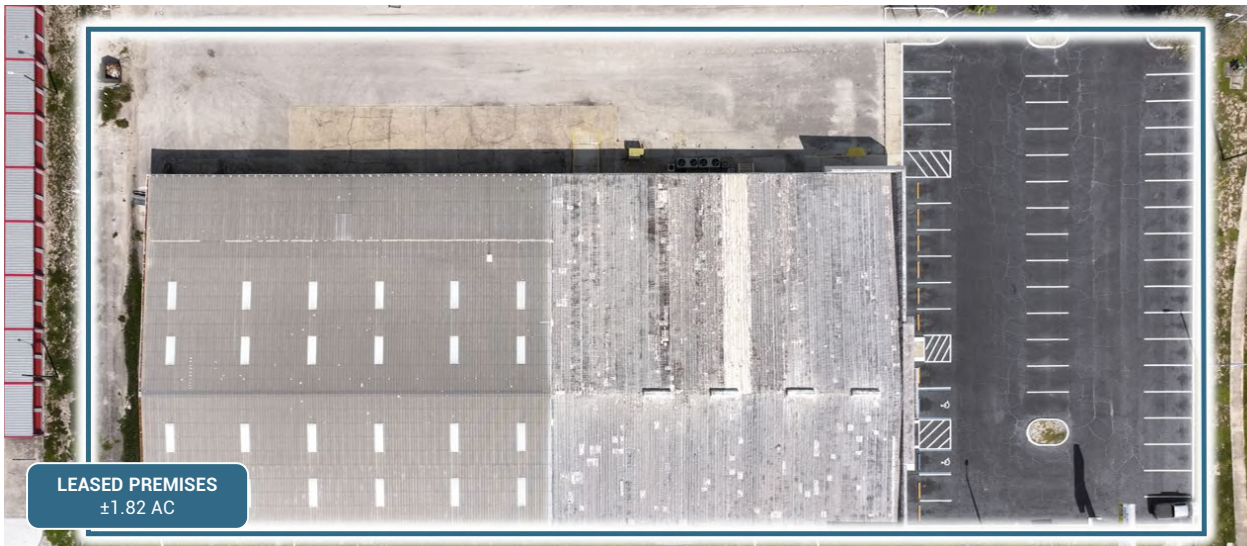
SYSTEMS + SITE	
Drive-In Door	(1) 16' x 14'
Office Build-Out	4 offices, breakroom, 4 RR
Fire Protection	Fully sprinklered
HVAC	New system, 2024
Power	3-phase (verify voltage)
Parking	55 spaces
Flood Zone	X (FIRM 12105C0320G)

Plan is diagrammatic and not to scale. Areas per Polk County Property Appraiser; door sizes, heights, office count, HVAC and parking per owner-provided information.

The Property



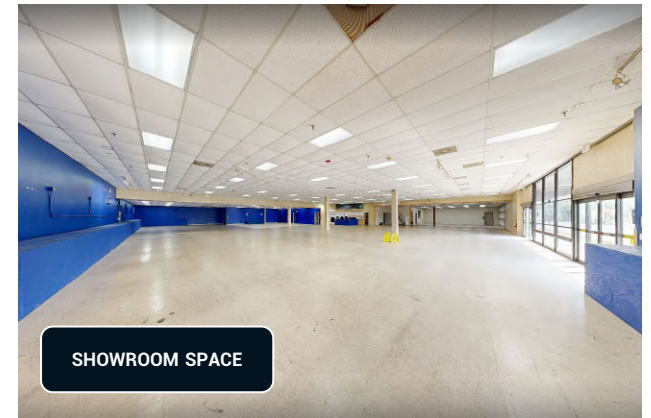
US-98 FRONTAGE
storefront faces Commerce Point Dr



LEASED PREMISES
±1.82 AC



WAREHOUSE
14' eave · 17' Apex · sprinklered



SHOWROOM SPACE

- Steel frame, metal panel, built 1981 (eff. 2002)
- 14' eave, 17'2" apex in the warehouse
- (2) 10' x 10' docks, (1) 16' x 14' drive-in
- New HVAC · fully sprinklered · 3-phase
- 55 spaces · Flood Zone X

As-Is Layout From Above



Zone boundaries are approximate. Full floor plan on page 10.

02

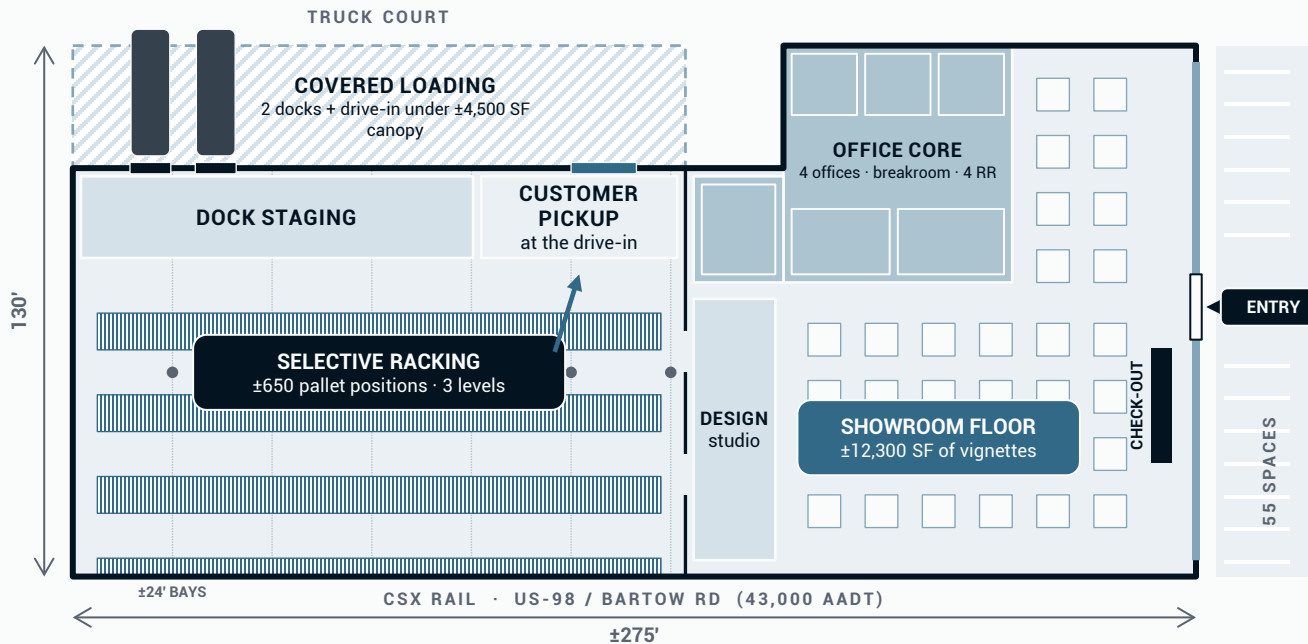
Test Fits

Five conceptual layouts, drawn to scale on the existing shell: a showroom-and-warehouse user, a trade supply branch, a light manufacturer a franchise gym and a full warehouse build-out.



Showroom + Regional Distribution

FURNITURE · FLOORING · APPLIANCES · LIGHTING · E-COMMERCE WITH A STOREFRONT



The building as it was built to be used. Customers enter from the front parking lot into ±12,300 SF of vignettes with a design studio and check-out at the door. Behind the wall, four rows of selective racking hold about 650 pallets, trucks unload at two covered docks, and customer pickups roll out the drive-in without crossing the sales floor.

±12,300 SF

SHOWROOM FLOOR

±650

PALLET POSITIONS

2 + 1

DOCKS + DRIVE-IN

55

CUSTOMER PARKING

Conceptual only. Furniture, racking and equipment counts are illustrative; tenant to verify code, egress and loads with its own design team.

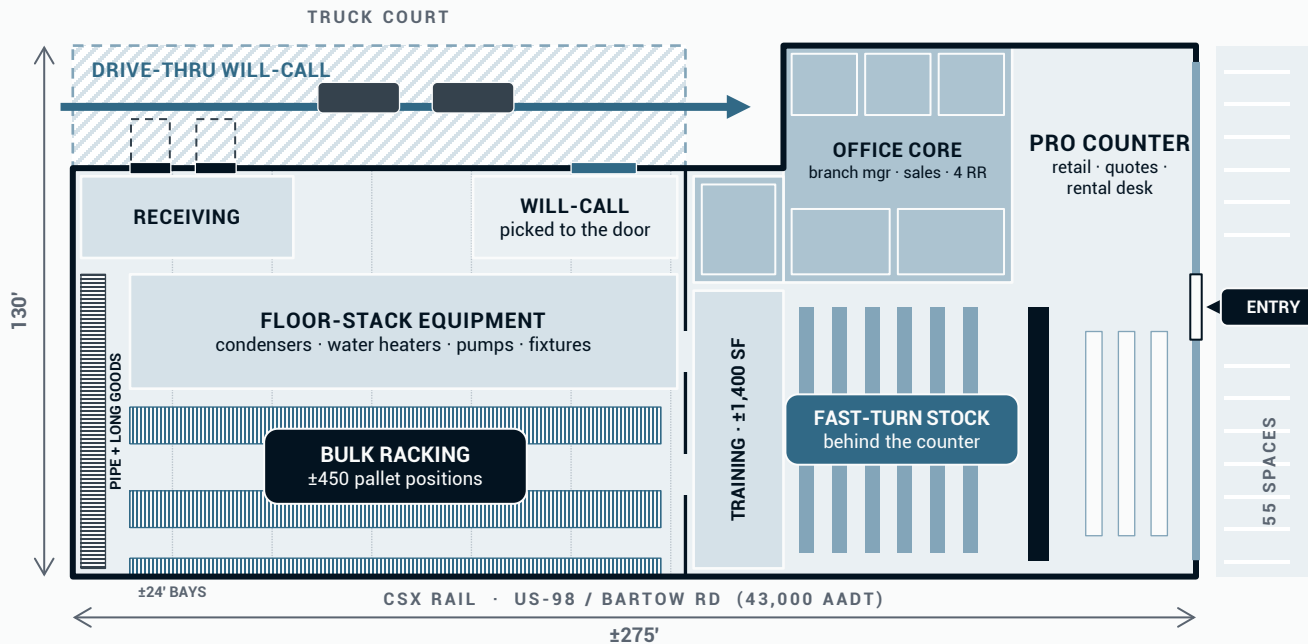


HOW THE SPACE SPLITS

Showroom floor	±12,300 SF	
Warehouse + racking	±11,500 SF	
Dock staging / pickup	±3,500 SF	
Office core	±3,950 SF	

Trade Supply Branch

HVAC · PLUMBING · ELECTRICAL · POOL · CONTRACTOR SUPPLY WITH A PRO COUNTER



A branch built around the contractor's morning. Pros park at the front door, pull quotes at the counter and pick fast-turn stock off the shelf. Larger orders are picked to will-call staging and handed off under the canopy as a drive-thru lane, so trucks never block the docks. The warehouse carries floor-stacked equipment, bulk racking and a pipe rack along the back wall, with a ±1,400 SF training room off the sales floor.

±5,500 SF

COUNTER + RETAIL

±1,400 SF

TRAINING ROOM

±450

BULK PALLET POSITIONS

Drive-thru

WILL-CALL UNDER CANOPY

Conceptual only. Furniture, racking and equipment counts are illustrative; tenant to verify code, egress and loads with its own design team.

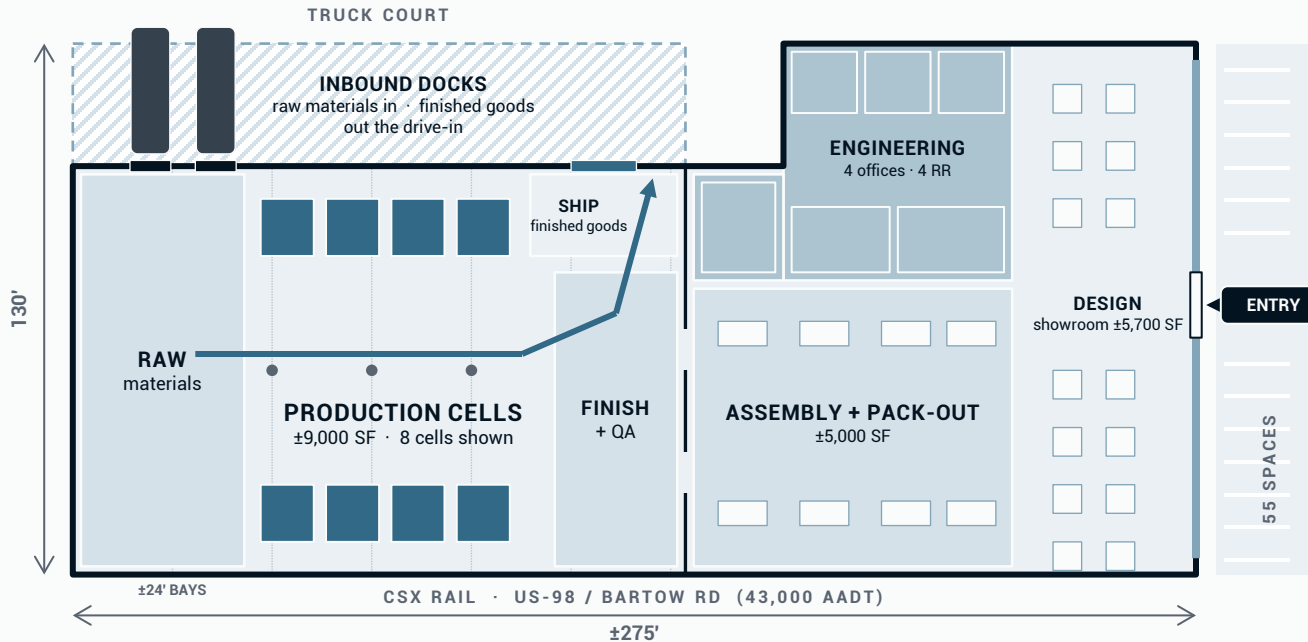


HOW THE SPACE SPLITS

Pro counter + retail	±5,500 SF	
Fast-turn stock	±6,400 SF	
Warehouse + bulk rack	±13,000 SF	
Training + office	±6,350 SF	

Light Production + Design Showroom

CABINETS · MILLWORK · SIGNAGE · CLOSETS · ASSEMBLY WITH A CLIENT-FACING FRONT



Raw material comes in at the docks and moves in a straight line through eight production cells, finish and QA, then ships at the drive-in. The old showroom becomes a ±5,000 SF assembly and pack-out floor beside the engineering offices, leaving ±5,700 SF of glass-fronted design showroom at the front door for clients. Lakeland's I-1 district permits Level I manufacturing by right.

±9,000 SF

PRODUCTION FLOOR

±5,000 SF

ASSEMBLY + PACK-OUT

±5,700 SF

DESIGN SHOWROOM

Straight-line

DOCK-TO-DRIVE-IN FLOW

Conceptual only. Furniture, racking and equipment counts are illustrative; tenant to verify code, egress and loads with its own design team.

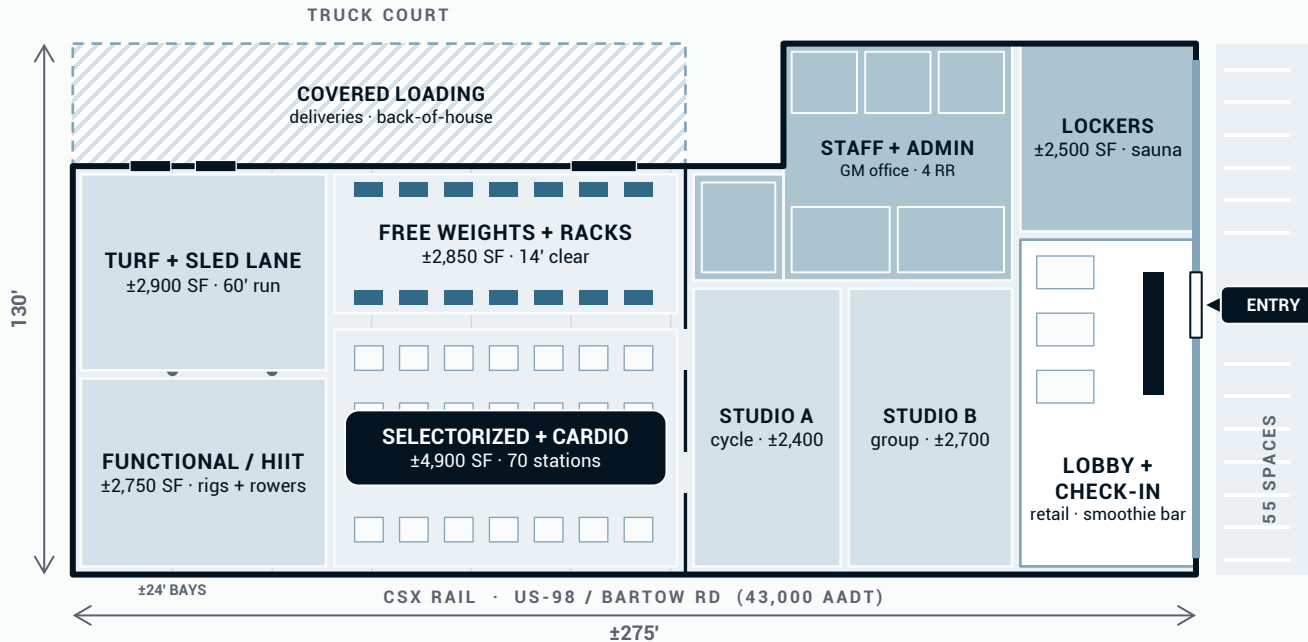


HOW THE SPACE SPLITS

Production cells	±9,000 SF	
Finish + raw material	±6,000 SF	
Assembly + pack-out	±5,000 SF	
Design showroom + eng.	±11,250 SF	

Franchise Fitness Club

FULL-SIZE GYM · HIIT / FUNCTIONAL · CYCLE AND GROUP STUDIOS · RECOVERY



A ±31,250 SF club sized for a national franchise. Members walk in from the front lot to a lobby with check-in, retail and a smoothie bar, then split to two group studios or the main floor. The 14'-eave warehouse takes the free-weight racks, a 60' turf and sled lane and a functional zone, with 70 selectorized and cardio stations under the existing roof. Fitness studios are permitted by right in I-1, and 43,000 cars a day see the sign.

±31,250 SF

FULL-SIZE CLUB

2

GROUP STUDIOS

14'

CLEAR HEIGHT FOR RIGS

55 + 43K

SPACES + VPD VISIBILITY

Conceptual only. Furniture, racking and equipment counts are illustrative; tenant to verify code, egress and loads with its own design team.

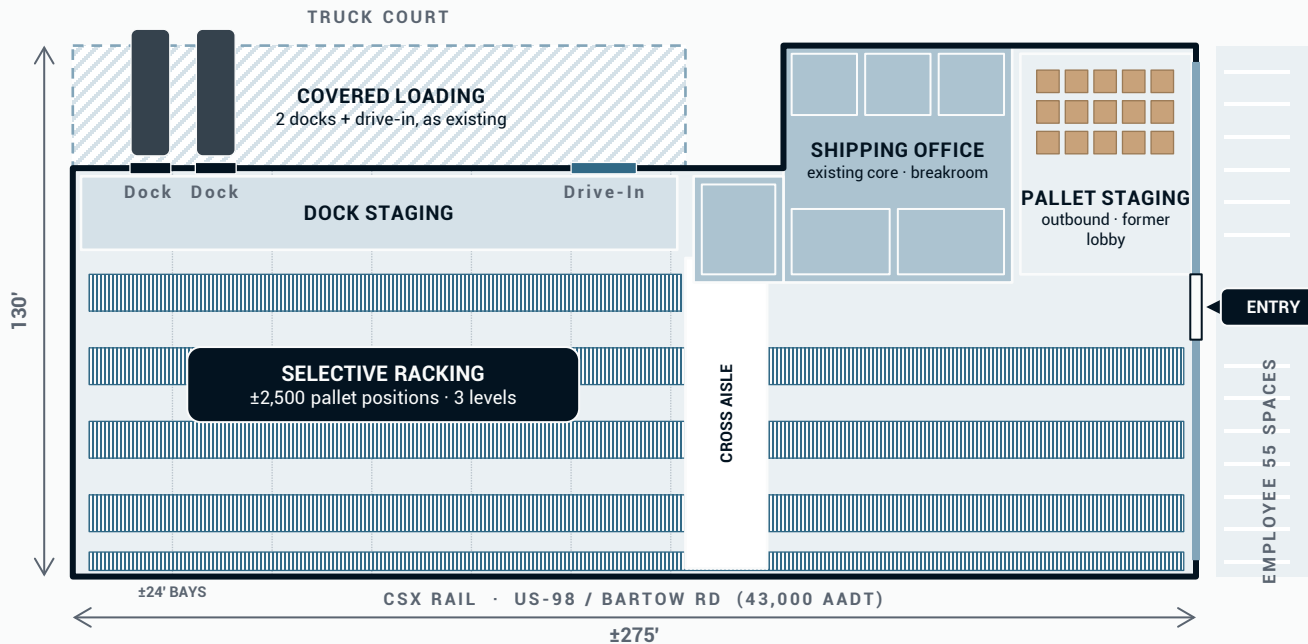


HOW THE SPACE SPLITS

Main floor (weights, cardio)	±13,400 SF	
Group studios	±5,100 SF	
Lobby, retail, lockers	±6,500 SF	
Turf + functional	±5,650 SF	

Full Warehouse Build-Out

DISTRIBUTION · 3PL · E-COMMERCE FULFILLMENT · WHOLESALE · NO SHOWROOM



For a user who only needs the box. The demising wall and the showroom finishes come out, leaving ±31,250 SF of clear-span, sprinklered floor under the same 14' eave. Selective racking runs wall to wall in five full-length rows, about 2,500 pallet positions in three levels, with a cross aisle where the wall stood. Everything ships through the existing two docks and drive-in under the canopy. The office core stays as a shipping office, the old lobby becomes outbound pallet staging with its own entry, and the 55 front spaces serve employees. Warehousing is permitted by right in I-1.

±31,250 SF

CLEAR WAREHOUSE FLOOR

±2,500

PALLET POSITIONS

2 + 1

DOCKS + DRIVE-IN

14'

EAVE · ±24' BAYS

Conceptual only. Furniture, racking and equipment counts are illustrative; tenant to verify code, egress and loads with its own design team.



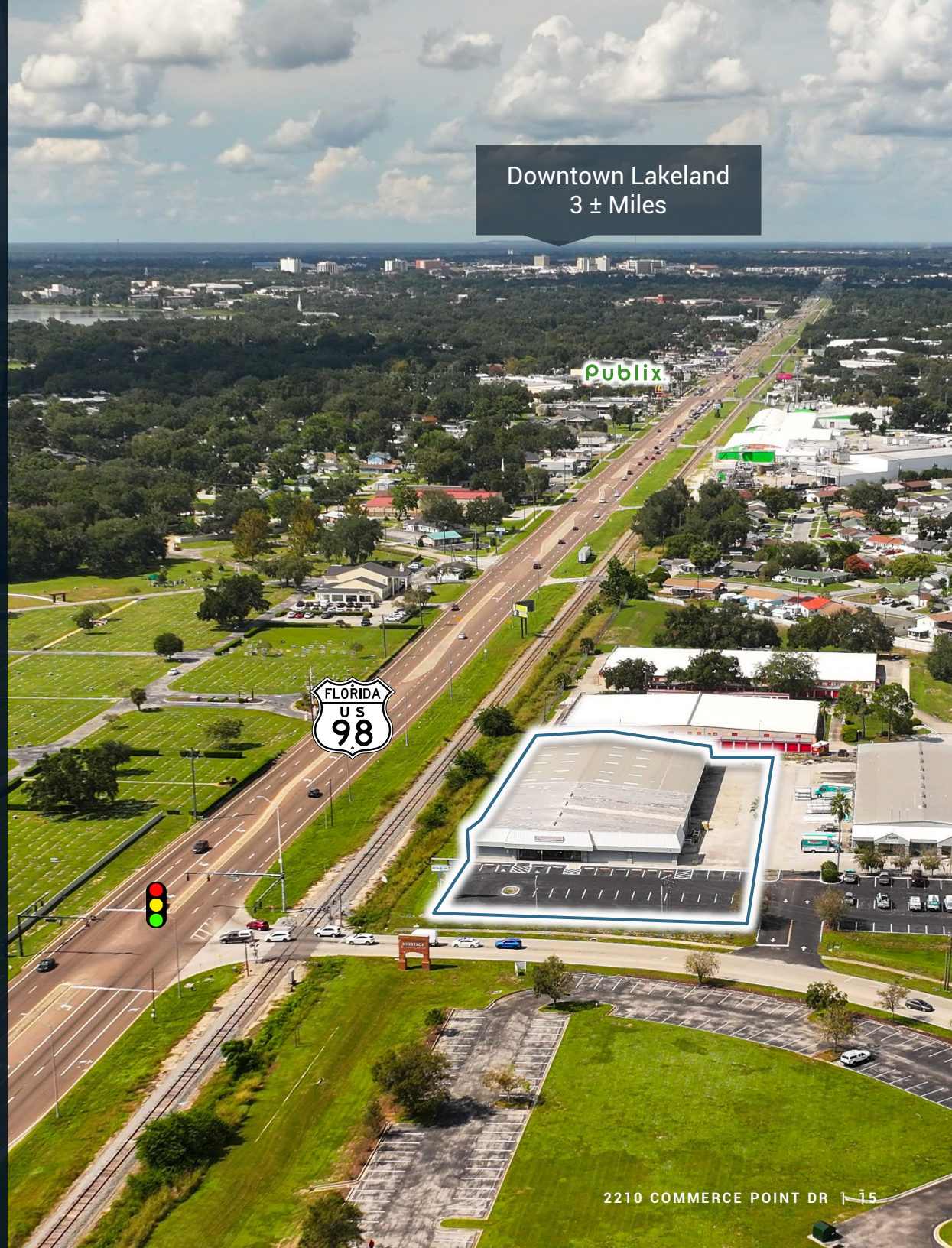
HOW THE SPACE SPLITS

Racked warehouse floor	±25,900 SF	
Dock staging + cross aisle	±3,900 SF	
Shipping office (kept)	±2,150 SF	
Pallet staging (former lobby)	±2,300 SF	

03

Location

On US-98 inside Lakeland city limits, between the Polk Parkway and I-4, in the fastest-growing corner of the I-4 corridor.

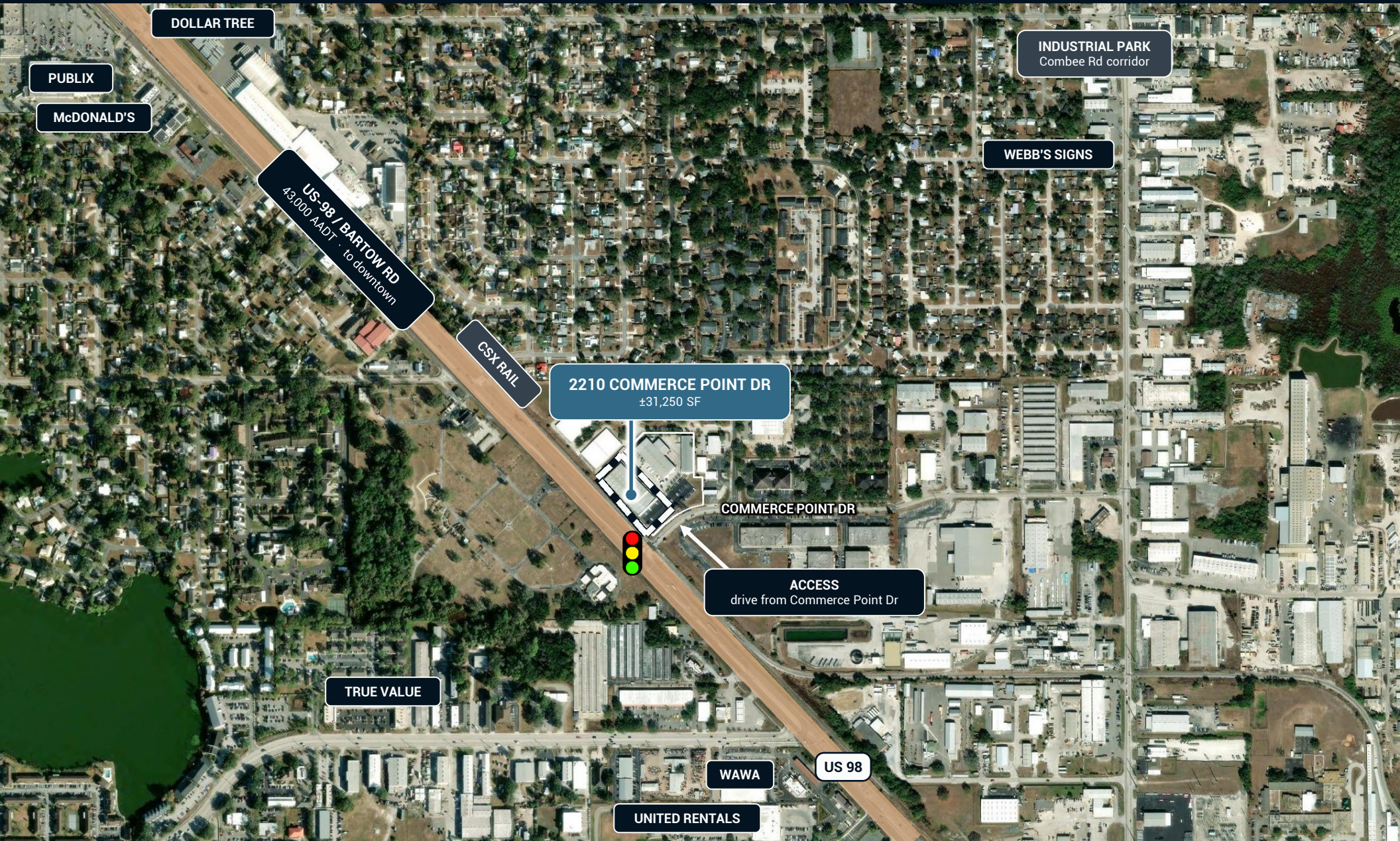


Downtown Lakeland
3 ± Miles

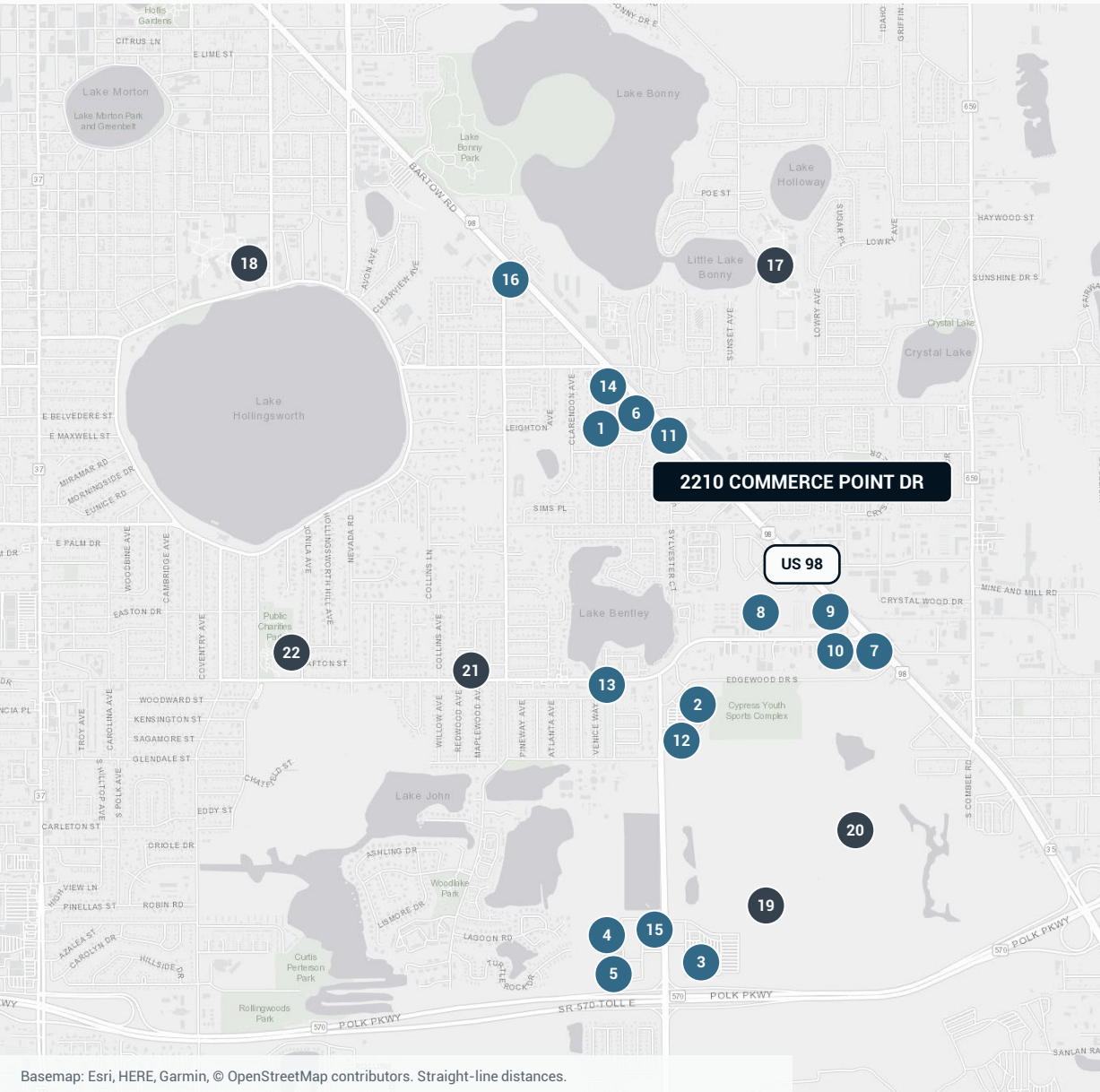
Publix

FLORIDA
US
98

Site Aerial



Neighborhood and Access



Basemap: Esri, HERE, Garmin, © OpenStreetMap contributors. Straight-line distances.

RETAIL

1	Publix	0.7 mi
2	Aldi	0.6 mi
3	Sam's Club	1.3 mi
4	Lowe's	1.4 mi
5	Bealls	1.4 mi
6	Dollar Tree	0.7 mi
7	Wawa	0.3 mi
8	True Value	0.2 mi

FOOD & DRINK

9	Burger King	0.2 mi
10	Pizza Hut	0.3 mi
11	McDonald's	0.6 mi
12	Swann Brewing	0.7 mi
13	Scarpas	0.8 mi
14	Subway	0.8 mi
15	Wendy's	1.3 mi
16	Dunkin'	1.3 mi

INSTITUTIONS

17	Southeastern University	1.0 mi
18	Florida Southern College	2.0 mi
19	Lakeland VA CBOC	1.1 mi
20	Holloway Park	0.9 mi
21	Handley Park	1.1 mi
22	Veterans Park	1.7 mi

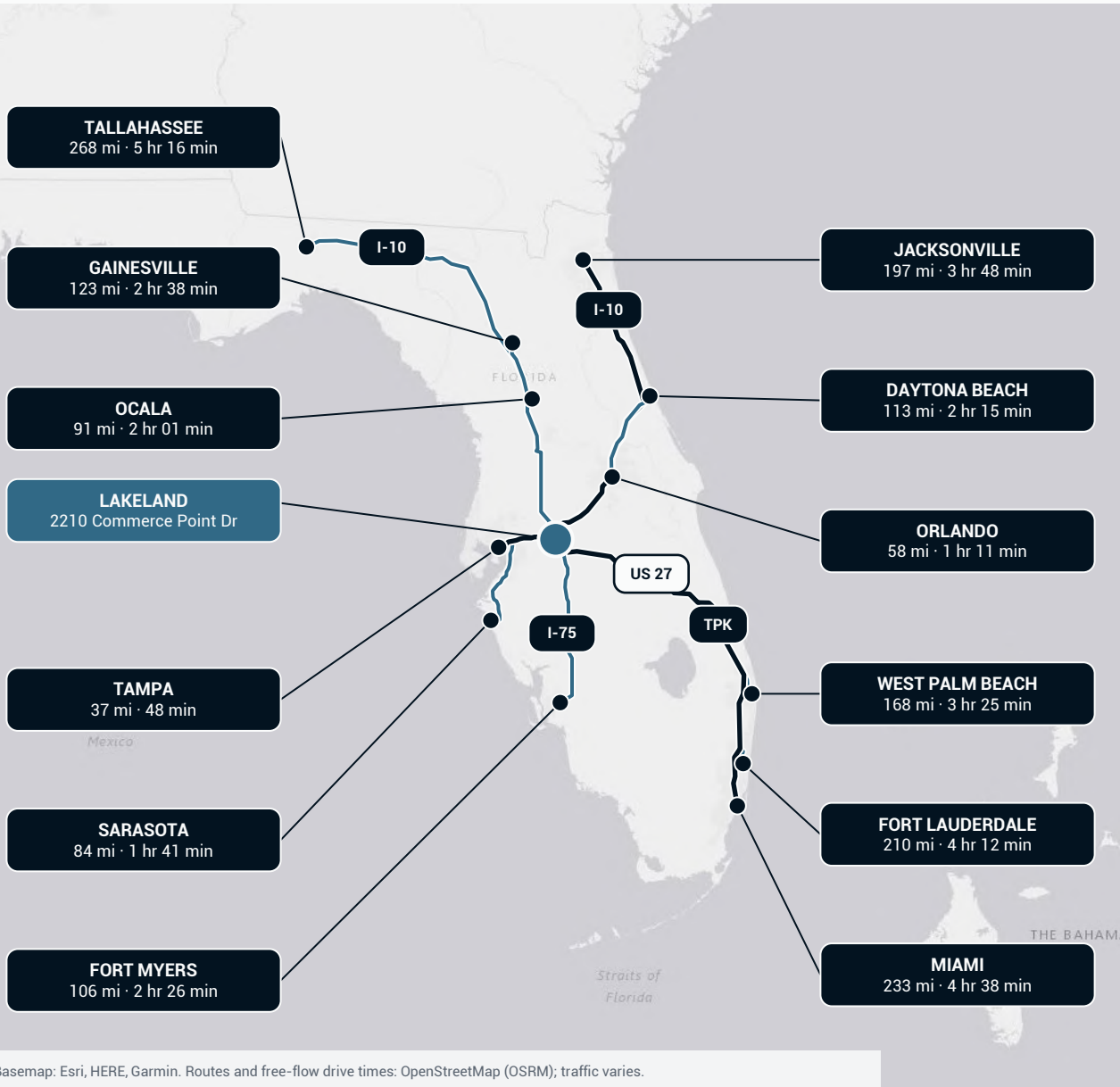
DRIVE TIMES

Polk Pkwy Exit 10	6 min
Downtown Lakeland	7 min
Lakeland Regional	8 min
I-4 Exit 32	12 min
Lakeland Linder	22 min
CSX Intermodal	40 min
Downtown Tampa	48 min
Port Tampa Bay	48 min
Tampa Intl	59 min
Downtown Orlando	70 min
Orlando Intl	75 min

ON THE CORRIDOR

- US-98: six lanes, 43,000 VPD, 7.3% trucks (FDOT 2025).
- Signal at Commerce Point Dr; turns from both directions.
- Polk Parkway loops to I-4 at both ends.
- CSX main line at the rear (no spur).

Statewide Reach



Every Florida market in a day

MARKET	MILES	HRS:MIN
Tampa	37 mi	0:48
Orlando	58 mi	1:11
Sarasota	84 mi	1:41
Ocala	91 mi	2:01
Port Canaveral	101 mi	2:00
Fort Myers	106 mi	2:26
Daytona Beach	113 mi	2:15
Gainesville	123 mi	2:38
West Palm Beach	168 mi	3:25
Jacksonville	197 mi	3:48
Fort Lauderdale	210 mi	4:12
Miami	233 mi	4:38
Tallahassee	268 mi	5:16

DEEPWATER PORTS

Port Tampa Bay 36 mi · Port Manatee 62 mi · Port Canaveral 101 mi · JAXPORT 206 mi · Port Everglades 213 mi · Port Miami 233 mi

04

The Market

Polk County is the fourth-fastest-growing metro in the United States, with 874,790 people, the state's largest numeric gain and a logistics job base that leads every other sector.



Polk County

Lakeland–Winter Haven MSA

874,790

POPULATION, JULY 2025

U.S. Census Vintage 2025

+23,356

ADDED IN ONE YEAR, #1 IN FLORIDA

Largest numeric gain of any Florida county

#4

FASTEST-GROWING U.S. METRO

+2.7% year over year

+20.7%

GROWTH SINCE APRIL 2020

3rd of 387 metros

1,000,000

PROJECTED BY 2030

UF Bureau of Economic & Business Research

125,520

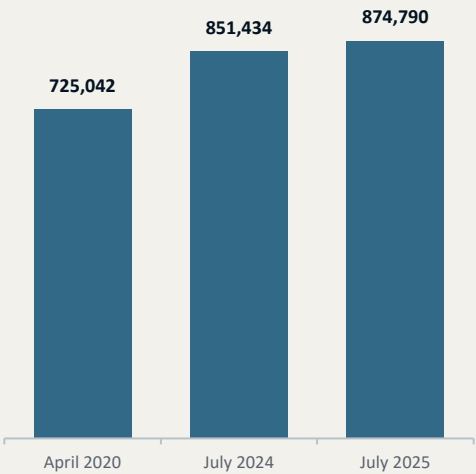
CITY OF LAKELAND, 2025

Census sub-county estimate

Between two metros

Lakeland is the midpoint of the I-4 corridor between Tampa (3.42M) and Orlando (2.96M). Both are still adding people, and the households they push outward land in Polk County first.

MSA population



METRO (2025)	POP.	1-YR
Tampa–St. Pete–Clearwater	3,418,895	+0.4%
Orlando–Kissimmee–Sanford	2,957,672	+1.3%
Lakeland–Winter Haven	874,790	+2.7%

Polk grew faster than either neighbor last year, and faster than any metro in Florida but Ocala. The I-4 corridor is where the two metros meet.

TRADE AREA · ACS 2020–24

RADIUS	POPULATION	HOUSEHOLDS	AVG HH INC	LABOR FORCE	DEGREE+
1 mile	7,345	2,869	\$85,606	3,353	26.5%
3 miles	61,107	22,807	\$91,395	31,317	28.6%
5 miles	135,165	52,096	\$87,860	63,659	26.5%
10 miles	359,392	133,447	\$90,940	172,503	24.7%

DRIVE-TIME REACH · OSRM ROUTING TO BLOCK GROUPS

15 min	155,940	59,870	\$87,718	73,099	26.6%
30 min	499,637	184,469	\$89,159	238,307	23.7%
45 min	920,311	336,896	\$88,253	438,787	23.6%
60 min	2,277,764	853,742	\$99,347	1,158,758	31.9%

Drivers, Employers and Zoning



PUBLIX

16,537

employees · HQ since 1930



AMAZON AIR

5,500

employees · LAL air hub



DISTRIBUTION

34,105

T&W jobs · LQ 2.30



HEALTH CARE

8,279

LRH · Level I trauma 2026



EDUCATION

20,000+

students · 4 campuses



GEICO

2,941

Lakeland regional office

TOP EMPLOYERS · CFDC, JAN 2026

Publix Super Markets	16,537
Polk County School Board	13,500
Lakeland Regional Health	8,279
Walmart	5,523
Amazon	5,500
BayCare	3,402
GEICO	2,941
Watson Clinic	2,108
Mosaic	1,580
Lowe's DC	984
Saddle Creek Logistics	939
Southeastern University	897

LABOR · BLS, AUG 2026

364,197

LABOR FORCE

31,800

T&W JOBS

\$56,030

AVG T&W WAGE

RECENT LAKELAND DEALS · LEDC

Ashley Furniture	705,000 SF · 208 jobs	25
Veritiv	530,000 SF · 100 jobs	24
Nearly Natural	414,000 SF · 100 jobs	26
Publix Produce	410,000 SF · \$289M	26
Monster Energy	350,000 SF	25
LG	349,000 SF	25
Ta Chen	290,000 SF	25
Trimak Building Systems	220,000 SF HQ · 150 jobs	26
PECO Pallets	212,000 SF	26
Mako Freight	197,000 SF	26
Westlake	193,000 SF	24
Safelite	179,000 SF	24
Publix Technology	140,000 SF · 500 jobs	26

2024-26 ANNOUNCED · 6.1M SF · 2,594 JOBS · \$1.06B

CFDC pipeline: 6 projects, 650+ jobs, \$3B (Q3 FY2026)

ZONING · I-1, BY RIGHT

Retail sales, indoors	P
Building materials sales	P
Wholesale, Level I	P
Wholesale, Level II	C
Warehousing, Level I	P
Dark stores / fulfillment	P
Contractor shops, no yard	P
Industrial, Level I	P
Industrial, Level II	C
Fitness · indoor recreation	P
Offices · restaurants	P
Vehicle sales & service	P
Big box (40,000 SF+)	—

Retail is a principal use in I-1, not an accessory capped at 10% as in I-2. P = by right · C = conditional. City of Lakeland LDC Art. 2 (Dec. 2025); confirm with a Zoning Verification Request.

Get in touch.

2210 Commerce Point Drive | ±31,250 SF | Available now

CONTACTS

Vinh Dawkins

Senior Advisor

Mobile: 863-315-4595

Office: 813-499-9529

vinh@saundersrealestate.com

Keaton Greene

Advisor, Research Analyst

Mobile: 770-533-0541

Office: 813-499-9529

keaton@saundersrealestate.com

Saunders Commercial | Florida Headquarters: 1723 Bartow Rd, Lakeland, FL 33801
saundersrealestate.com | 977-518-5263



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.