



Heritage Business Center

2,500 - 7,500 SF For Lease

2325-2345 Commerce Point Drive, Lakeland, FL 33801

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Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker



Heritage Business Center Overview

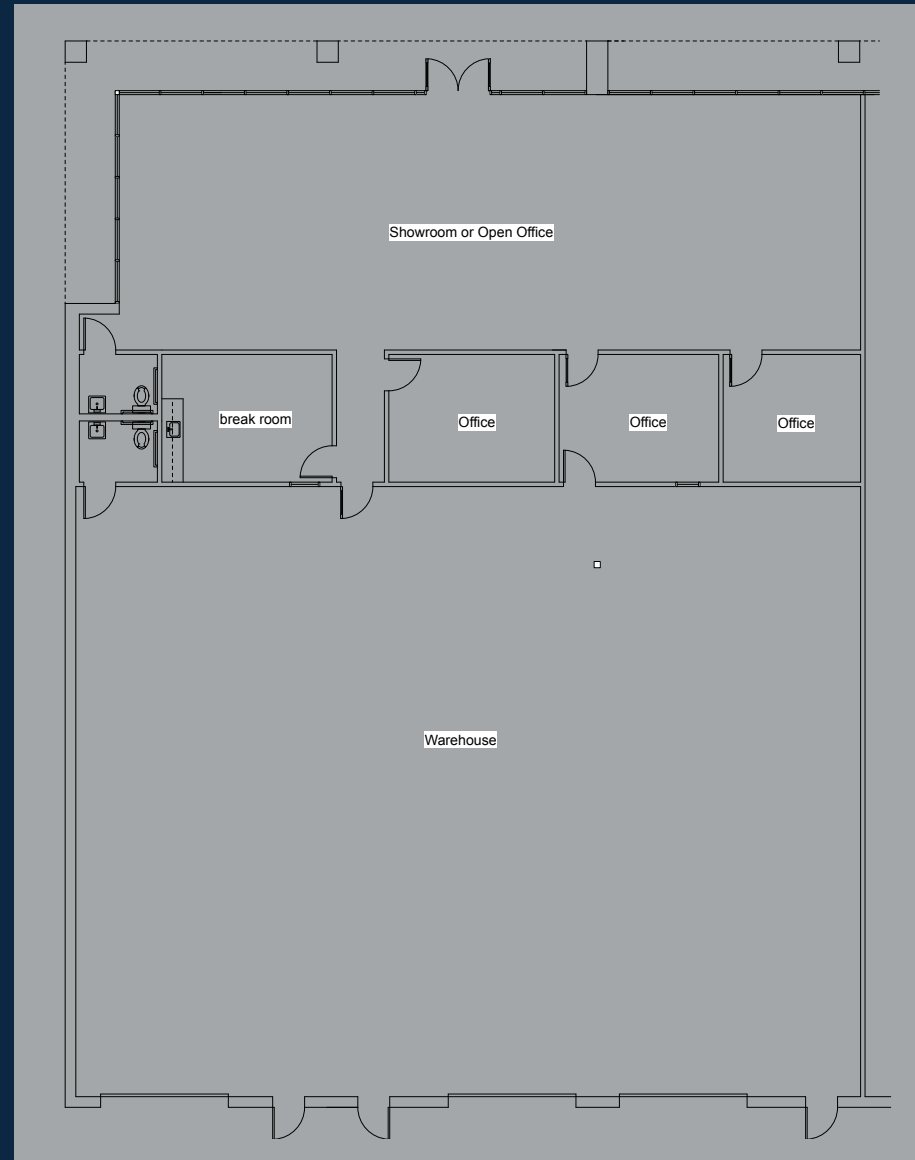


Park Highlights:

- Mix of grade-level and dock-high loading
- Building depths ranging from approximately 100' to 130'
- Truck courts of 100' to 115' for dock-high buildings
- Double-row auto parking for grade-level buildings
- Parking: 1.60/1,000
- Approximately 3 acres of potential outdoor storage space
- Direct access to US-98 South and SR-570

2295 Commerce Point Dr.

Suite 180 7,500 SF

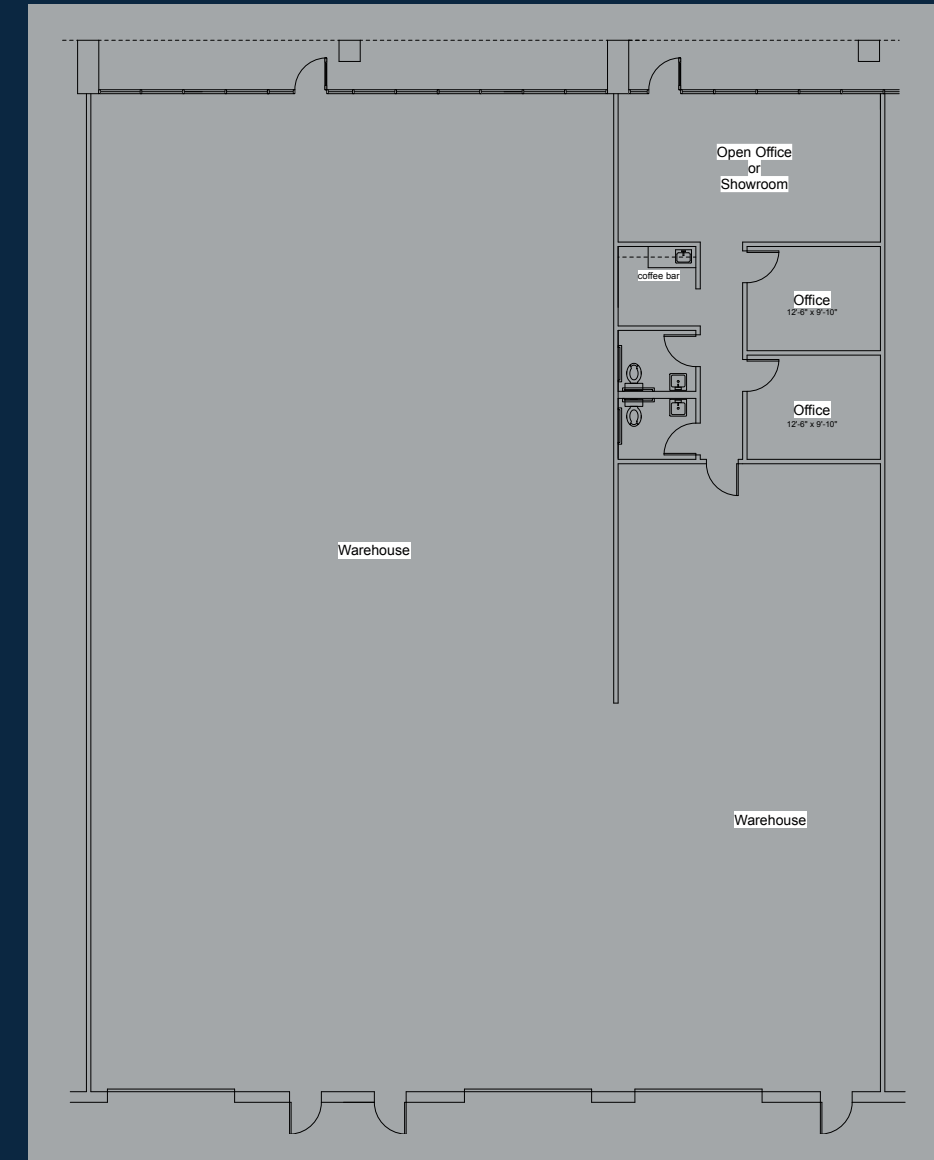


Space Highlights

- Total size: 7,500 SF
- Office size: ±3,000 SF
- Open showroom/office area, three (3) private offices, break room, and (2) private restrooms
- Clear Height: 18'
- Loading: Three (3) grade-level door
- Power: 3-Phase
- Available: Immediately

2315 Commerce Point Dr.

Suite 110 2,500, 5,000, or full 7,500 SF



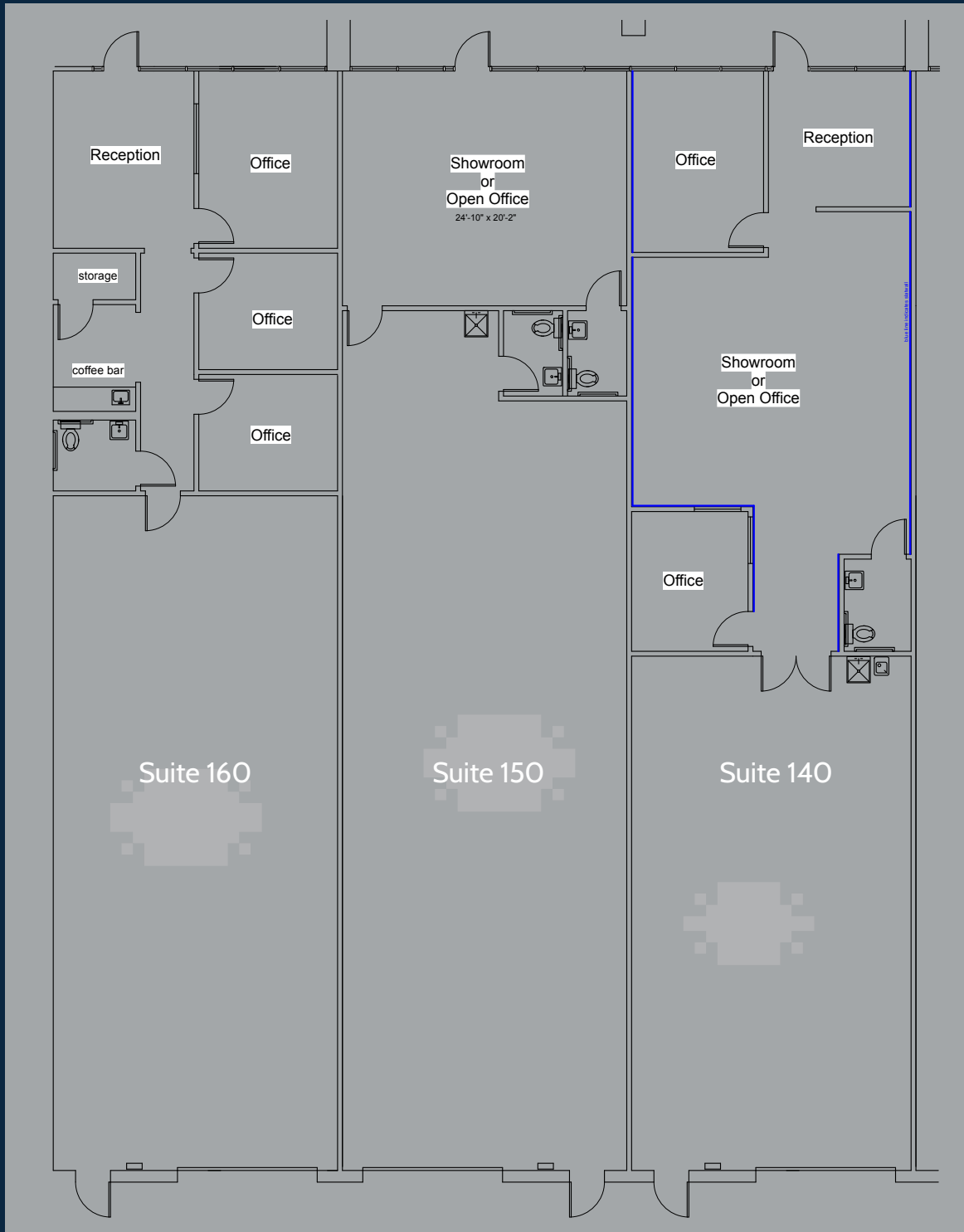
Space Highlights

- Total size: 7,500 SF
- Option to demise to 2,500 SF or 5,000 SF
- Office size: ±1,000 SF
- Two (2) private offices, open offices area, coffee bar, and two (2) private restrooms
- Clear Height: 18'
- Loading: Three (3) grade-level doors
- Power: 3-Phase
- Available: May 1, 2026

2335 Commerce Point Dr.

Suite 140, 150, 160

2,500 SF, 5,000 SF, or 7,500 SF



Suite 160

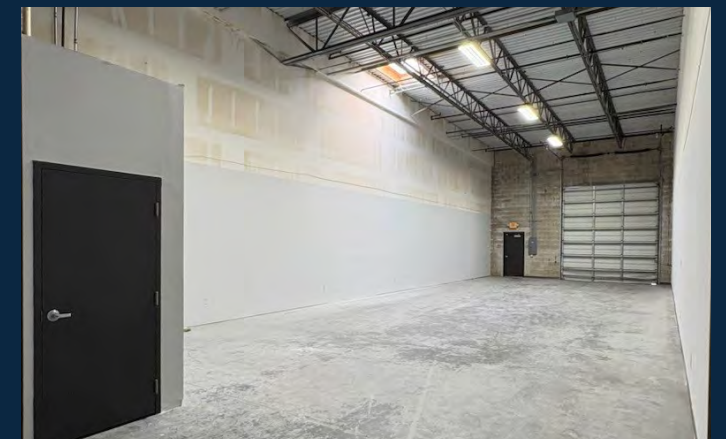
- Total size: 2,500 SF
- Office size: $\pm 1,000$ SF
- Three (3) private offices, reception, storage, coffee bar, and private restroom
- Clear Height: 18'
- Loading: One (1) grade-level door
- Power: 3-Phase
- Available: Immediately

Suite 150

- Total size: 2,500 SF
- Office size: ± 600 SF
- Open showroom/office area, two (2) private restrooms
- Clear Height: 18'
- Loading: One (1) grade-level door
- Power: 3-Phase
- Available: Immediately

Suite 140

- Total size: 2,500 SF
- Office size: $\pm 1,300$ SF
- Two private offices, reception area, open showroom/office space, and private restroom
- Clear Height: 18'
- Loading: One (1) grade-level door
- Power: 3-Phase
- Available: Immediately



2335 Commerce Point Dr.

Suite 180
2,500 SF



Space Highlights

- Total size: 2,500 SF
- Office size: ±1,600 SF
- Reception, four (4) private offices, two private restrooms, and warehouse/lab space
- Clear Height: 18'
- Loading: One (1) grade-level door
- Power: 3-Phase
- Available: Immediately

Key Distances

Downtown Lakeland
3.6 miles

County Line Road
12 miles

Downtown Tampa
38 miles

Downtown Orlando
55 miles

Population

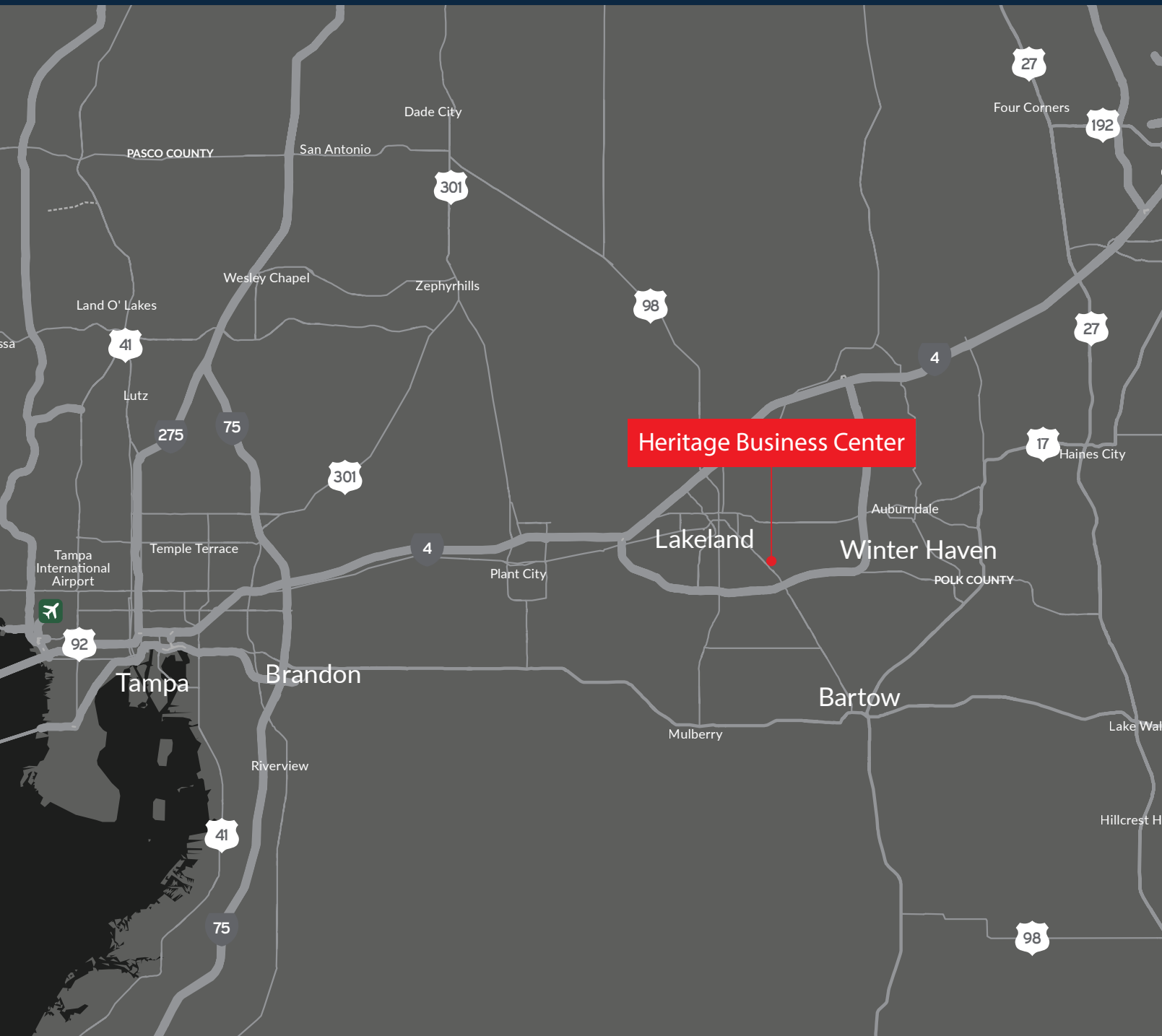
15 min drive
157,763

30 min drive
542,985

60 min drive
2,854,276



Amenities






Contact

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