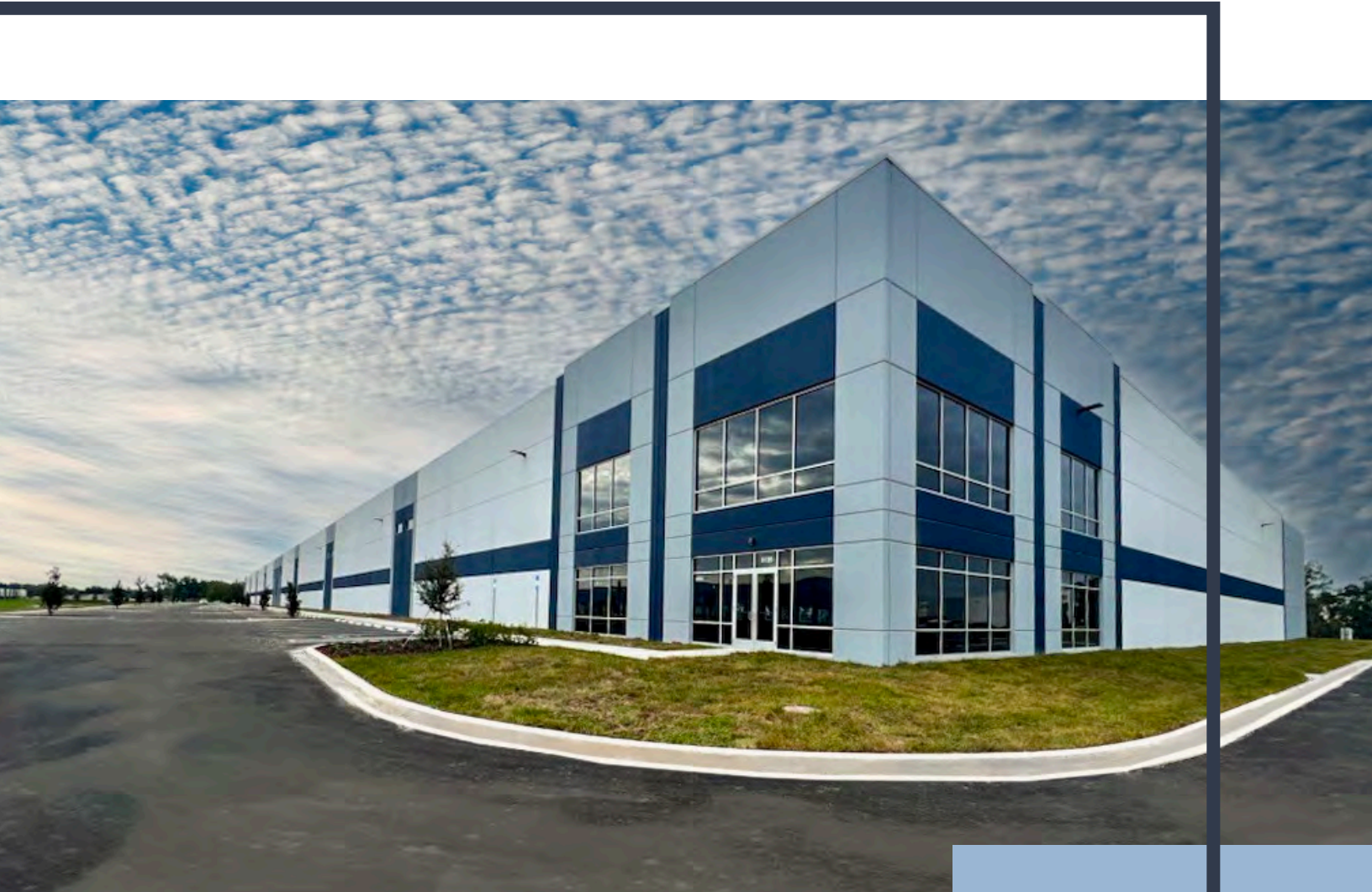




# LAKELAND @COUNTY LINE COMMERCE CENTER



**387,240 SF AVAILABLE FOR LEASE IN ONE OF THE  
MOST ACTIVE SUBMARKETS IN CENTRAL FLORIDA**



County Line Road & Drane Field Road  
Lakeland, FL 33811

Scan QR to visit the website



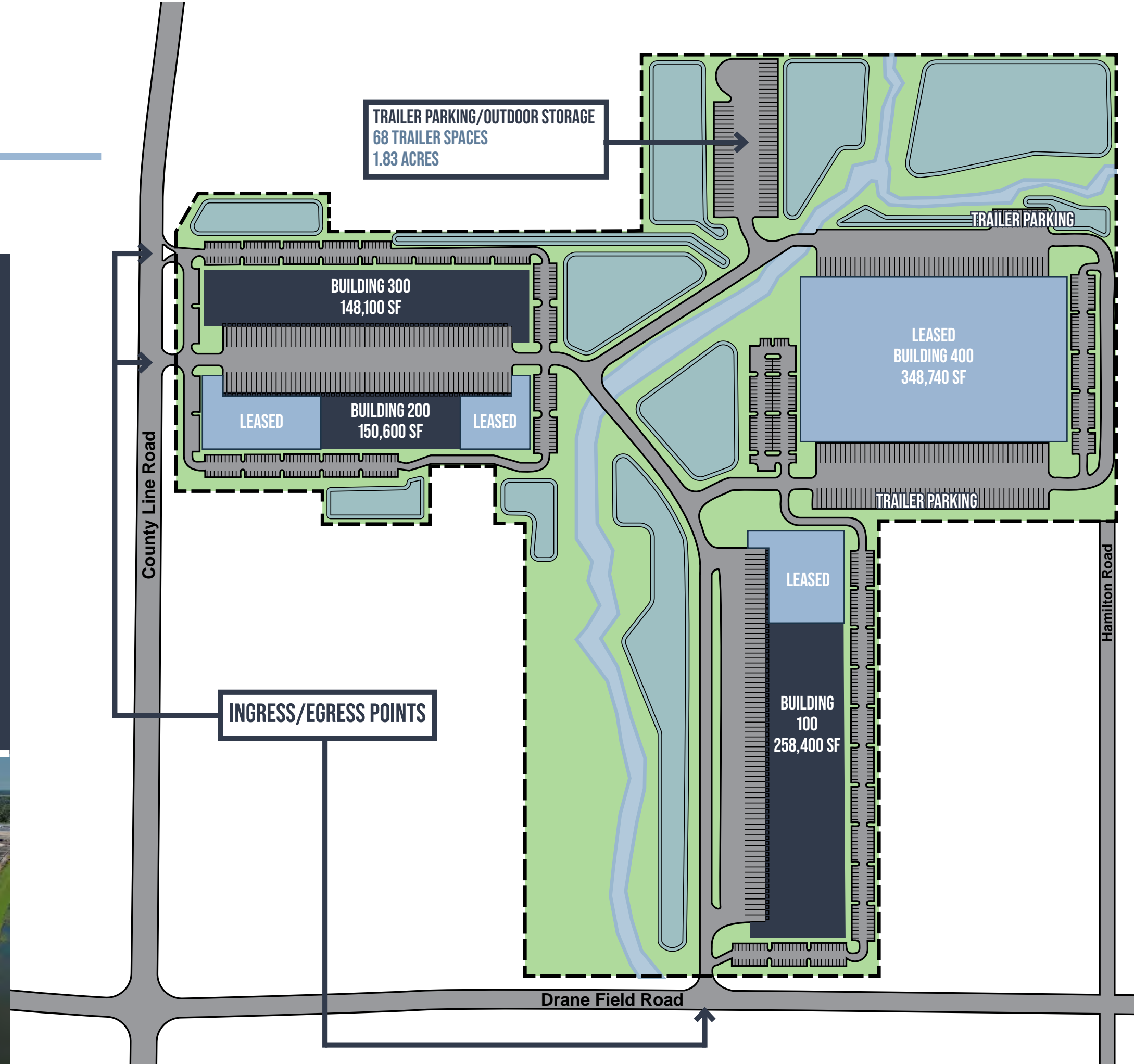
STONEMONT

# PROJECT OVERVIEW

Introducing Lakeland Commerce Center at County Line – a premier destination with 4 modern tilt-wall buildings, offering a total of 905,840 SF. This dynamic industrial park is strategically located at the intersection of County Line Road and Drane Field Road, ensuring easy access to major transportation routes. The buildings feature rear-load and cross-dock configurations, providing flexibility for businesses of all sizes.

## PARK HIGHLIGHTS

- 905,840 SF total
- 90.41 acres
- Tilt-wall construction
- ESFR sprinkler system
- 32'-36' clear height
- 130'-190' truck courts
- Rear-load and cross-dock configurations
- 7" reinforced concrete slab
- Ample trailer parking





## BUILDING 300

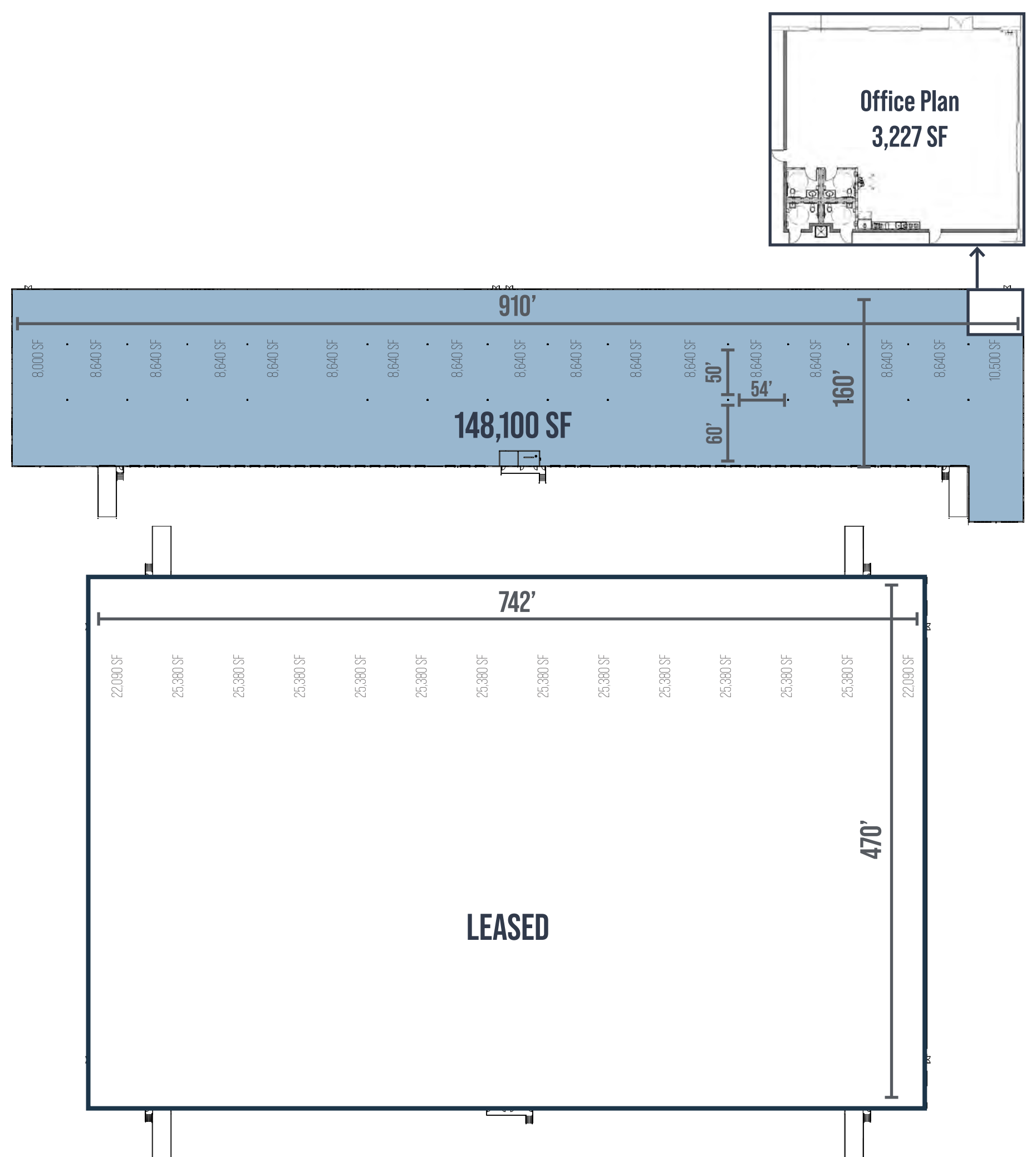
3490 COUNTY LINE ROAD, LAKELAND, FL 33811

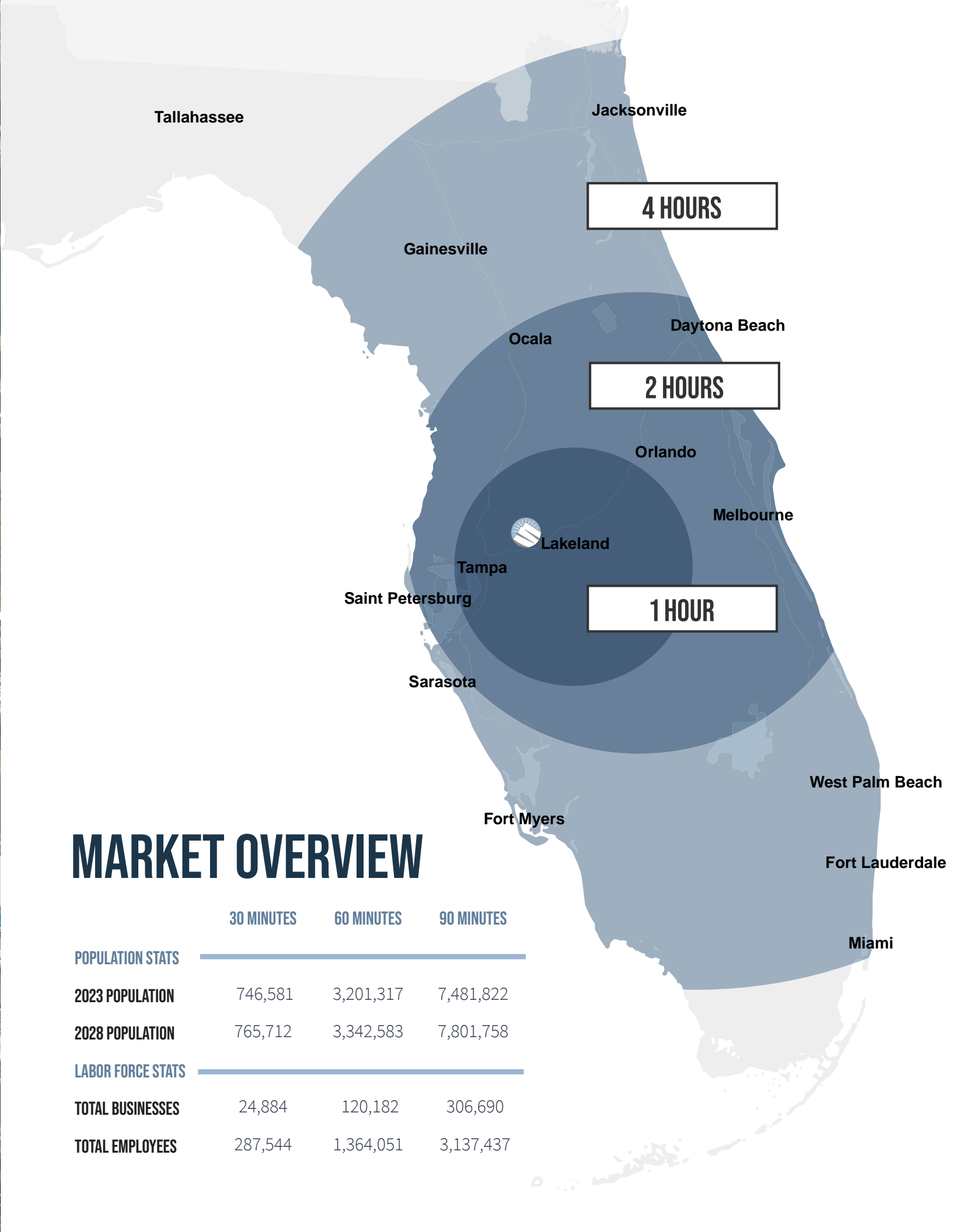
Building Size:	148,100 SF (divisible to ±30,000 SF)
Office Size:	3,227 SF
Building Dimensions:	910' x 160'
Clear Height:	32'
Loading:	Rear-load
Dock-High Doors:	50 (9' x 10')
Drive-In Doors:	2 (14' x 16')
Column Spacing:	54' x 50', 60' speed bay
Power:	3,000A, 480/277V, 3-phase
Truck Court Depth:	190' (shared)
Car Parking:	178 spaces

## BUILDING 400

5205 DRANE FIELD ROAD, LAKELAND, FL 33811

Building Size:	348,740 SF
Building Dimensions:	742' x 470'
Clear Height:	36'
Loading:	Cross-dock
Dock-High Doors:	84 (9' x 10')
Drive-In Doors:	4 (14' x 16')
Column Spacing:	54' x 60'
Power:	3,000A, 480/277V, 3-phase
Truck Court Depth:	185'
Car Parking:	206 spaces
Trailer Parking:	68 spaces





## MARKET OVERVIEW

	30 MINUTES	60 MINUTES	90 MINUTES
<b>POPULATION STATS</b>			
<b>2023 POPULATION</b>	746,581	3,201,317	7,481,822
<b>2028 POPULATION</b>	765,712	3,342,583	7,801,758
<b>LABOR FORCE STATS</b>			
<b>TOTAL BUSINESSES</b>	24,884	120,182	306,690
<b>TOTAL EMPLOYEES</b>	287,544	1,364,051	3,137,437

# LOCATION OVERVIEW

Conveniently located on County Line Road with quick access to I-4 (Exit 25), State Road 92 and Polk Parkway that provides incredible connectivity to Tampa, Lakeland and Orlando.

- 3 international airports within a 1 hour drive
- 2 ports within a 1 hour drive
- 3.1 million labor force within 90 minutes

I-4	3 MILES	LAKELAND AIRPORT	3 MILES
I-75	19 MILES	CSX Intermodal	26 MILES
TAMPA	30 MILES	PORT OF TAMPA	30 MILES
TAMPA AIRPORT	35 MILES	ORLANDO	60 MILES
Orlando Airport	62 MILES	I-95	90 MILES

4.7 MILES TO I-4

3.9 MILES TO HWY 92

4.7 MILES TO TOLL 570

S. COUNTY LINE ROAD

POLK PARKWAY

DRANE FIELD ROAD

 **LAKELAND**  
COMMERCE CENTER @COUNTY LINE





# LAKELAND COMMERCE CENTER @COUNTY LINE



STONEMONT



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