



1530 KENDRICK LN | INDUSTRIAL PROPERTY FOR LEASE



**BRAND NEW CLASS A
30,000 SF AIR CONDITIONED WAREHOUSE**
BUILT FOR BUSINESS. DESIGNED FOR SUCCESS.



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Boutique Firm | National Reach



Class A Industrial Warehouse Opportunity

1530 KENDRICK LN LAKELAND, FL 33805 | INDUSTRIAL PROPERTY FOR LEASE OR SALE



OFFERING SUMMARY

Lease Rate:	\$13.95 PSF NNN
Sale Price:	Contact Broker
CAM:	\$4.85 PSF
Building Size:	30,000 SF
Unit Sizes:	10,000 - 30,000 SF
Lot Size:	1.84 Acres
Year Built:	2026
Zoning:	PUD (Light Industrial)
Clear Height:	24.5'
Power:	3P/1,200 AMPS

PROPERTY OVERVIEW

Available for Lease or Sale: A premier Class A new construction air conditioned industrial warehouse strategically positioned to support high-performance logistics, distribution, and operational excellence. Lakeland sits squarely within the Central Florida industrial market, one of the most dynamic and resilient in the Southeast. This region — anchored by the I-4 corridor — continues to attract significant distribution, logistics, and manufacturing activity due to its ability to reach millions of consumers and key transportation hubs within a same-day radius. Also, available adjacent 2.52 acres For Sale with approved 40,000 SF building.



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Property Details & Highlights

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- 10,000 - 30,000 SF brand-new construction with air conditioned warehouse — built to modern industrial specifications with durability and efficiency in mind.
- Includes 1,500 SF of high-quality office space, ideal for administrative operations, management, or customer service functions.
- Exceptional 24.5' clear ceiling height, optimizing vertical storage and material handling flexibility.
- 22' column spacing enhances interior layout efficiency and supports racking systems and equipment.
- 3 grade-level 14' doors for smooth inbound/outbound operations and loading activity.
- Fully fire-sprinkled and equipped with 3-phase power to support industrial and manufacturing equipment.
- Zoned PUD (Light Industrial), offering flexibility for a range of permitted industrial uses.
- Exceptional location directly off I-4 — Central Florida's primary east-west transportation artery — with immediate access to regional and national markets.
- Situated near US Highway 98 for additional connectivity across Florida's freight network.
- Approximately 30 minutes to Tampa and about 60 minutes to Orlando, placing your operations at the heart of one of the fastest-growing industrial corridors in the Southeast.
- Lakeland Linder International Airport is only ~14 miles away, offering nearby air cargo capability and enhanced access to national and global markets.
- The site sits on 1.84 acres, with room for potential parking, staging, and future expansion.

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Site Aerial

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Additional Photos

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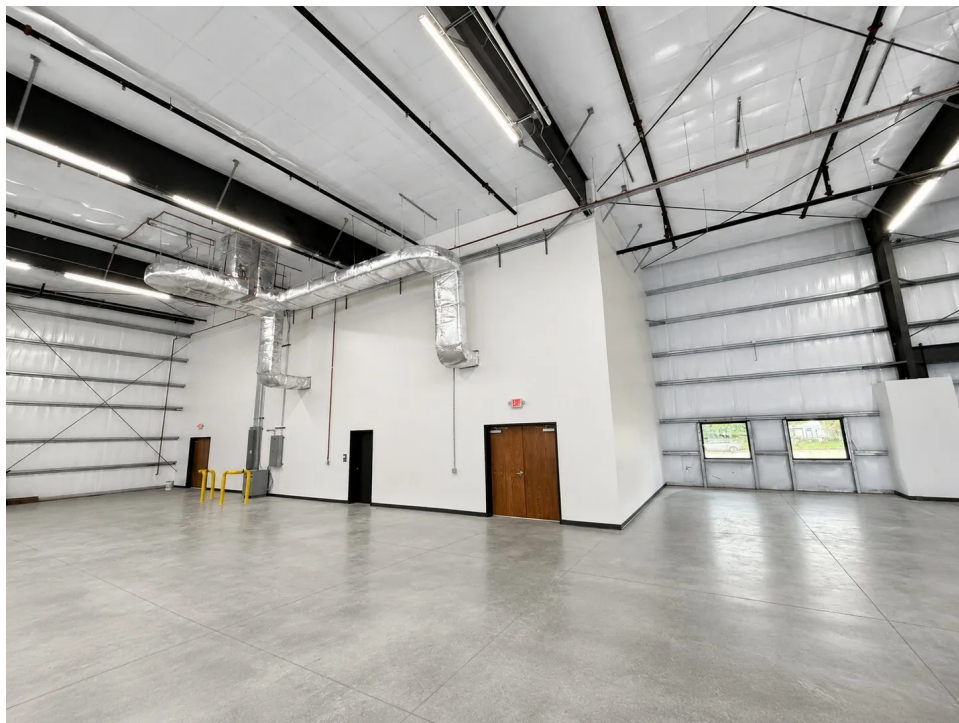
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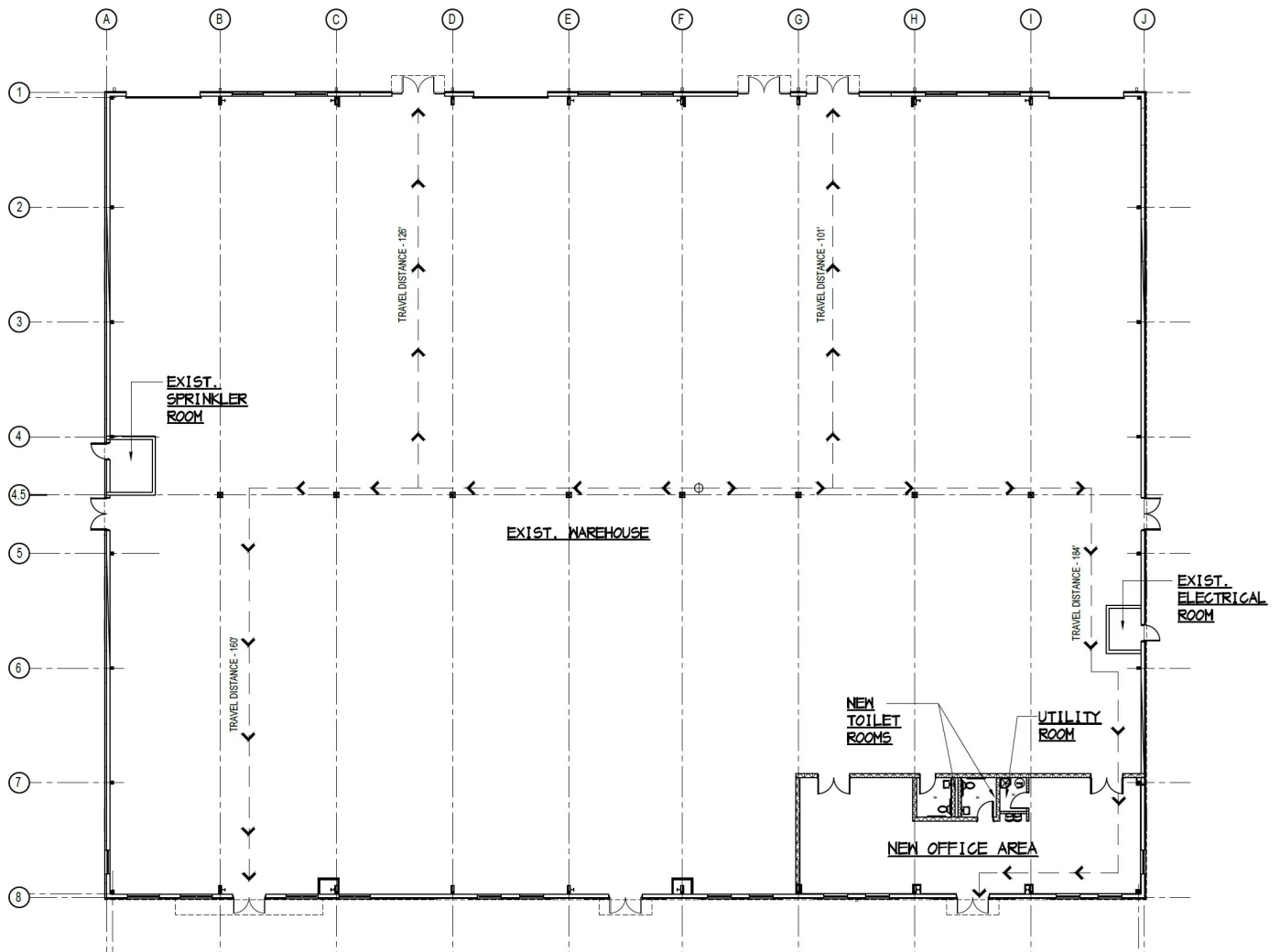
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Floor Plan

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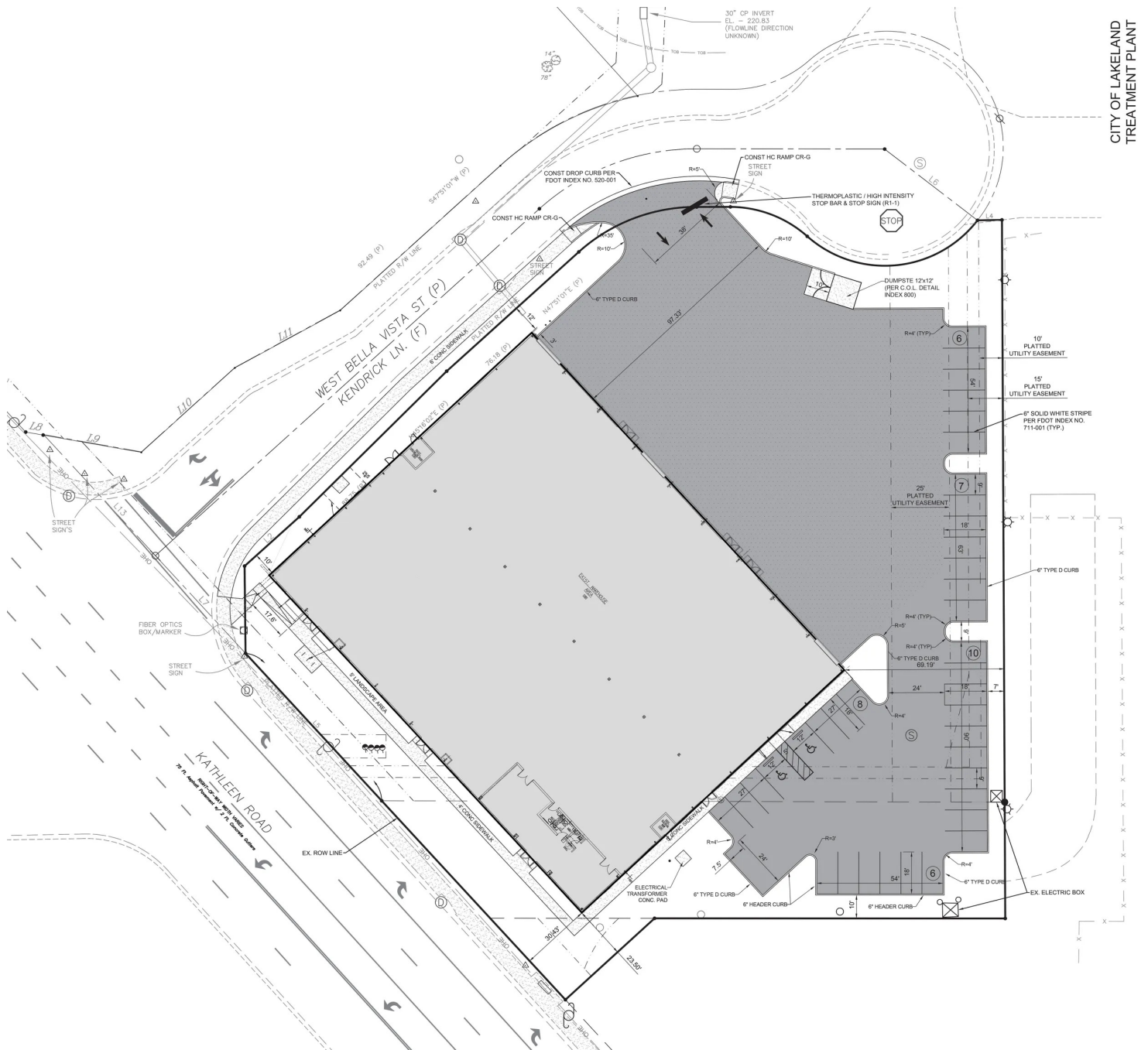
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Site Plan

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Site Plan Map

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Aerial Map

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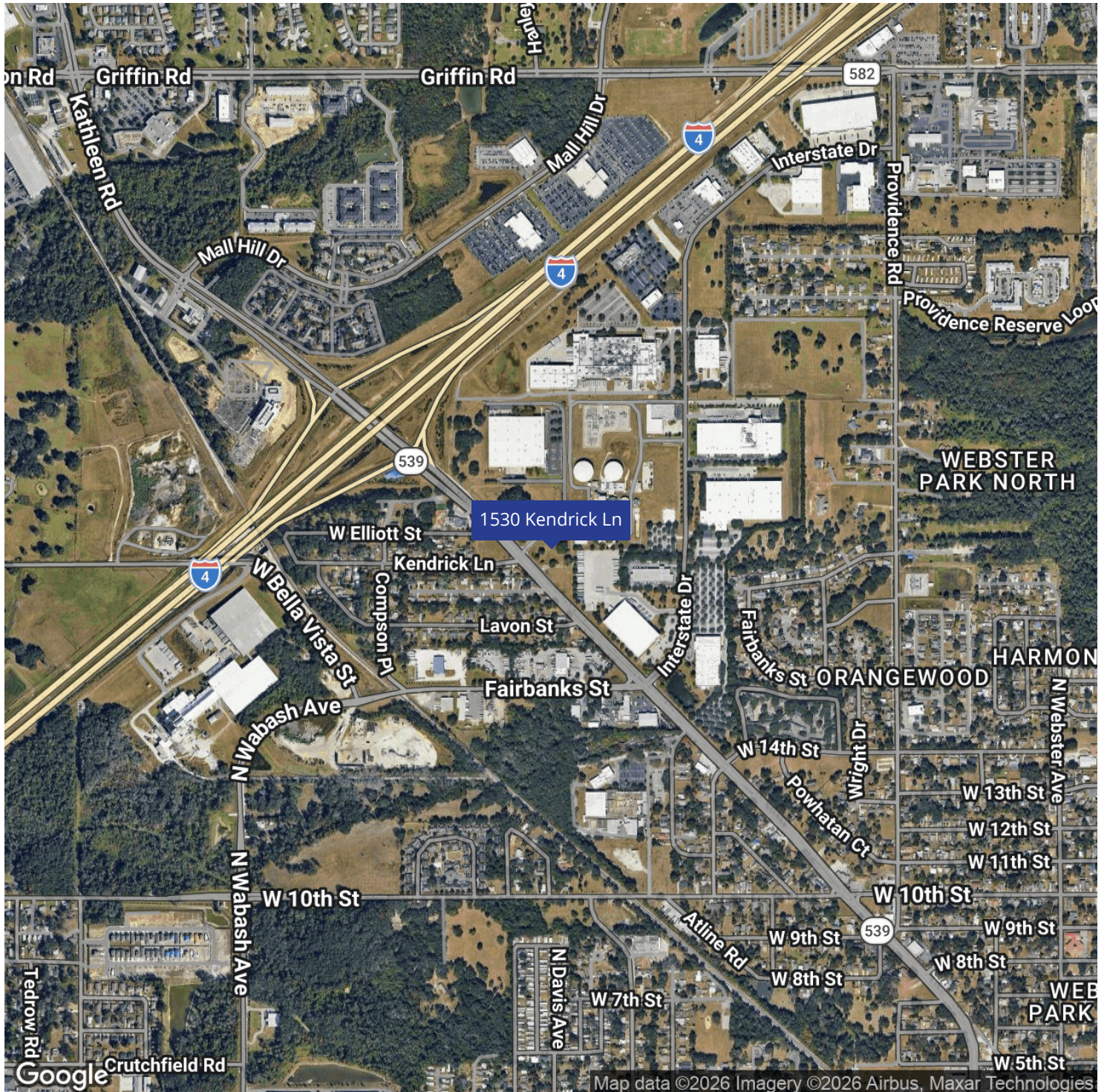
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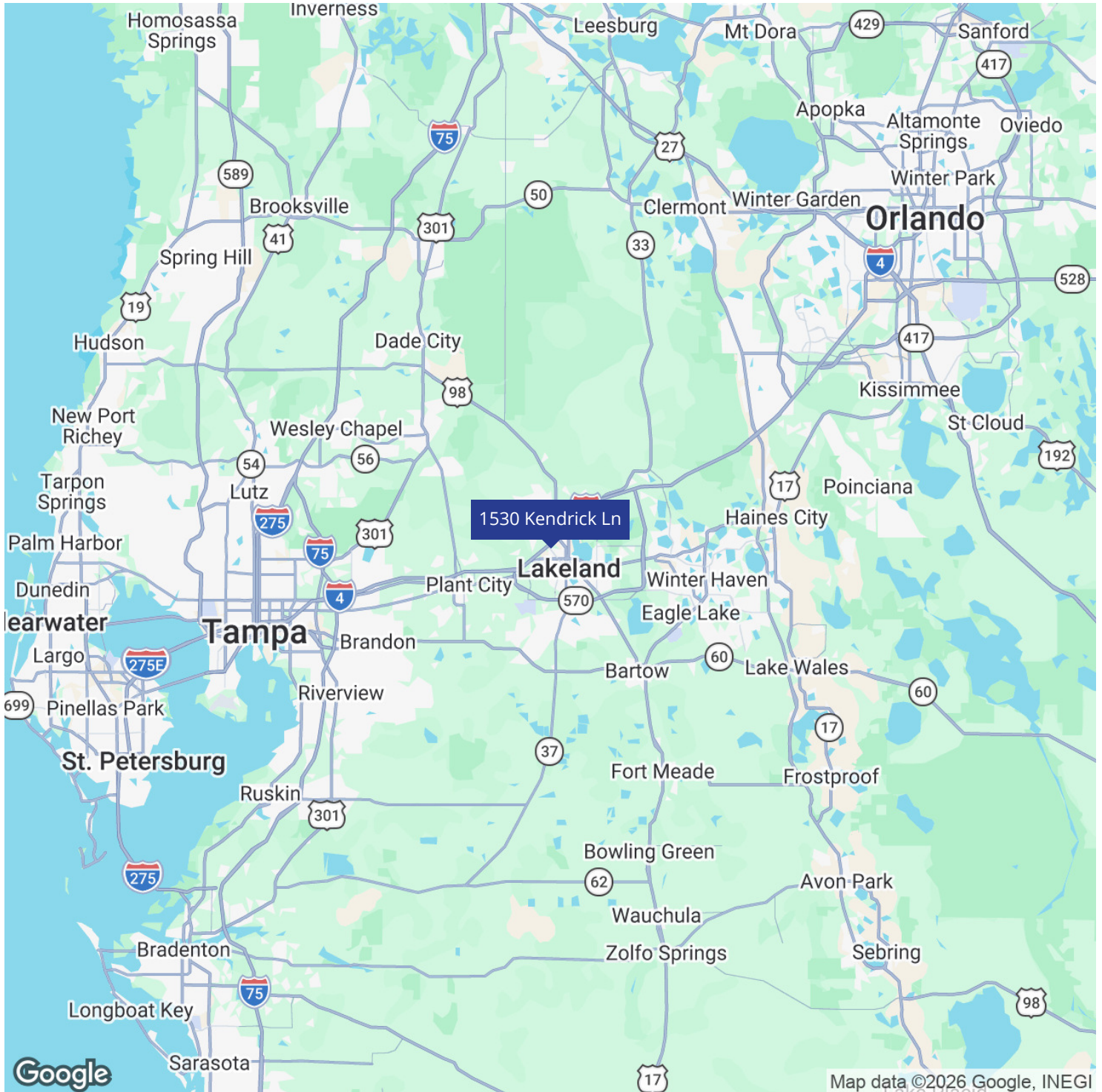
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Location Map

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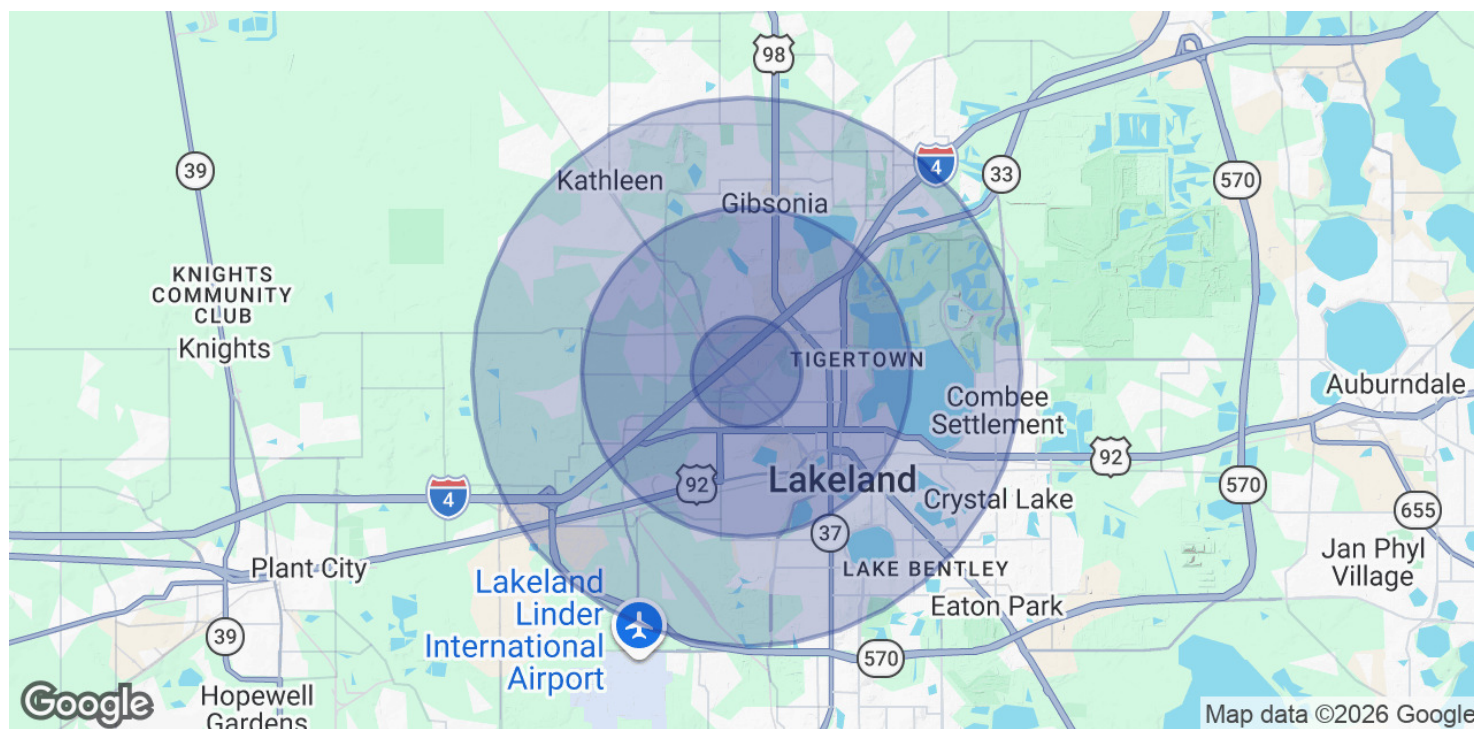
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,591	63,345	138,170
Average Age	36	41	42
Average Age (Male)	34	40	40
Average Age (Female)	38	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,671	25,202	54,534
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$55,645	\$65,208	\$74,735
Average House Value	\$190,142	\$213,041	\$247,555

2020 American Community Survey (ACS)

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