

# P4RK

## AT LAKELAND

Unlock the Power of Industrial  
Excellence in Lakeland, Florida

1,143,508 SF Delivering in Phases  
Phase 1 Delivering Q3 2026

Building 100: 3430 University Blvd

Building 200: 3450 University Blvd

Lakeland, FL 33805



# Premier Location

Introducing Park 4 at Lakeland a prime industrial park with unbeatable exposure to Florida's bustling I-4 highway. With a traffic volume of 98,000 AADT, businesses seeking visibility won't find a better location.

- Convenient access via University Boulevard and two I-4 interchanges: SR 33 & Auburndale.
- Future access improvements via the FDOT's \$197M SR 33/I-4 interchange project.
- Close proximity to the prestigious Florida Polytechnic University.
- Business friendly environment within the Central Florida Innovation District.

Discover excellence at Park 4, where connectivity, accessibility, and potential meet.



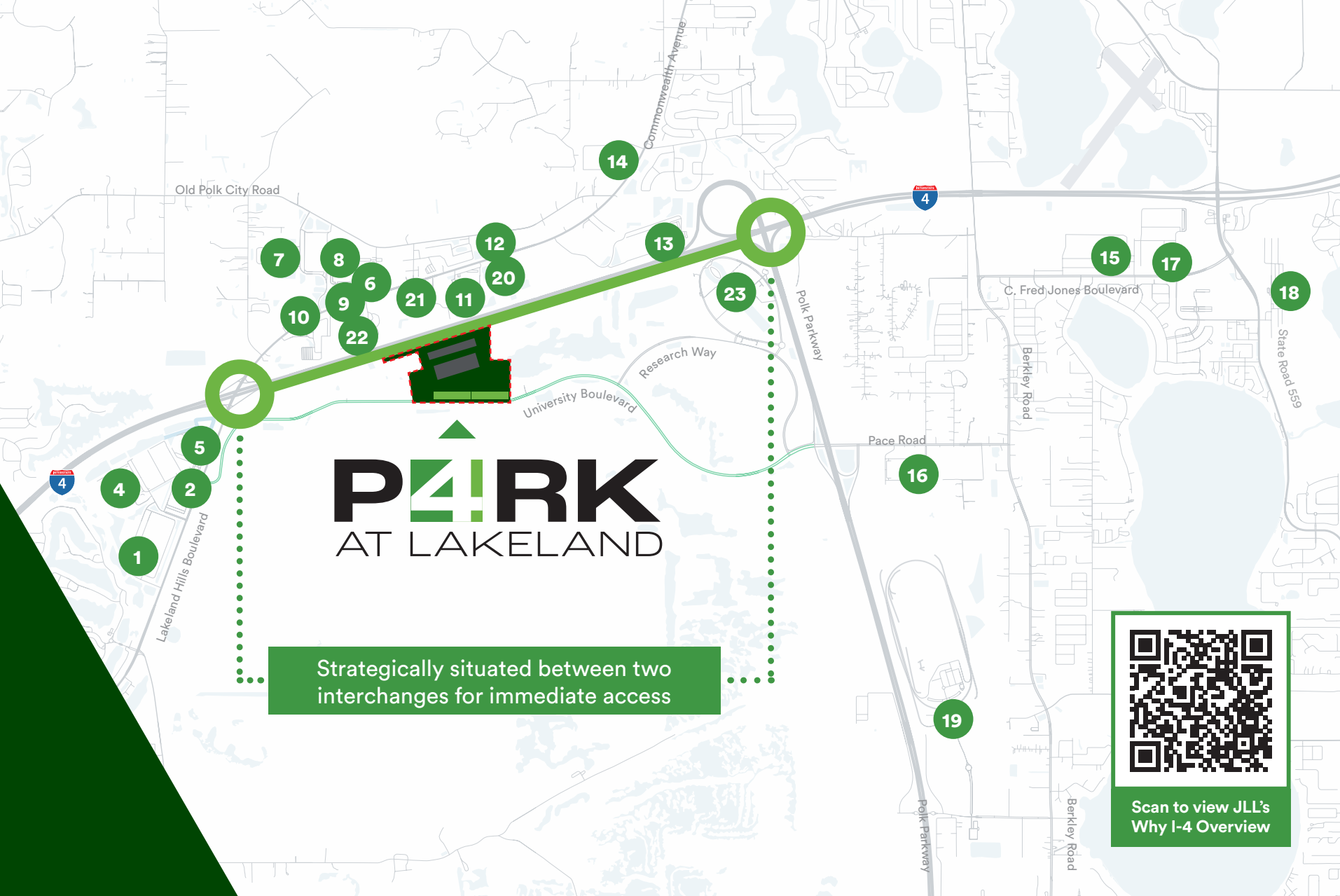
# Building Specifications

	Building 100	Building 200
<b>BUILDING SIZE</b>	198,754 SF	198,754 SF
<b>BUILDING TYPE</b>	Rear load	Rear load
<b>BUILDING DIMENSIONS</b>	200' deep x 988' long	200' deep x 988' long
<b>CLEAR HEIGHT</b>	32'	32'
<b>TRUCK COURT</b>	122' deep	122' deep
<b>OVERFLOW TRAILER PARKING</b>	78 lined trailer spots	80 lined trailer spots
<b>CAR PARKING SPACES</b>	181 car spaces	181 car spaces
<b>CONCRETE SLAB-ON-GRADE</b>	6" thick; 4,000 psi	6" thick; 4,000 psi
<b>COLUMN SPACING</b>	Interior bays: 52' x 50', 52' x 45'; Speed bay: 52' x 60'	Interior bays: 52' x 50', 52' x 45'; Speed bay: 52' x 60'
<b>DOCK CANOPY</b>	Pre-engineered metal dock canopy	Pre-engineered metal dock canopy
<b>DOCK DOORS</b>	Sixty two (62) 9' x 10' overhead doors	Sixty two (62) 9' x 10' overhead doors
<b>DRIVE-IN DOORS</b>	4, 12' x 14'	4, 12' x 14'
<b>FIRE PROTECTION</b>	ESFR	ESFR
<b>ELECTRIC SERVICE</b>	3 Phase, 480 V, 2000 amps	3 Phase, 480 V, 2000 amps
<b>OFFICE</b>	BTS	BTS

# Positioned for Excellence



Port Accessibility



## +23M SF OF INDUSTRIAL SPACE LOCATED IN LAKELAND, FL

### TOP 5 MAJOR DISTRIBUTION EMPLOYERS

- Publix - Groceries
- Saddle Creek Logistics Services - Warehousing
- Amazon eCommerce - Retail
- Rooms To Go - Furniture
- Advanced Auto Parts - Auto Parts

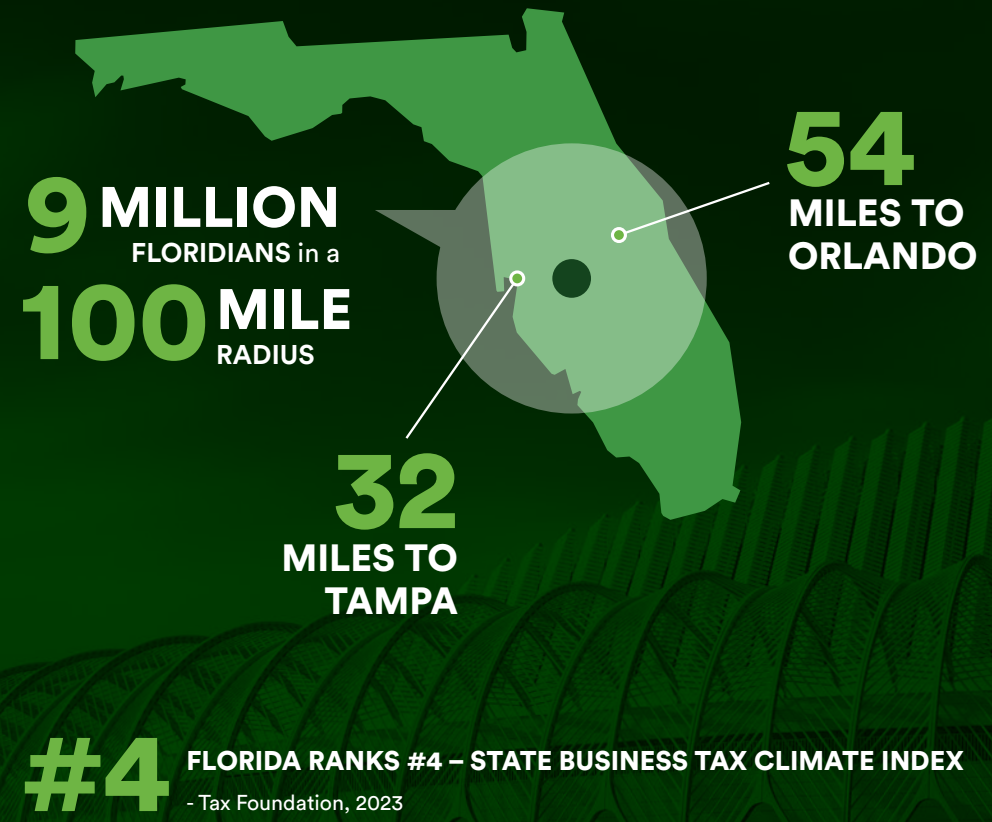
### TOP 5 MANUFACTURERS

- Publix Bakery Plant - Bakery Products
- Midstate Machine & Fab - Fabrication & General Machining
- Publix Deli Plant - Deli Products
- Mission Foods - Tortilla Products
- Tampa Maid Foods - Seafood Processing & Packaging

## Corporate Neighbors

- Lakeland Supply
- HCA Lakeland Supply Chain
- Walmart Sortation Center - FL9
- Havertys Distribution Center
- XGS - Lakeland
- Amazon Warehouse - Polk City
- Quaker Distribution Warehouse
- DFL7 - Amazon Delivery Station (Lakeland)
- Saddle Creek Logistics Services
- Amazon Supplemental Fulfillment Site PFL2
- First Choice Mini Storage
- R+L Carriers
- Ruthven I-4 Industrial Park
- Best Buy Distribution Center
- Amazon TPA3 Warehouse
- Hyundai
- Amazon
- Mobile Modular Auburndale
- Suntrax Test Facility Toll Operations
- Leslie (Semi) Trailer Sales & Rentals
- Mersino Dewatering
- Florida Utility Trailers Inc.
- Florida Polytechnic University

# Why Lakeland?



**2** INTERNATIONAL AIRPORTS within a ONE-HOUR DRIVE

**4** LOCATED CENTRALLY ALONG FLORIDA'S HIGH TECH CORRIDOR

POPULATION: **120,279**

**#3** TOP 10 BIGGEST BOOMTOWNS  
- Lending Tree, LLC

**#1** POLK COUNTY #1 IN THE US FOR 2023 POSITIVE NET DOMESTIC MIGRATION – 26K TOTAL POSITIVE MIGRATION IN 2023, EQUALING 71 PEOPLE MOVING TO POLK COUNTY EVERY DAY  
- census.gov



## POLK COUNTY BOASTS:

**550** LAKES **1.5M** TOURISTS ANNUALLY

**90** MINUTES FROM BEACHES ON BOTH COASTS

# Lakeland by the Numbers

Total Number of Households: **46,562**

Median Net Worth: **\$92,042**

Median Household Income: **\$53,151**

Lakeland Labor Force: **51,765**

Employed: **50,000**

Average Home Sales Price: **\$341,043**

Multi-Family Permits: **458**

Warehouse/Industrial SF Permitted: **113,419**

Commercial/Office SF Permitted: **12,263**

- 2023 City of Lakeland Demographic Guide

## FLORIDA'S I-4 SNAPSHOT

Proximity to large national businesses located in the area

Main corridor for tourists and theme parks in Orlando

Access to affordable labor + no income tax for workers

## FAST FACTS

**1.5%**  
One-Year Job Growth

**42.5%**  
Projected 10-Year Job Growth

**7.0%**  
Sales Taxes

**0.0%**  
Income Taxes

**\$38,196**  
Per Capita Personal Income



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## AT LAKELAND

## Now Leasing

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