

# 4040 | COUNTY LINE

— Statewide Distribution | 214,897 SF Delivering Q1 2026 —



## Property Summary

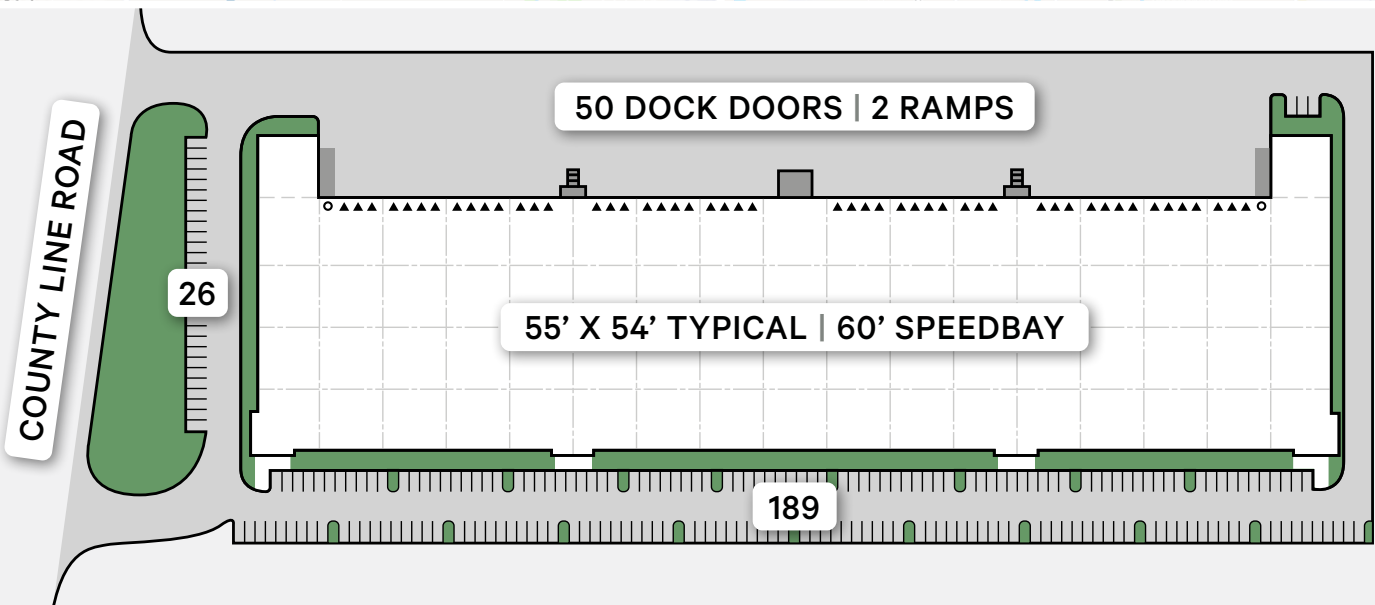
4040 County Line located in Lakeland, Florida (Polk County) offering a significant opportunity for an endless list of businesses seeking the sought after and strategic positioning along the I-4 corridor. The property encompasses 214,897 SF, fifty loading doors, all within a state-of-the-art building with the following benefits:

- + Exposure on County Line Rd (25,000 AADT)
- + Five Minutes to I-4 (3.9 Miles)
- + Strategic Location in West Polk County
- + Standalone Building
- + Contemporary Spec Office Design

THIS PROPERTY IS DISTINGUISHED BY THE STANDALONE DESIGN, CUSTOMIZABLE SIZE RANGES, AND PRIME LOCATION IN WEST POLK COUNTY, OFFERING A PERFECT BLEND OF SPACE, FUNCTIONALITY, AND STRATEGIC ADVANTAGES FOR BUSINESSES READY TO EXPAND.

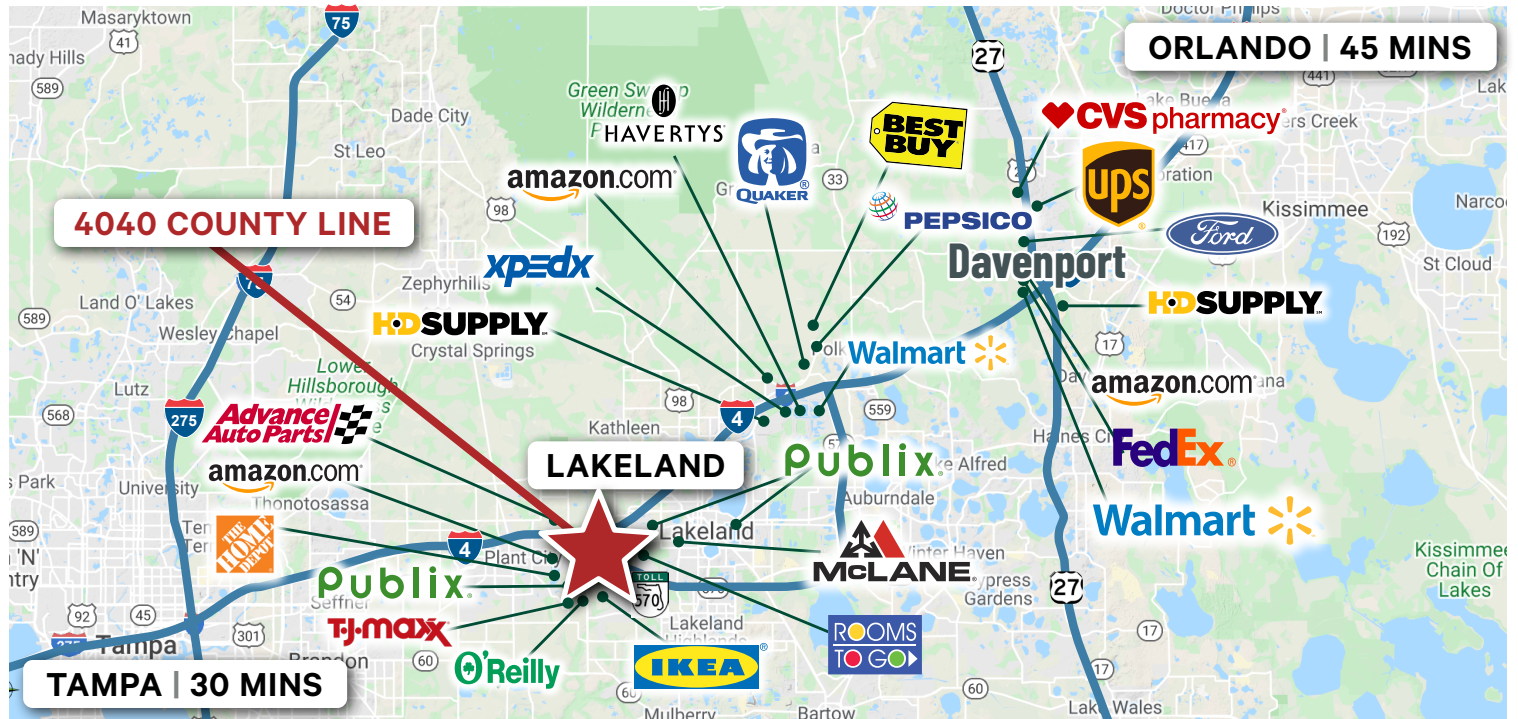
Available SF	214,897 SF
Office	BTS/TBD
Building Depth	221'
Clear Height	32'
Dock Doors	Fifty (50) 9' x 10'
Drive-In/Ramps	Two (2) 12' x 14'
Auto Parking	215 Spaces   1.00/1000 SF
Truck Court	120'
Fire Suppression	ESFR
Power	3-Phase

## 214,897 SF | DELIVERING Q1 2026



# Location Highlights

## REGIONAL DISTRIBUTION CENTERS



## POLK COUNTY | UNRIVALED STATEWIDE CONNECTIVITY

### LOCATION

4040 County Line enables seamless statewide distribution, facilitating timely delivery to central and southern Florida markets while enhancing supply chain efficiency. This location is an ideal choice for businesses looking to capitalize on strategic location, workforce availability, and growing market demand in Florida.

### AMENITIES

Nearby amenities include just 3.9 miles from I-4 and 3.4 miles to Lakeland Linder International Airport. With nearby dining, retail, and banking options, as well as community facilities and affordable housing, it provides a convenient environment for employees. Reliable utilities, including high-speed internet, make this an ideal choice for businesses.

### POPULATION & WORKFORCE

Lakeland's population growth enhances consumer demand and provides a large potential market for businesses operating from this warehouse. The Lakeland area boasts a diverse and skilled workforce, with access to local universities and vocational training centers, ensuring a steady supply of talent to support operational needs.



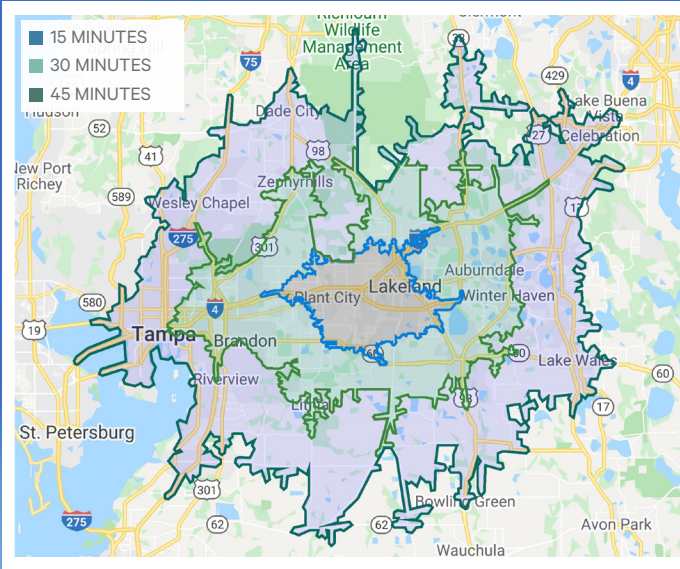
	I-4 (Interstate 4): 3.9 Miles
	SR-570 (Polk Pkwy): 4.2 miles
	I-75 (Interstate 75): 20 miles
	Florida's Turnpike: 54 miles
	SR-429 (Western Beltway): 38 miles



**+ Transportation Costs** – 4040 County Line provides quick access to Interstate 4 and the Polk Parkway in one of the fastest growing industrial markets in the country.



**+ Labor Costs and Availability** – Polk County enjoys an abundant and diverse workforce ready to meet the demands of warehouse/distribution firms looking to locate to 4040 County Line.



	COMMUTE TIME		
	15 MINUTES	30 MINUTES	45 MINUTES
<b>WORKFORCE (16+ YEARS)</b>	110,121	373,800	954,070
<b>HIGH SCHOOL OR EQUIVALENT</b>	58,811	192,633	357,606
<b>BLUE COLLAR WORKERS/PERCENT</b>	27,190/ 24.6%	83,733/ 22.4%	178,827/ 18.7%
<b>LABOR/SALARY</b>	MARKET		NATIONAL
<b>WORKER</b>	\$25,484		\$27,450
<b>FORKLIFT</b>	\$27,701		\$29,742
<b>SUPERVISOR</b>	\$51,487		\$53,404



# 4040 COUNTY LINE

## Contact Us

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