



For Lease
Industrial Property

Warehouse For Lease

4763 Drane Field Rd | Lakeland, FL 33811

Property Summary



Property Description

This 12,000 SF warehouse may be leased as one space or divided into two, 6,000 SF spaces:

Bay 100 (6,000 SF) is a has (2) 12' x 12' overhead doors and a rest room. Both units are clear span and have 3-phase power.

Bay 110 (6,000 SF) has one 14' x 12' overhead door, one office and a rest room. It has a 2,000# bridge crane that can stay or go.

Owner will lease both or separately.

NNN expenses are \$1.50/SF

Offering Summary

Lease Rate:	\$9.50 SF/yr (NNN)
Available SF:	12,000 SF
Lot Size:	8.45 Acres
Building Size:	12,000 SF

Additional Photos



Property Details & Highlights

Building Name	4763 Drane Field Rd
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	23-28-31-000000-022070
Building Size	12,000 SF
Lot Size	8.45 Acres
Year Built	2007
Number of Floors	1
Average Floor Size	12,000 SF

This 12,000 SF warehouse may be leased as one space or divided into two, 6,000 SF spaces: Bay 110 has one 14' x 12' overhead door, one office and a rest room. It has a 2,000# bridge crane that can stay or go. Bay 100 is a has (2) 12' x 12' overhead doors and a rest room. Both units are clear span and have 3-phase power.

Owner will lease both or separately.

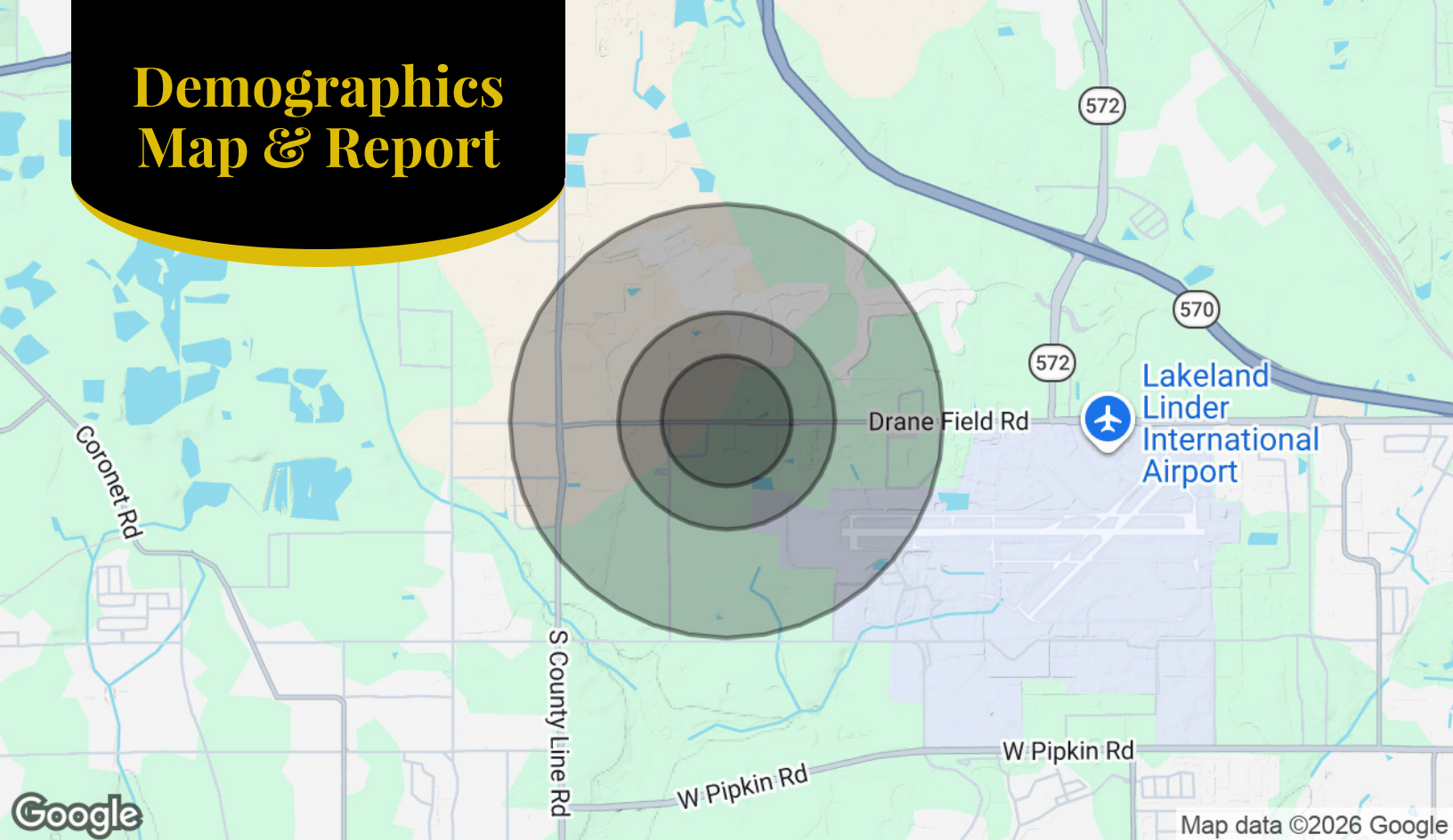
NNN expenses are \$1.50/SF



Location Map



Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	16	210	817
Average Age	48	48	49
Average Age (Male)	47	47	47
Average Age (Female)	50	50	50
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	7	88	345
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$117,909	\$117,883	\$119,227
Average House Value	\$327,868	\$327,925	\$324,749

2020 American Community Survey (ACS)