

AVAILABLE FOR LEASE

CBRE

Park 27 Distribution 220

POLK COUNTY SUBMARKET · DAVENPORT, FLORIDA



396,740 SF
CLASS-A INDUSTRIAL

50' x 50'
Column Spacing

32'
CLEAR HEIGHT

33
DOCK DOORS

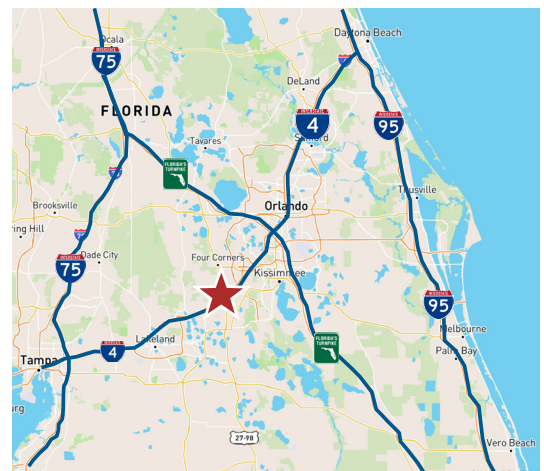
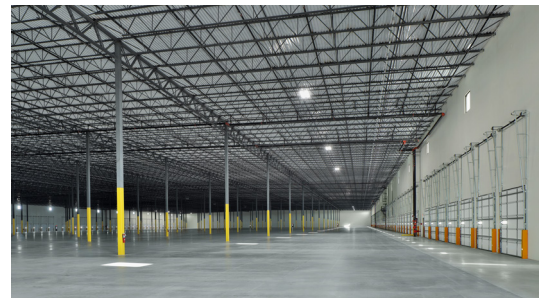
130'
TRUCK COURT

Property Highlights

Park 27 Distribution 220 is a premier Class A industrial distribution facility situated in the growing Polk County submarket of Central Florida. The 396,740-square-foot building offers exceptional clear heights, cross-dock functionality, and a generous 130-foot truck court — ideal for large-scale distribution, logistics, or manufacturing operations. The property sits within the Park 27 Distribution Center and benefits from outstanding highway access via US-27 and proximity to Interstate 4, placing tenants within easy reach of the greater Orlando metro, Tampa, and Florida's major freight corridors. Exceptional car-friendliness with surface parking available on-site.

AMENITIES

- + 24-Hour Access
- + Front Loading
- + Signage Available
- + Air Conditioning
- + Wheelchair Accessible
- + Gas / Water / Sewer
- + Surface Parking
- + Cross-Dock Functionality



220 DEEN STILL ROAD, DAVENPORT, FL 33897

396,740 SF CLASS-A INDUSTRIAL



PROPERTY HIGHLIGHTS

RENTABLE AREA	396,740 SF
STORIES	1
CLEAR HEIGHT	32'
COLUMN SPACING	50' x 50'
TRUCK COURT DEPTH	130'
DOCK DOORS	33 Exterior
DRIVE-IN DOORS	4 (12'W x 14'H)
CROSS DOCK	Yes
FLOOR THICKNESS	7"
FLOOR LOAD	4,000 lbs/SF
SPRINKLERS	ESFR
CONSTRUCTION	Reinforced Concrete
ZONING	BPC-1X
LAND AREA	22.08 AC (961,805 SF)



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Polk County Industrial Market

Central Florida's industrial market has fundamentally shifted. As supply chains realign around a state of 22 million people, the dominant strategy has become clear: "To Florida, From Florida." Tenants need a statewide hub, and they need it close to Orlando.

Polk County delivers. Positioned squarely on the I-4 corridor between Orlando and Tampa, two of the fastest-growing metro areas in the Southeast, the submarket sits at the geographic center of Florida's distribution network. That location advantage, combined with strong labor supply and competitive rents, has made Polk County one of the most sought-after secondary industrial markets in the country. 220 Deen Still Rd places your operations in the middle of it all.

Location & Connectivity



Orlando International Airport
54 min drive · 31 miles



Florida Turnpike
42 min drive · 20.9 miles



Interstate - 75
1.15 hour drive · 52 miles



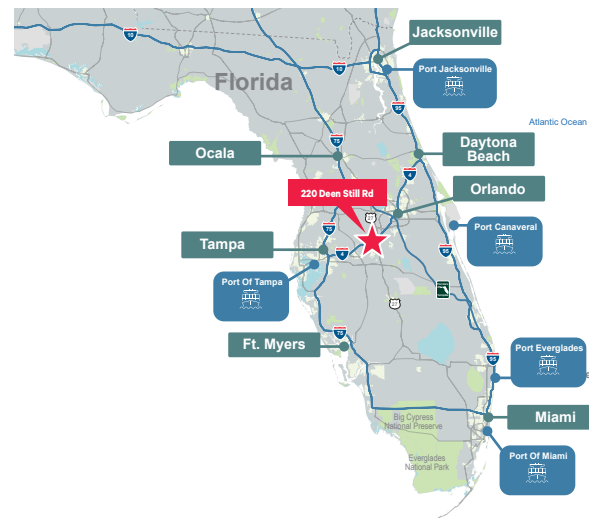
Port of Tampa Bay
72 min drive · 58.7 miles



Cape Canaveral
1.41 hour drive · 72 miles



Miami
4.30 hour drive · 242 miles



Demographics

2025 POPULATION

2,638,779 30 Miles

615,932 15 Miles

81,651 5 Miles



MEDIAN Hourly Wage
\$18.00 - \$24.00



Daytime Workers - 30 mile radius
1,328,918



5-Yr Projected Population
2,898,832

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