

FOR LEASE

±12,400 SF WAREHOUSE ON 5.85 ACRES OUTDOOR STORAGE | BRAND NEW CONSTRUCTION

3939 HAMILTON RD, LAKELAND, FL 33811



ROBBIE LOBER, Managing Member

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RE

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LOBER
REAL ESTATE

PROPERTY OVERVIEW



±12,400 SF
BUILDING SIZE



±5.85 AC
LOT SIZE



PROPERTY DETAILS

LOCATION

ADDRESS	3939 Hamilton Rd, Lakeland, FL 33811 Google Maps Link Here
SUBMARKET / COUNTY	Lakeland / Polk

BUILDING

BUILDING SIZE	12,400 SF New Construction Warehouse • Includes ±1,600 SF Class A Office and ± 2,400 SF Covered Wash Bay
LOADING	Eight (8) Oversized Grade Level Doors • 16ft H x 14ft W • Four (4) Drive Through Bays
CLEAR HEIGHT	20 FT
POWER	3 Phase 400 Amps 480 Volts

SITE

OUTDOOR STORAGE	+/- 5.85 Usable Acres
ACCESS	One (1) Point of Ingress and Egress via Automatic Gated Access Point
FRONTAGE	± 450 ft Along Hamilton Road
FEATURES	Fully Fenced, Paved, Drained, Lit, and Secured

ZONING & USE

ZONING	BPC (Business Park Center)
PERMITTED USES	Approved for Outdoor Storage, Manufacturing, Distribution, Logistics, Fleet Parking, Fleet Maintenance, Contractors, Construction, etc - See Additional Uses Here .

AVAILABILITY

DATE AVAILABLE	NOW!
LEASE TERMS	Call Broker for Pricing / Details

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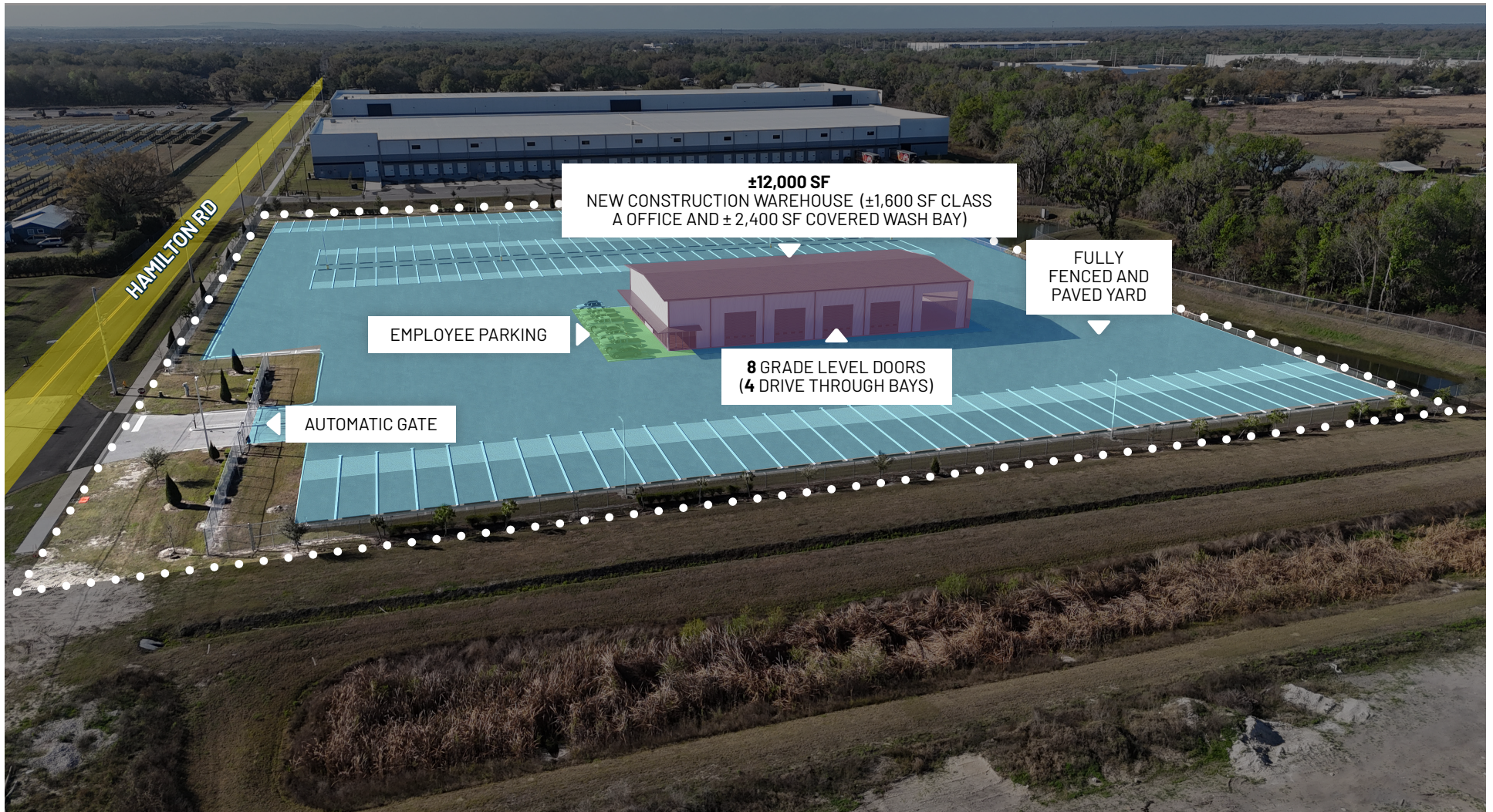
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PROPERTY FEATURES



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PROPERTY PHOTOS



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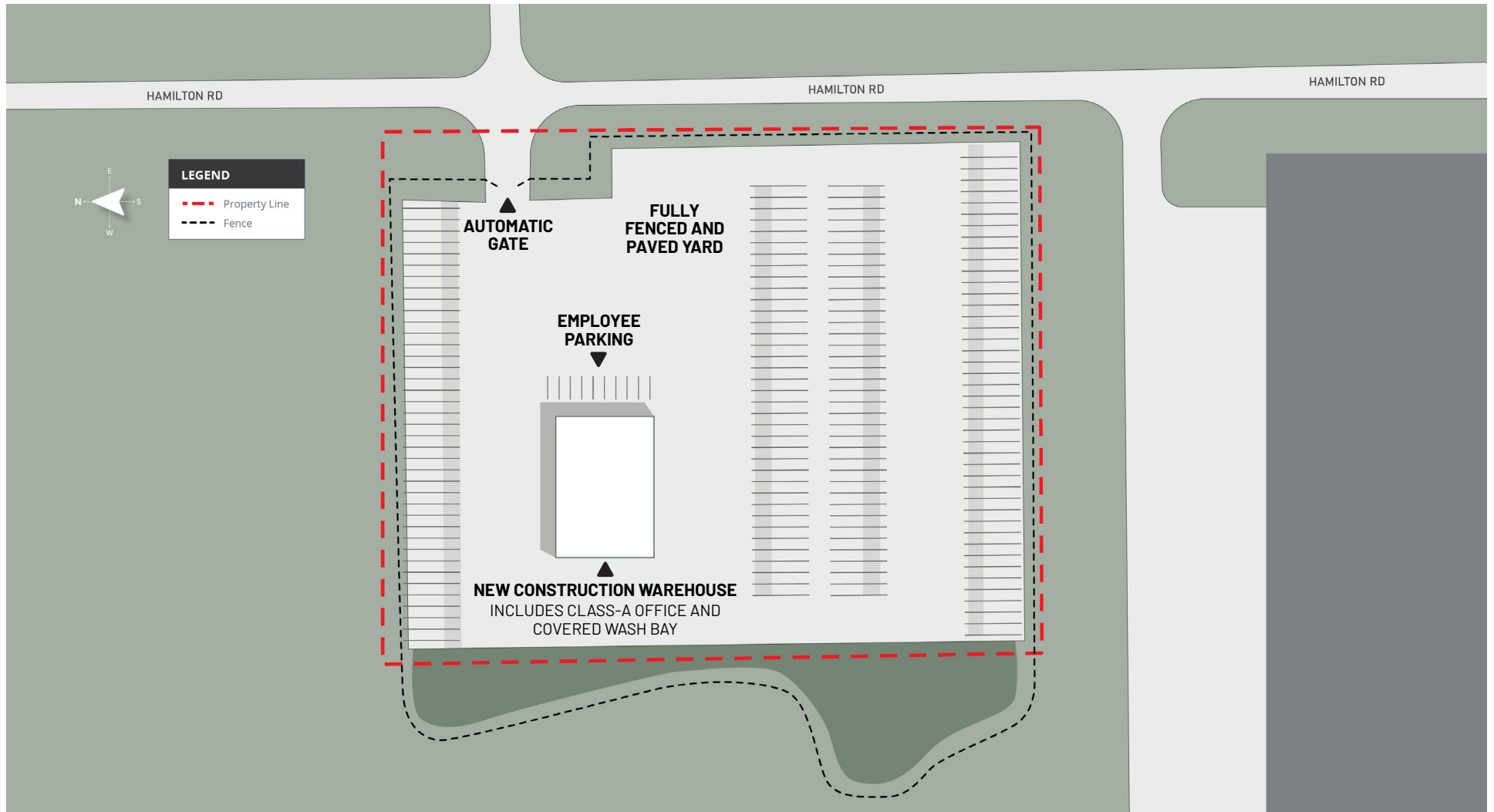
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SITE PLAN



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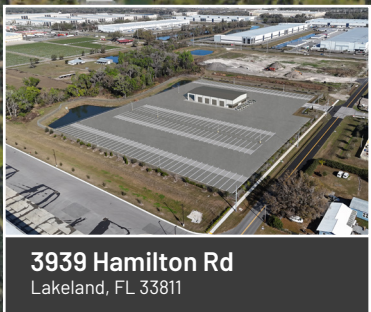
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NEIGHBORING TENANTS



3939 Hamilton Rd
Lakeland, FL 33811

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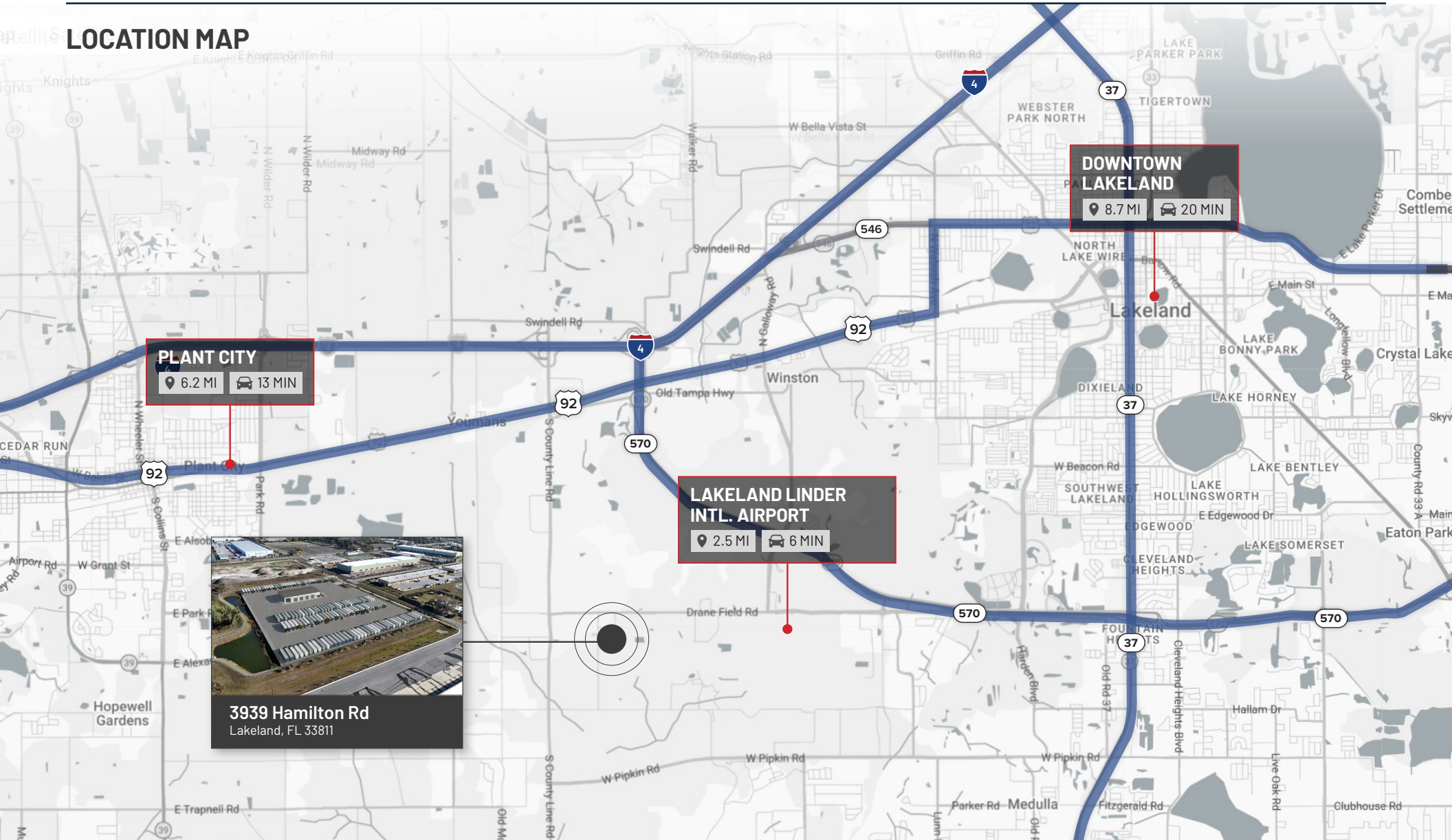
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LOCATION MAP



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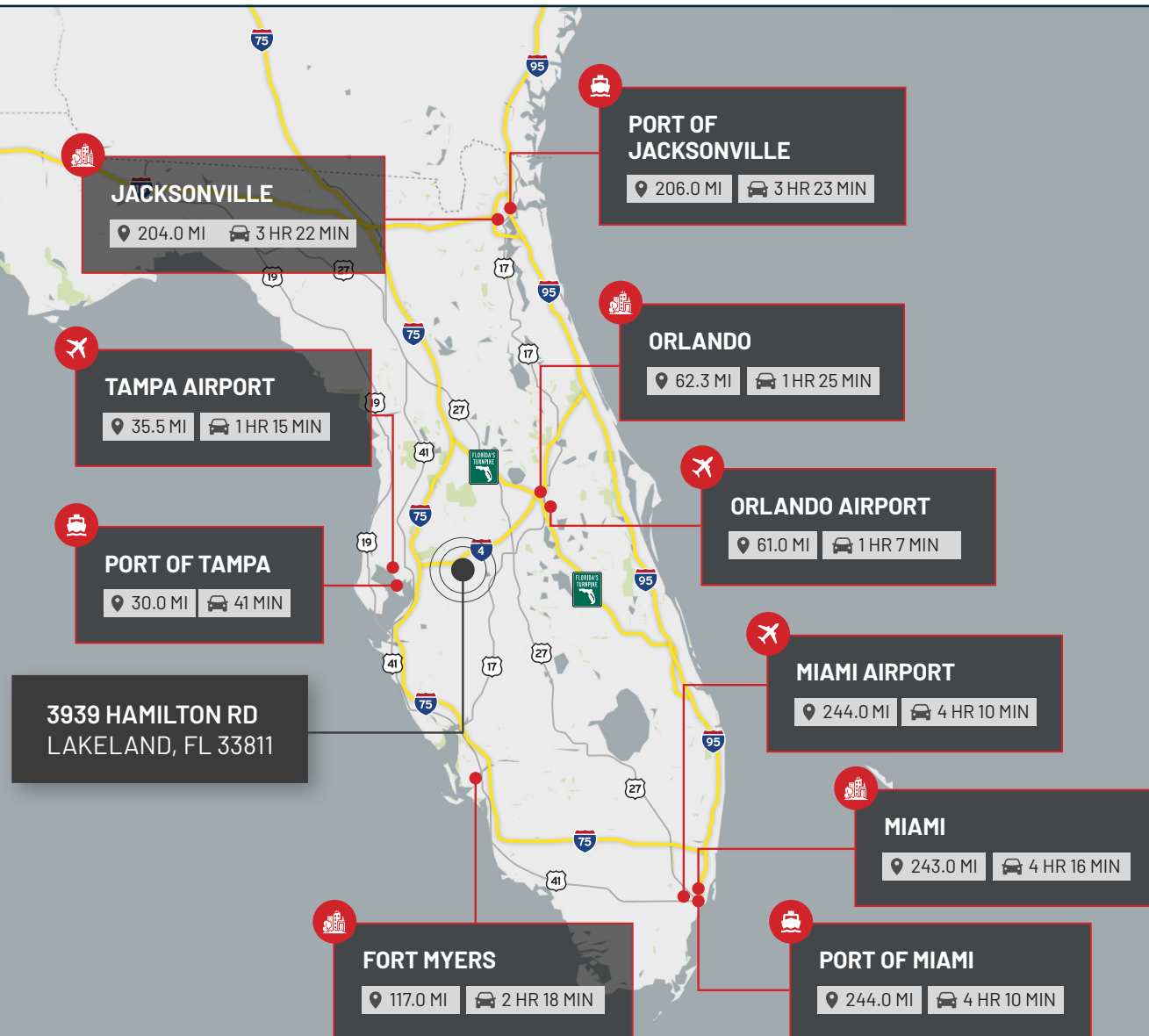
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KEY DISTANCES



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