



# BTS FOR LEASE

3125-3175 E. MAIN ST., LAKELAND, FL 33801

SHOVEL & PERMIT READY  
1.1M SF OF INDUSTRIAL

SITE PLAN CAN BE  
MODIFIED FOR CUSTOMER USE













LAKELAND MAIN



JONES LANG LASALLE BROKERAGE, INC.,  
A LICENSED REAL ESTATE BROKER










# CONCEPT PLAN 1

	1	2	3	4	5
 Building Size	167,843 SF	259,770 SF	268,530 SF	174,343 SF	216,343 SF
 Building Dimensions	700' (W) x 235' (D)	900' (W) x 290' (D)	900' (W) x 300' (D)	600' (W) x 290' (D)	720' (W) x 300' (D)
 Clear Height	36'	36'	36'	36'	36'
 Loading Configuration	Rear-Load	Rear-Load	Rear-Load	Rear-Load	Rear-Load
 Dock-High Doors	44	68	66	38	45
 Truck Court Depth	185'	185'	185'	185'	185'
 Lighting	LED	LED	LED	LED	LED
 Sprinkler System	ESFR	ESFR	ESFR	ESFR	ESFR
 Car Parking	143	248	251	151	161
 Trailer Parking	33	55	53	27	43



**APPROVED  
PERMITTED PLAN**

# CONCEPT PLAN 2

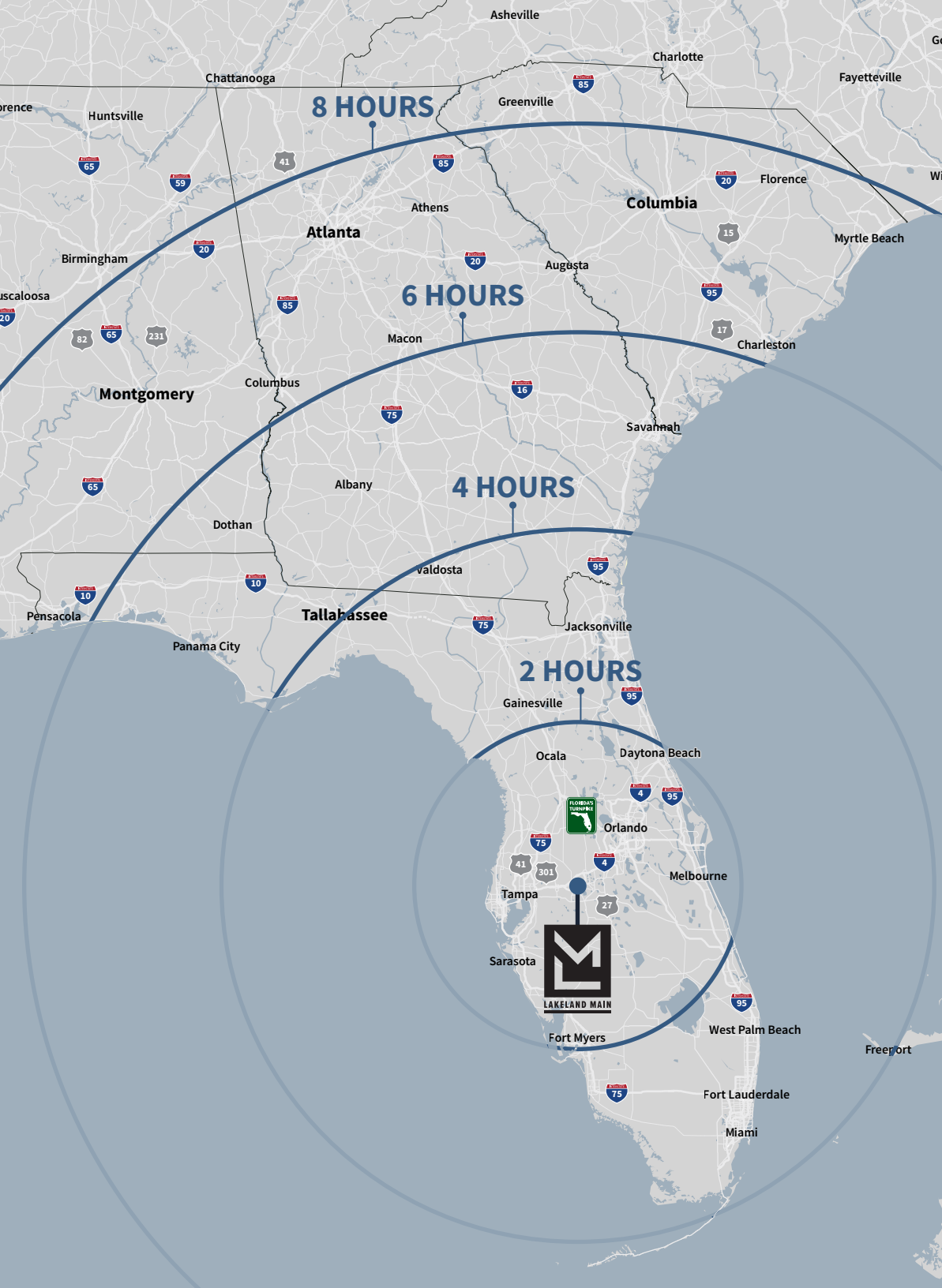
	1	2	3	4
 Building Size	167,843 SF	475,812 SF	174,343 SF	216,343 SF
 Building Dimensions	700' (W) x 235' (D)	950' (W) x 500' (D)	600' (W) x 290' (D)	720' (W) x 300' (D)
 Clear Height	36'	40'	36'	36'
 Loading Configuration	Rear-Load	Cross-Dock	Rear-Load	Rear-Load
 Dock-High Doors	44	136	38	46
 Truck Court Depth	185'	190'	185'	185'
 Lighting	LED	LED	LED	LED
 Sprinkler System	ESFR	ESFR	ESFR	ESFR
 Car Parking	143	315	151	161
 Trailer Parking	33	144	27	43



# CONCEPT PLAN 3

	1	2
 Building Size	167,843 SF	973,873 SF
 Building Dimensions	700' (W) x 235' (D)	1,390' (W) x 700' (D)
 Clear Height	36'	40'
 Loading Configuration	Rear-Load	Cross-Dock
 Dock-High Doors	44	200
 Truck Court Depth	185'	267' & 195'
 Lighting	LED	LED
 Sprinkler System	ESFR	ESFR
 Car Parking	143	536
 Trailer Parking	33	309





**90%**  
OF FLORIDA CAN BE  
REACHED IN 4 HOURS

**POLK COUNTY**  
IS THE FASTEST-GROWING  
COUNTY IN FLORIDA AS  
OF THE 2020 CENSUS

BETWEEN 2010 & 2020  
THE POPULATION IN POLK  
COUNTY GREW BY  
**20.4%**  
(7TH FASTEST GROWING  
COUNTY IN THE NATION)

POLK COUNTY'S  
POPULATION IS EXPECTED  
TO GROW BY MORE THAN  
**20%**  
BY 2030

## DRIVE TIMES

**TAMPA**  
38 MINUTES

**JACKSONVILLE**  
2 HOURS & 40 MINUTES

**ORLANDO**  
50 MINUTES

**MIAMI**  
3 HOURS & 3 MINUTES

**FT. MYERS**  
2 HOURS

**ATLANTA**  
6 HOURS & 20 MINUTES

## A DRIVING WORK FORCE

	5 MILES	10 MILES
<b>2023 Total Population</b>	101,781	355,570
<b>2023 Median Household Income</b>	\$50,085	\$59,308
<b>2023 Total Employees</b>	54,893	127,369

	2023			
	8 HRS	6 HRS	4 HRS	2 HRS
<b>Total Population</b>	36,590,545	23,861,032	19,835,926	9,757,711
<b>Total Households</b>	14,369,814	9,464,215	7,924,776	3,938,954
<b>Med. Household Income</b>	\$65,398	\$63,810	\$64,730	\$64,480
<b>Avg. Household Income</b>	\$97,144	\$95,376	\$96,436	\$94,521
<b>Total Business</b>	1,517,879	1,088,838	920,667	391,845
<b>Employed Population</b>	17,278,919	11,255,718	9,448,728	4,607,346

# SUPERIOR CONNECTIVITY



# CORPORATE NEIGHBORS

- |                                |                              |              |                             |
|--------------------------------|------------------------------|--------------|-----------------------------|
| 1. Tesla                       | 9. Amazon                    | 17. McLane   | 25. CVS Pharmacy            |
| 2. Saddle Creek                | 10. Advance Auto Parts       | 18. Publix   | 26. UPS                     |
| 3. Gordon Food Service Store   | 11. Publix                   | 19. Publix   | 27. Ford                    |
| 4. Home Depot Distribution     | 12. O'Reilly                 | 20. Havertys | 28. Amazon                  |
| 5. International Paper Company | 13. IKEA                     | 21. Quaker   | 29. FedEx                   |
| 6. Sysco Food                  | 14. Rooms To Go              | 22. Walmart  | 30. Walmart                 |
| 7. Plastipak                   | 15. HD Supply                | 23. Best Buy | 31. Southern Wine & Spirits |
| 8. Hyundai Mobis               | 16. Vertic (formerly Expedx) | 24. Pepisco  | 32. Amazon                  |



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