

— LOGISTICS CENTER AT —
LAKELAND



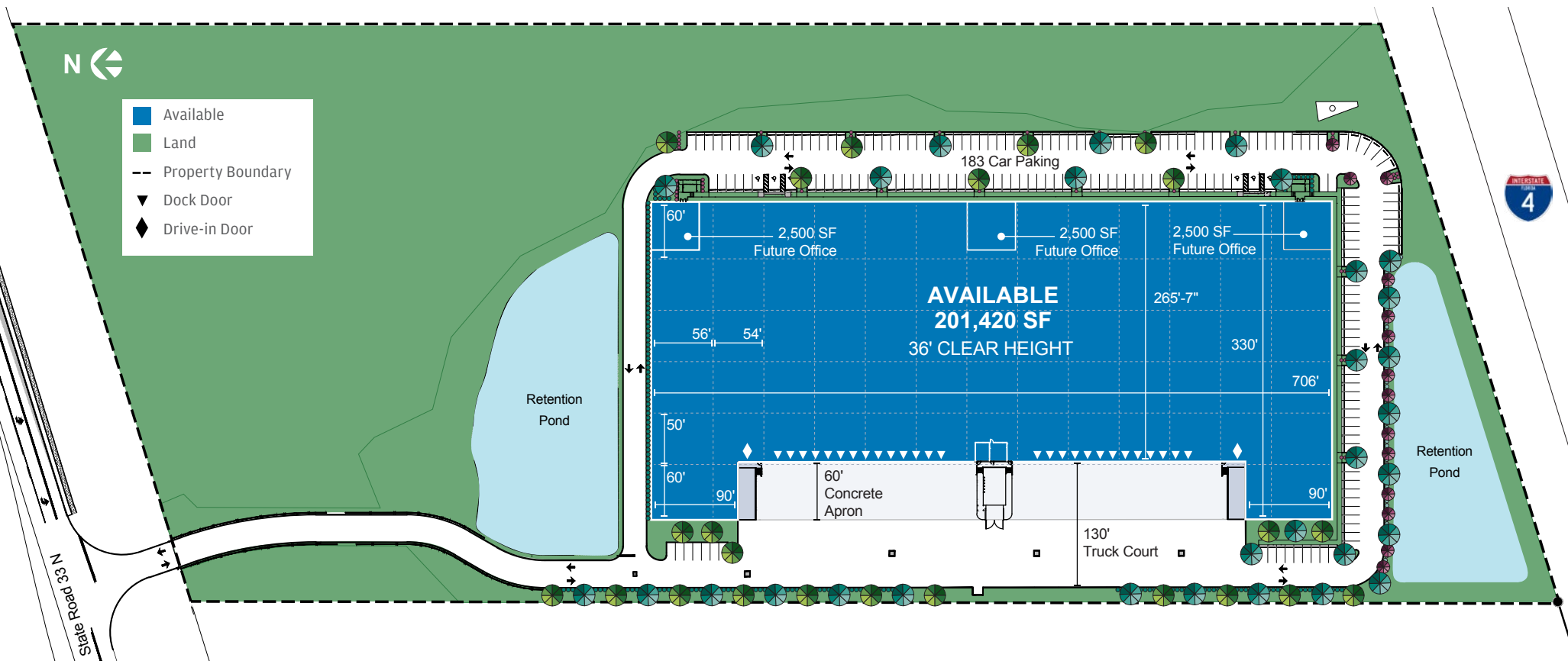
FOR LEASE | 8161 State Road 33 / Lakeland, Florida

CLASS A STATE-OF-THE-ART WAREHOUSE OPPORTUNITY
~201,420 SF AVAILABLE

— LOGISTICS CENTER AT — LAKELAND

Property Highlights

- ~201,420 SF
- Class A, Tilt-Up Construction
- Spec Office: 2,500 SF (3)
- Column Spacing: 50' x 54', 60' Speed Bay
- Clear/Ceiling Height: 36'
- Parking Spaces: 183
- Dock Doors: 27 (9' x 10')
- Drive-In Doors: 2 (14' x 16')
- Lighting: LED
- Warehouse Floor Slab: 7"
- 60 MIL TPO Roofing System with a 20-Year Warranty
- ESRF Sprinkler System
- Electrical: 2,400A, 480V, 3-Phase
- I-4 Frontage with Annual Average Daily Traffic of 98,000 Vehicles



— LOGISTICS CENTER AT — LAKELAND

Location Highlights

Logistics Center at Lakeland offers a prime location with **direct frontage on I-4**, conveniently located almost equidistant between Orlando and Tampa - only **47 miles from Orlando** and **41 miles from Tampa**. This strategic location provides access to an impressive population of nearly **40 million people within a 60-minute drive**.

Drive Times

I-4 - **5 MIN**

POLK PARKWAY - **7 MIN**

LAKELAND LINDER INTERNATIONAL AIRPORT (LAL) - **22 MIN**

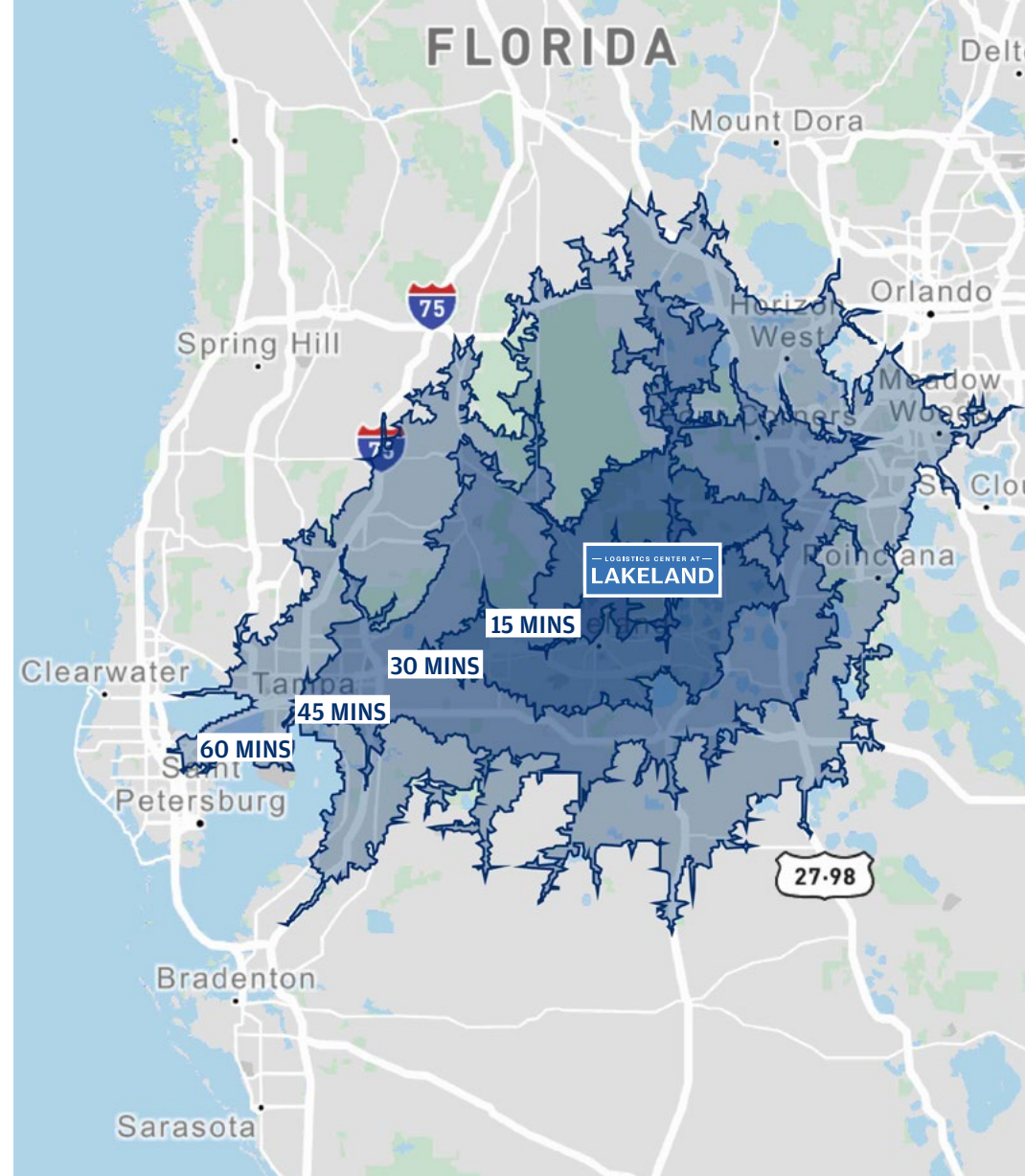
TAMPA INTERNATIONAL AIRPORT (TPA) - **42 MIN**

ORLANDO INTERNATIONAL AIRPORT (MCO) - **40 MIN**

Demographics*

	15 MINS	30 MINS	45 MINS	60 MINS
Total Population	98,945	546,378	1,751,717	3,997,642
Workforce Potential (+16)	42,846	246,831	857,428	2,064,457
High School Education	21,619 (30.9%)	109,114 (28.7%)	310,411 (25.7%)	653,921 (23.5%)
Blue Collar/Service Workers	18,041 (44.2%)	103,629 (43.6%)	325,290 (39.5%)	744,483 (37.5%)
Average Income	\$81,112	\$85,986	\$93,048	\$102,532
Number of Households	37,077	205,364	663,774	1,495,744

*2024



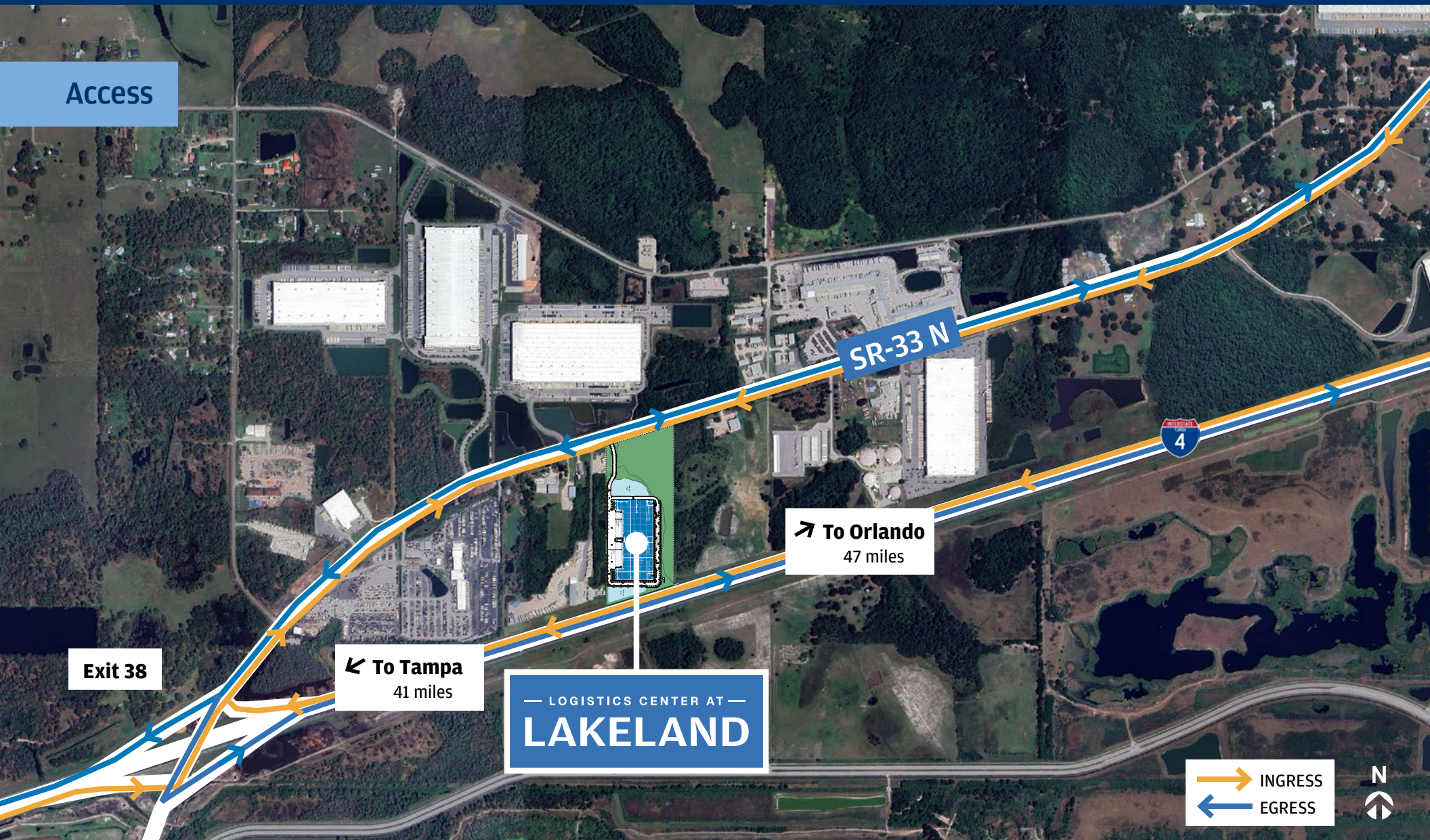
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Corporate Neighbors



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Access



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CBRE

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