

CBRE

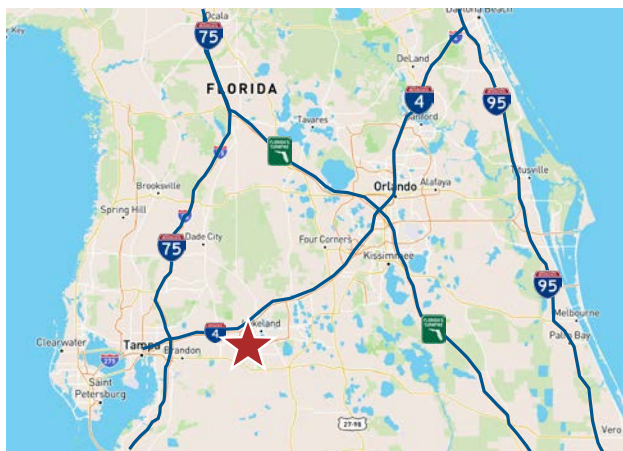
±6.0 AC INDUSTRIAL FOR SALE



39,100 SF FLEX SPACE STAND-ALONE WAREHOUSE

Investment Highlights

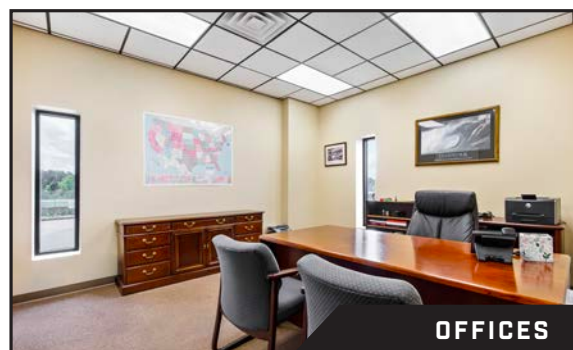
Strategically located along the I-4 corridor between Tampa and Orlando, this 39,100 SF stand-alone industrial facility sits on ±6.0 acres and is ideally suited for heavy fabrication, manufacturing, warehousing, or distribution. Built in 2006 the property features a 32' insulated clear height, seven overhead bridge cranes (four 10-ton and three 5-ton), 1,600-amp 3-phase 480/277V power, a 7,500 SF air-conditioned CNC wing, and 5,850 SF of office space. The drive-through, ground-level design provides efficient operations with room for future expansion. Conveniently located just 5 miles from Lakeland Linder International Airport and 3 miles from the Polk Parkway (SR 570).



WAREHOUSE



COMMON AREAS



OFFICES



2985 OLD MEDULLA RD. LAKELAND FL 33801

6.0 AC | 39,100 SF FLEX SPACE | STAND-ALONE WAREHOUSE

FOR SALE



LAKELAND LINDER
INTERNATIONAL AIRPORT

Property Highlights

TOTAL ACRES	±6.0 Acres
TOTAL SF	39,100 SF
OFFICE SF	5,850 SF
CLEAR HEIGHT	32' eave - insulated; 40' at center
CONSTRUCTION	Pre-engineered metal
BRIDGE CRANES	4×10-Ton + 3×5-Ton (43' span, 25' hook) + 2×1-Ton jib
DRIVE-IN DOORS	4 @ 32'×23' • 2 @ 16'×16' 1 @ 12'×16'
DOCK DOORS	None – grade-level drive-through
POWER	1,600 Amp, 3-Phase, 480/277V
COMPRESSED AIR	Distributed system, 2 compressors (60 HP)
LIGHTING	Metal halide + skylights
2025 TAXES	\$50,408 (\$1.29 psf)
UTILITIES	Public Sewer & Water; Lakeland Electric
ZONING	PUD (Light Industrial)
EXTRAS	7,500 SF A/C CNC wing; expandable site

Heavy-Industrial Infrastructure

Seven overhead bridge cranes on 43' spans with 25' hook heights (four 10-ton, three 5-ton) plus two 1-ton jib cranes, backed by 1,600-amp 3-phase 480/277V service and a plantwide compressed-air system - heavy capability rarely found in the Polk County market.

Turn-Key & Move-In Ready

Great opportunity for owner user: an insulated metal building with metal-halide lighting and skylights, a 7,500 SF air-conditioned CNC wing, 5,850 SF of finished offices, and seven oversized drive-in doors (to 32'×23') on a grade-level, drive-through layout.

Expandable ±6-Acre Site

The 6-acre parcel leaves stabilized yard and open land for building expansion, outdoor storage, or laydown - a scarce commodity in a supply-constrained submarket where owner-users are competing to buy rather than lease.

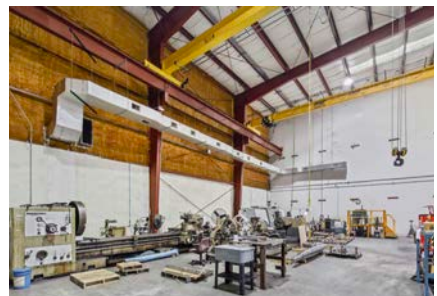
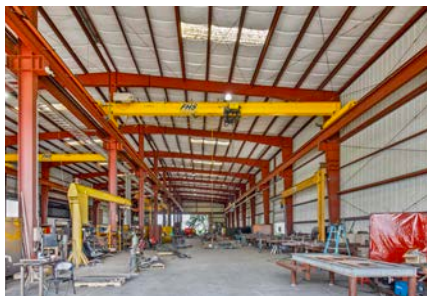
High-Demand I-4 Corridor

Positioned between Tampa and Orlando with 325,000+ residents within 10 miles and warehouse employment projected to grow from 6,900 to 8,300 jobs, limited industrial supply continues to drive aggressive, top-of-market pricing across Polk County.

Property Layout



Warehouse



Drive in Doors



Office Space



Location



Key Distances

- + 8-hour drive to 43.6 million people
- + 5 miles to Lake Lakeland Linder Int'l Airport
- + 3 miles to the Polk Parkway/570
- + 7.2 miles to Downtown Lakeland
- + 41 miles to Tampa
- + 63 miles to Orlando Int'l Airport
- + 63 miles to Downtown Orlando
- + 108 miles to Space Coast
- + 245 miles to Miami
- + 203 miles to Jacksonville
- + 467 miles to Atlanta, GA
- + 441 miles to Charleston, SC

Industrial Market

POLK COUNTY

The Central Florida Industrial Market has seen dramatic changes over the past several years as supply chains adjust to customers expecting their have turned toward a "To Florida, From Florida" strategy with a statewide hub serving the third most populous state. There is no better location to Orlando. Polk County has become one of the hottest secondary industrial markets in the country—truly "in the middle of it all" on the I-4 corridor between these two growing metro areas.

Demographics

POPULATION

325,186 10 Miles

145,810 5 Miles

31,897 2 Miles

 MEDIAN Hourly Wage
\$14.65 - \$16.19

 Warehouse & Storage Employment
6,900

 10-Yr Projected Employment
8,300



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