

FOR LEASE

156,386 SF AVAILABLE



4210 SOUTH PIPKIN ROAD, LAKELAND, FL

BUILD TO-SUIT OPPORTUNITY

FULLY PERMITTED & SHOVEL READY



JOHNSON
DEVELOPMENT
ASSOCIATES, INC.
Part of TheJohnsonGroup



CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

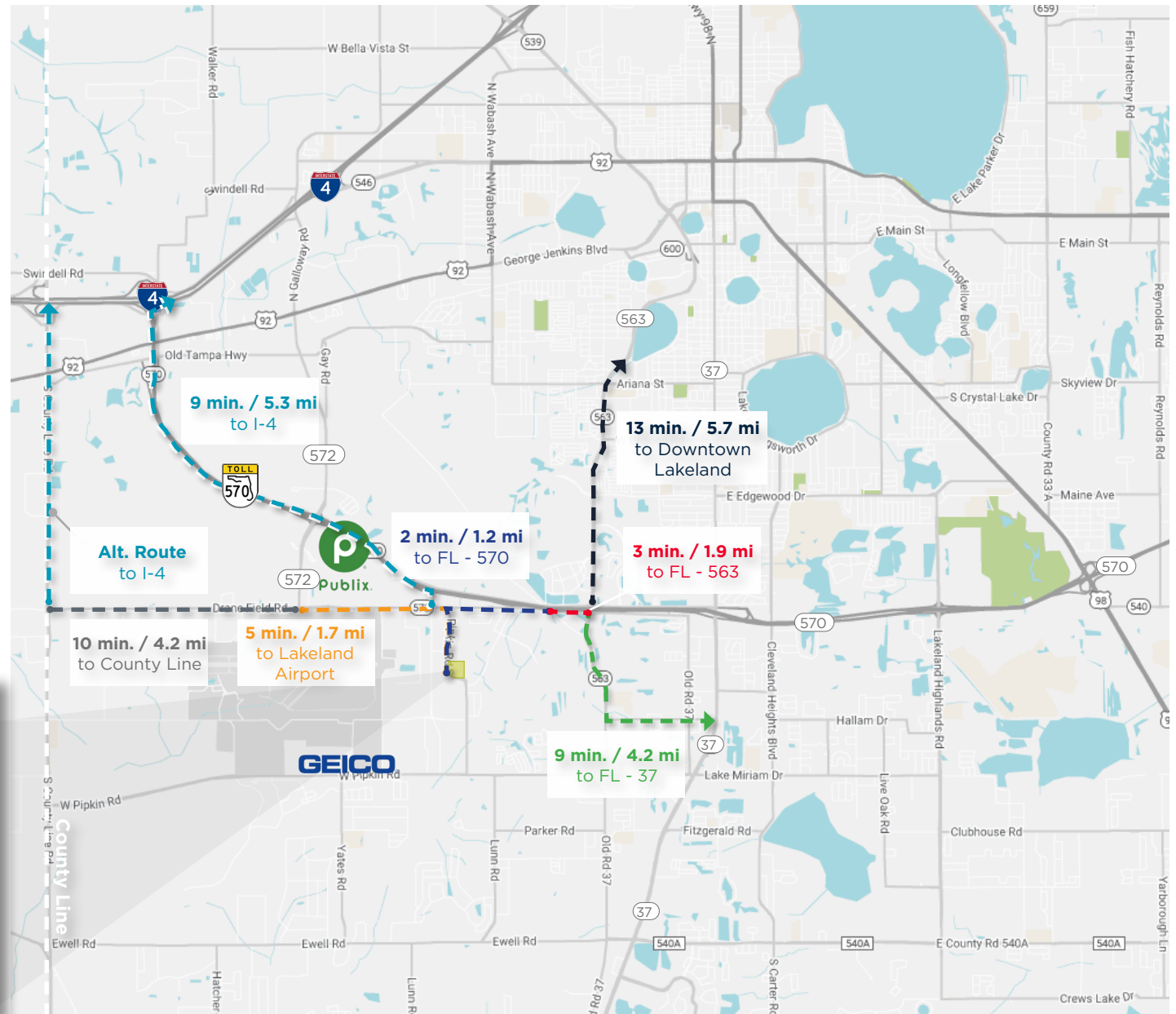
Drive Times

FL-570	2 min
Lakeland Linder Int'l Airport & Amazon Air Gateway	5 min
Access to I-4	9 min
Hillsborough / Polk County Line	10 min
Downtown Lakeland	13 min
Downtown Tampa	34 Min
Downtown Orlando	60 min

Corporate HQs Nearby

GEICO	2 mi
Publix	2.8 mi

Site Access Points



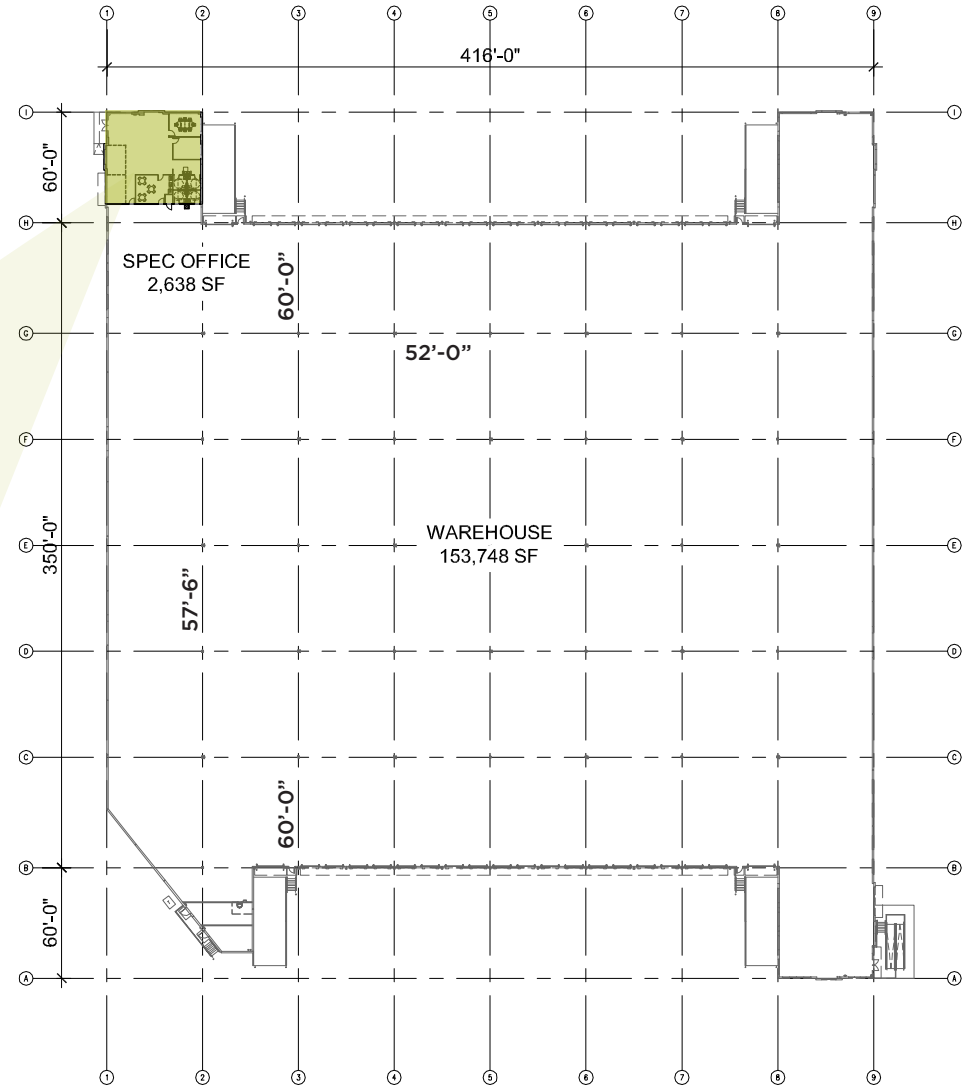
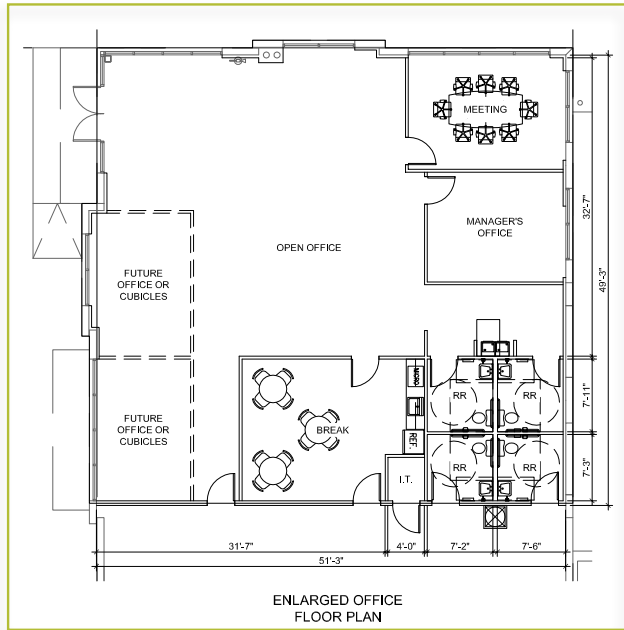
PROPERTY HIGHLIGHTS

TOTAL BUILDING SF	156,386 SF
BUILDING CONFIGURATION	Cross Dock
OFFICE SF	2,638 SF
CLEAR HEIGHT	32' CH
DOCK DOORS	38
DRIVE-IN DOORS	4
COLUMN SPACING	52' X 57.5' with 60' speed bays
STATUS	Fully Permitted
AUTO PARKING	114
TRAILER STALLS/FLEX LOT	5
ROOF	60-mil TPO with 20-year NDL Warranty
FIRE PROTECTION	ESFR
TRUCK COURT	60' concrete apron / 130' truck court
BUILDING DIMENSIONS	416' X 350'
POWER	1200A 3-phase / 4-wire power currently designed & permitted w/ability to add addt'l capacity



PROPERTY HIGHLIGHTS

2,638 SF Spec Office



FOR MORE INFORMATION, PLEASE CONTACT:

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