## FOR LEASE 156,386 SF AVAILABLE



**BUILD TO-SUIT OPPORTUNITY** 



JOHNSON DEVELOPMENT Associates, Inc. Part of The**Johnson**Group **FULLY PERMITTED & SHOVEL READY** 



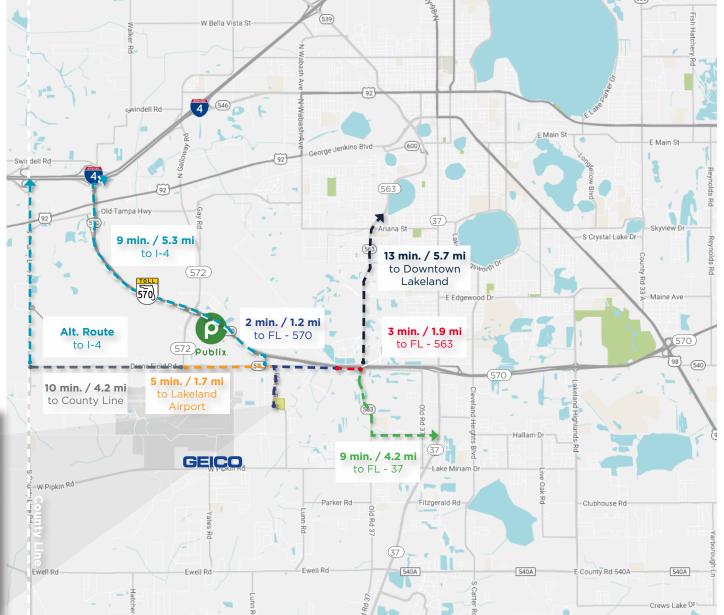
# PROPERTY HIGHLIGHTS

| Drive Times  |        |
|--|--------|
| FL-570   | 2 min  |
| Lakeland Linder Int'l<br>Airport & Amazon<br>Air Gateway | 5 min  |
| Access to I-4  | 9 min  |
| Hillsborough / Polk<br>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





SOUTH PIPKIN ROAD | LAKELAND, FL

## 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           |
| <b>BUILDING DIMENSIONS</b> | 416' X 350'                                     |
| POWER                      | 1200A 3-phase / 4-wire power currently designed |
|                            | & permitted w/ability to add addt'l capacity    |

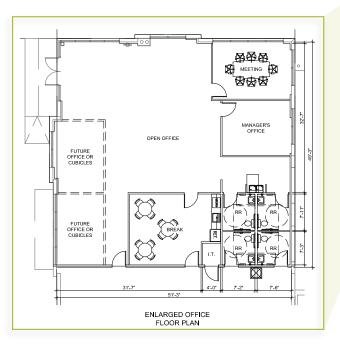


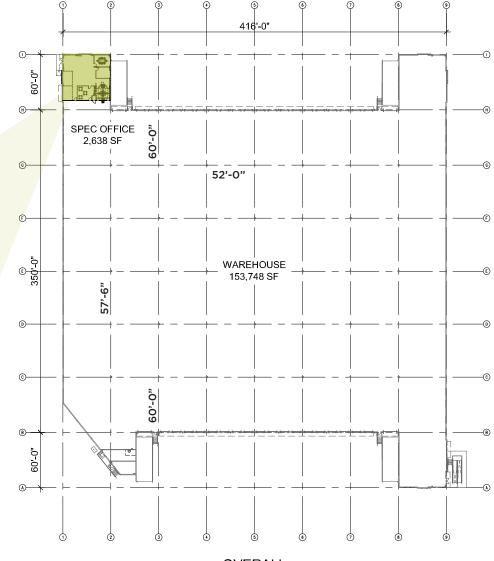


SOUTH PIPKIN ROAD | LAKELAND, FL

## PROPERTY **HIGHLIGHTS**

### 2,638 SF Spec Office





OVERALL FLOOR PLAN

#### FOR MORE INFORMATION, PLEASE CONTACT:

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