FOR LEASE 156,386 SF AVAILABLE



BUILD TO-SUIT OPPORTUNITY



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



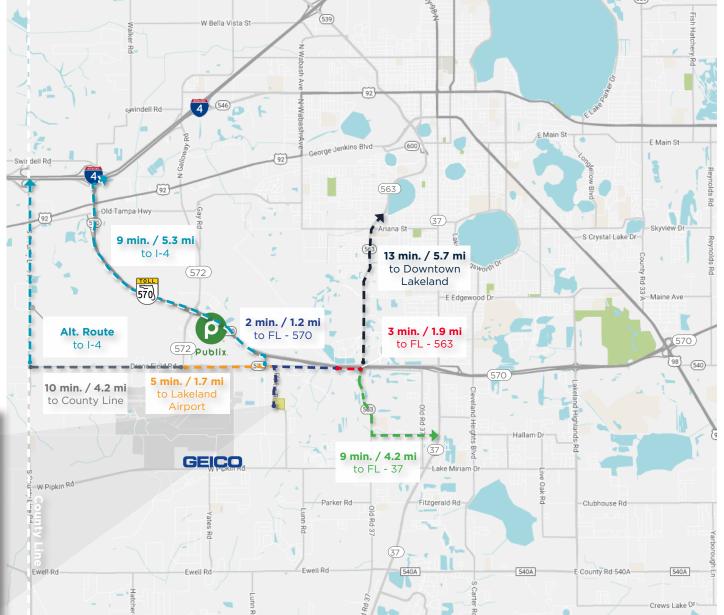
PROPERTY HIGHLIGHTS

| Drive Times | |
|--|--------|
| FL-570 | 2 min |
| Lakeland Linder Int'l 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





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

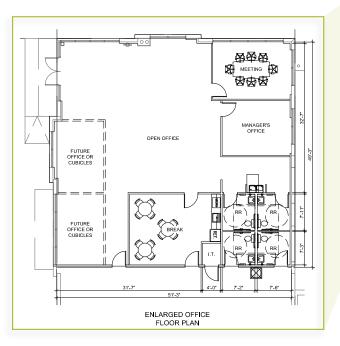


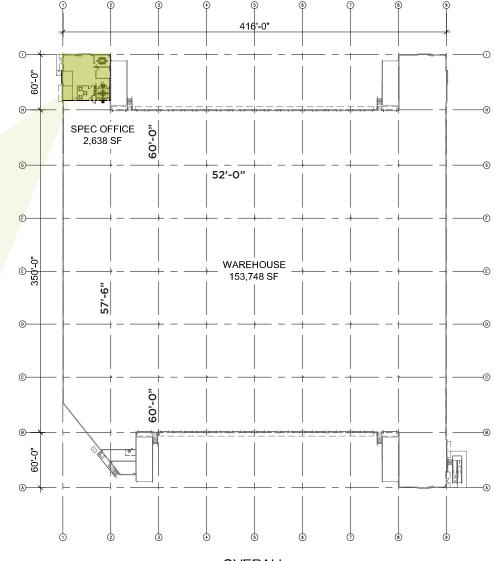


SOUTH PIPKIN ROAD | LAKELAND, FL

PROPERTY **HIGHLIGHTS**

2,638 SF Spec Office





OVERALL FLOOR PLAN

FOR MORE INFORMATION, PLEASE CONTACT:

JARED BONSHIRE, SIOR Executive Managing Director +1 407 541 4414 jared.bonshire@cushwake.com

DAVID PEREZ Executive Managing Director +1 407 541 4435

david.perez@cushwake.com

TREY CARSWELL, SIOR Managing Director +1 813 204 5314 trey.carswell@cushwake.com LISA ROSS, SIOR Managing Director +1 813 424 3211 lisa.ross@cushwake.com



Part of The**Johnson**Group



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