

FOR LEASE

156,386 SF AVAILABLE



4210 SOUTH PIPKIN ROAD, LAKELAND, FL

UNDER CONSTRUCTION WITH Q4 2025 DELIVERY



JOHNSON
DEVELOPMENT
ASSOCIATES, INC.
Part of TheJohnsonGroup



CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

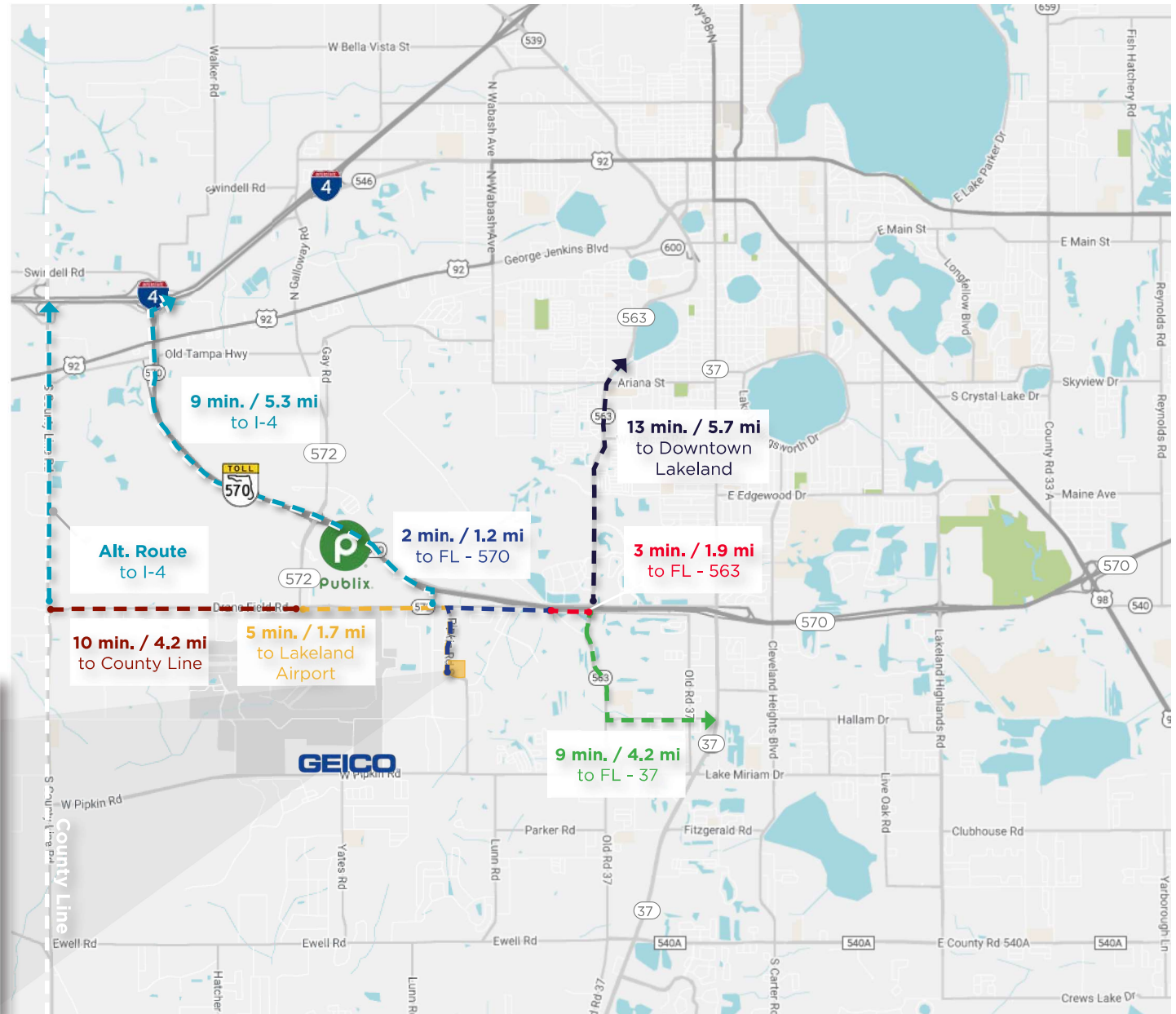
Drive Times

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

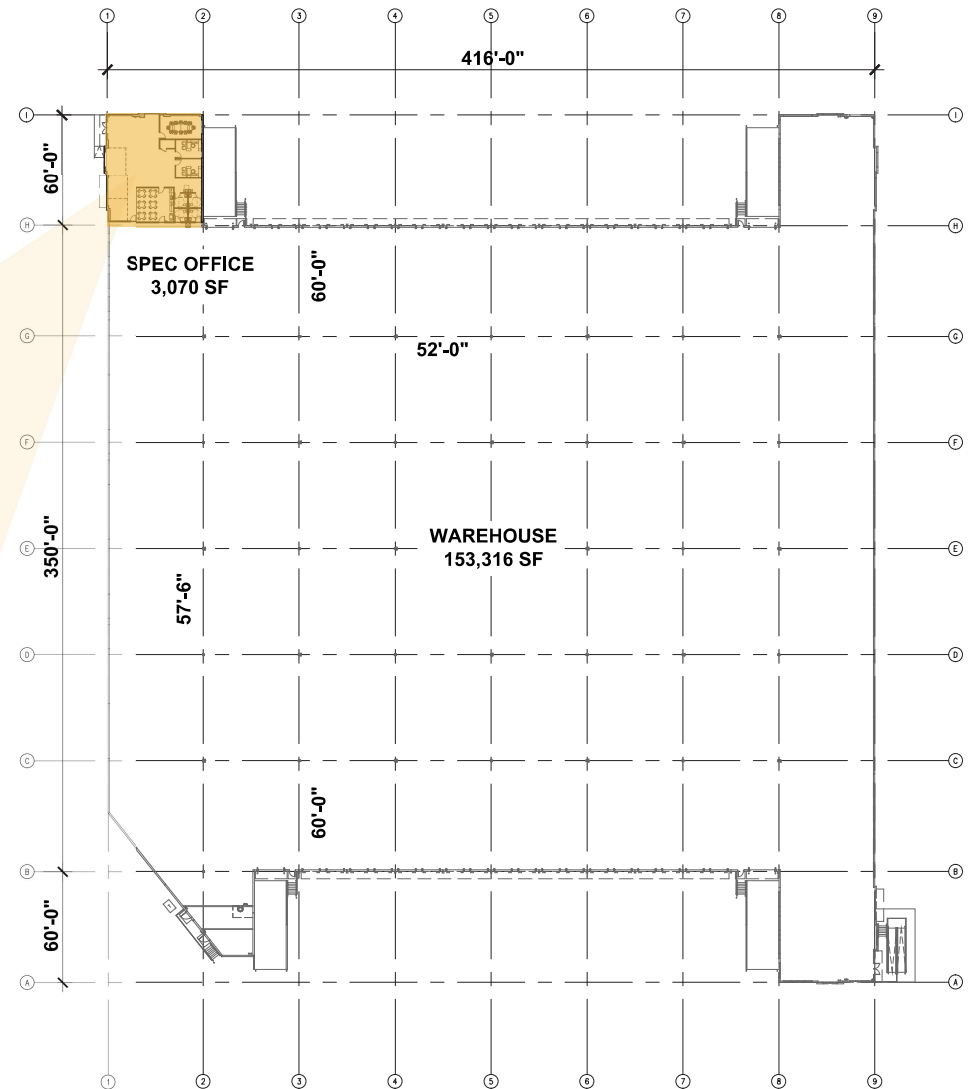
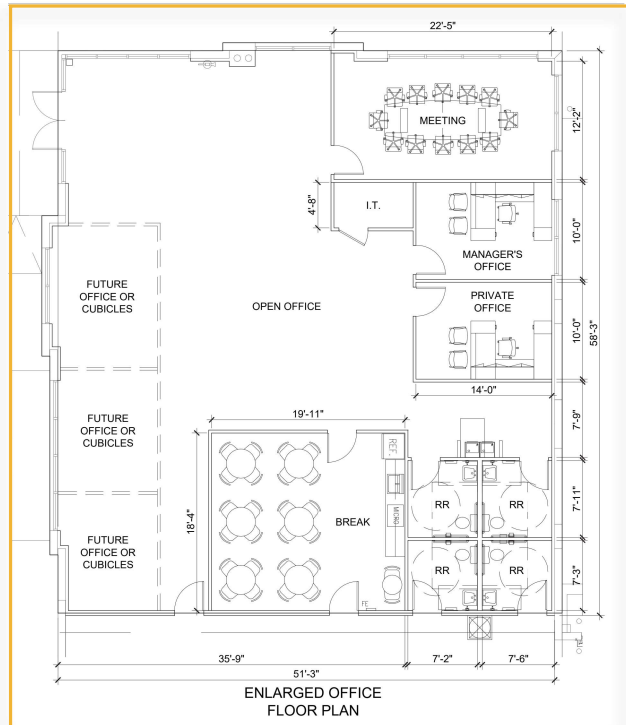
UNDER CONSTRUCTION WITH
Q4 2025 DELIVERY

TOTAL BUILDING SF	156,386 SF
BUILDING CONFIGURATION	Cross Dock
OFFICE SF	3,070 SF
CLEAR HEIGHT	36'
DOCK DOORS	(38) 9'x10'
DOCK PACKAGES	(8) 7'x8' 45K lb mechanical pit levelers
DRIVE-IN DOORS	(4) 14'x16'
COLUMN SPACING	52'x57.5' with 60' speed bays
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'x350'
POWER	2000A 3-phase / 4-wire power w/ ability to add addt'l capacity



PROPERTY HIGHLIGHTS

3,070 SF Spec Office



OVERALL
FLOOR PLAN

FOR MORE INFORMATION, PLEASE CONTACT:

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