

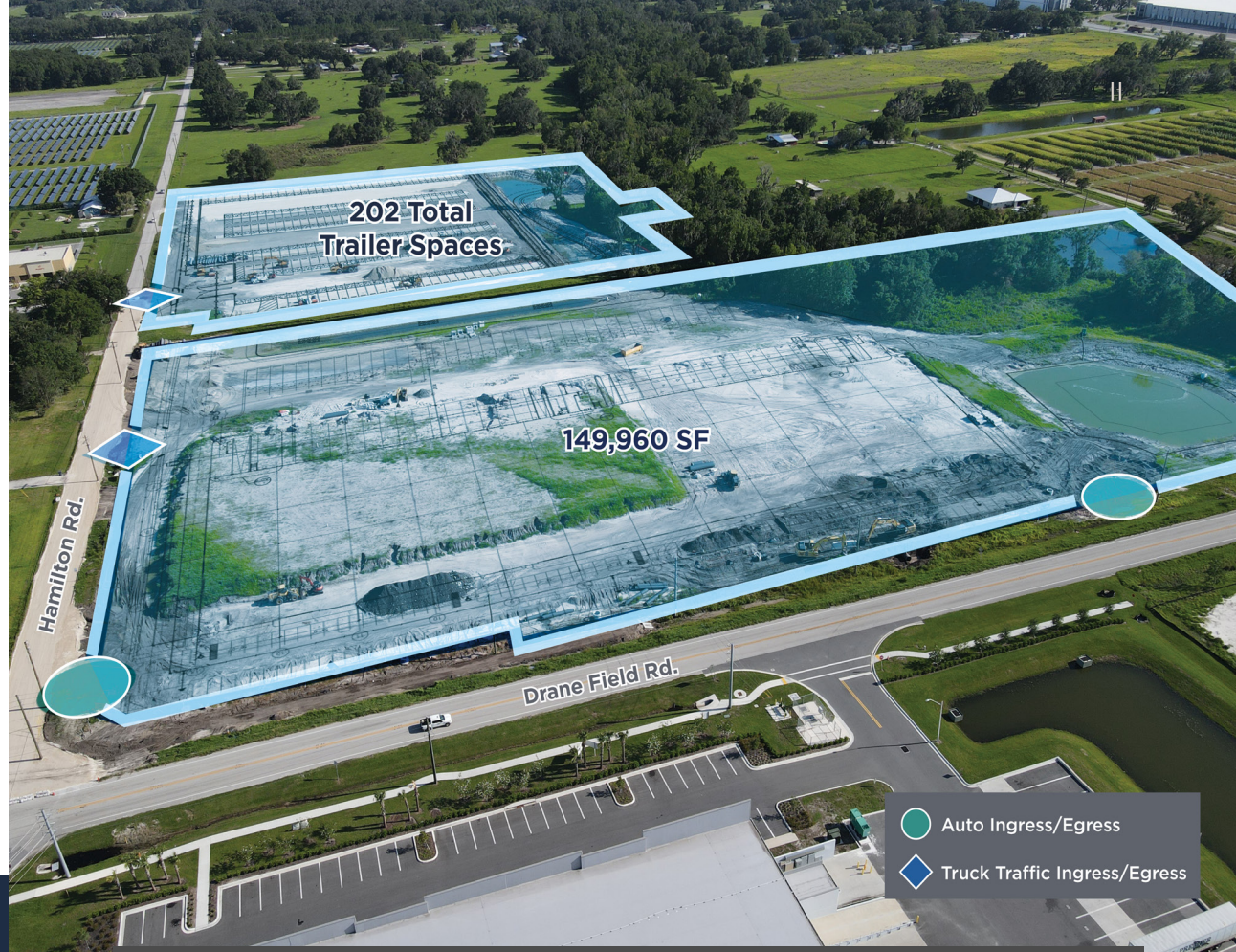
DRANE FIELD DISTRIBUTION CENTER



3825 HAMILTON ROAD
LAKELAND, FL

BUILD-TO-SUIT OPPORTUNITY

IN A STRATEGIC
CENTRAL FLORIDA
LOCATION



149,960 SF

TOTAL AVAILABLE

17.83 AC

NET DEVELOPABLE

200+

OFF-DOCK, FENCED
TRAILER SPOTS

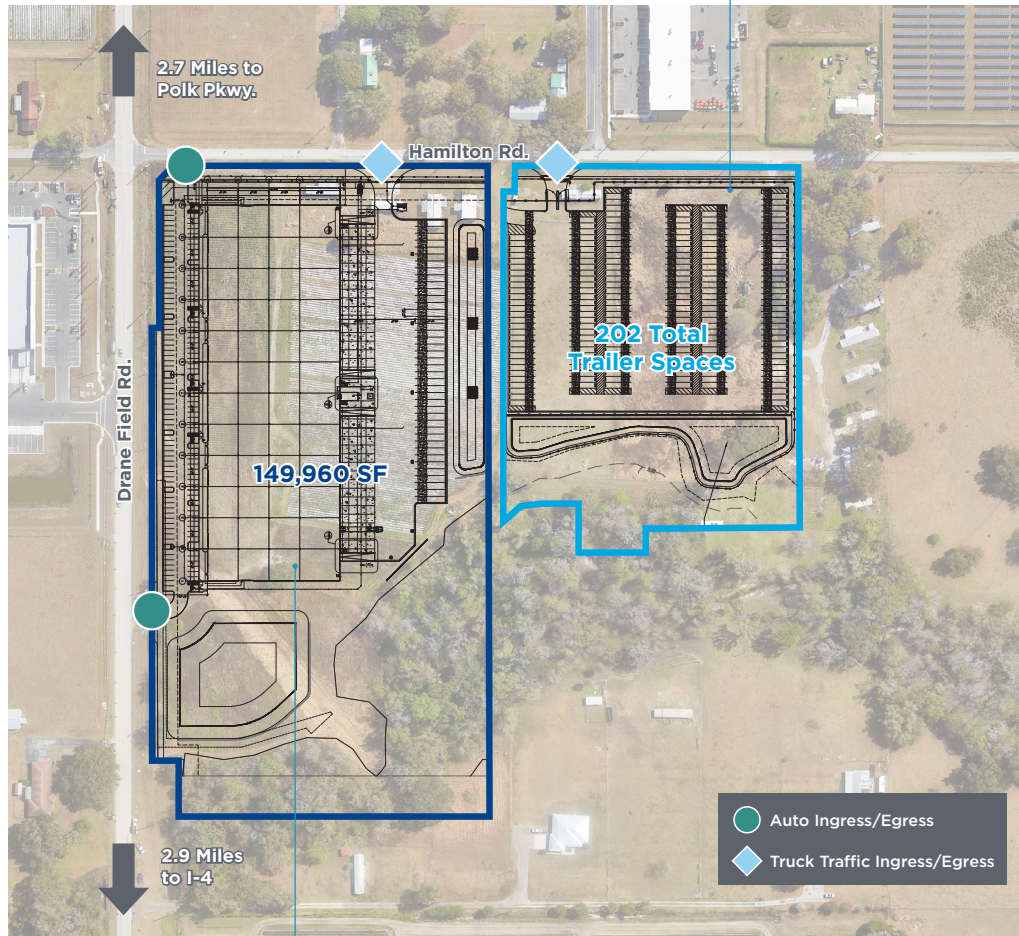
8-9 MONTHS

DESIGNED & PERMITTED
TO DELIVER IN 8-9 MONTHS

KEY DISTANCES

POLK PARKWAY	2.6 miles
I-4	5.4 miles
HWY 60	5.3 miles
I-75	22 miles
LAKELAND LINDER INT'L AIRPORT	2 miles
TAMPA INT'L AIRPORT	35 miles
ORLANDO INT'L AIRPORT	60 miles
TAMPA	30 miles
ORLANDO	61 miles
OCALA	113 miles

SITE PLAN



BUILDING SF
149,960 SF

Additional Trailer Parking
202 Total Spaces

BUILDING SIZE

149,960 SF

MIN.
DIVISIBLE

75,000 SF

OFFICE
SF

BTS

CLEAR
HEIGHT

32'

DOCK
DOORS

40

DRIVE-IN
RAMPS

2

LOAD
TYPE

**REAR
LOAD**

AUTO
PARKING

132

TRAILER
PARKING

41

OFF-DOCK
TRAILER
PARKING

202

TRUCK COURT
DEPTH

130'

COLUMN
SPACING

54' x 53'4" interior bays

56' x 53'4" exterior bays

BUILDING
DIMENSIONS

54' x 53'4"

OUTDOOR STORAGE OPPORTUNITY

5.58 AC | PAVED & SECURED



COMPLETED, FENCED
& SECURED
OFF DOCK TRAILER LOT

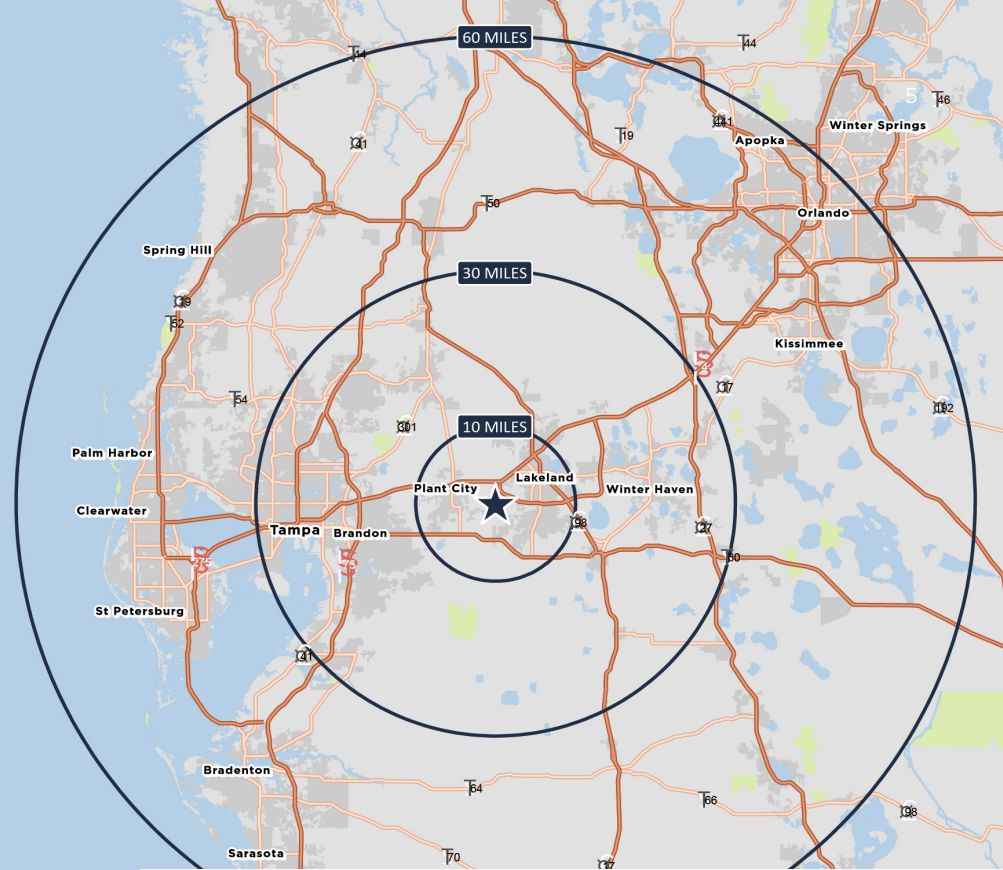


5.58 AC AVAILABLE FOR
A VARIETY OF USES

POLK COUNTY

A STRONG BUSINESS ADVANTAGE

Being located in Polk County offers access to a large, high-quality workforce and **significantly lower costs of doing business**, both of which give businesses competitive advantages. Nearby, you have two major metro areas, Tampa and Orlando, providing access to the infrastructure that will allow your business connectivity through all modes of transportation, including airport, rail and deepwater seaports



KEY ADVANTAGES OF DRANE FIELD DISTRIBUTION CENTER



STRATEGIC
LOCATION



AVAILABLE LAND
& FACILITIES



BUSINESS
FRIENDLY



QUALITY, AFFORDABLE
WORKFORCE

FASTEST GROWING COUNTY

IN THE STATE OF FLORIDA

11.1M PEOPLE WITHIN
100 MILES

#1

FASTEST
GROWING COUNTY
IN THE STATE

\$184M IN CAPITAL
INVESTMENT
IN 2023

2.5M

SF OF SPACE
ABSORBED IN
2023

STRATEGIC LOCATION

CENTRALLY LOCATED FOR SUCCESS

3

DEEPWATER
SEAPORTS

5

INTERNATIONAL
AIRPORTS WITHIN
75 MILES

+300

MILES OF RAIL IN
POLK COUNTY

*Sources: Polk County Economic Development Council
<https://www.cfdc.org/do-business-here/why-central-florida/>

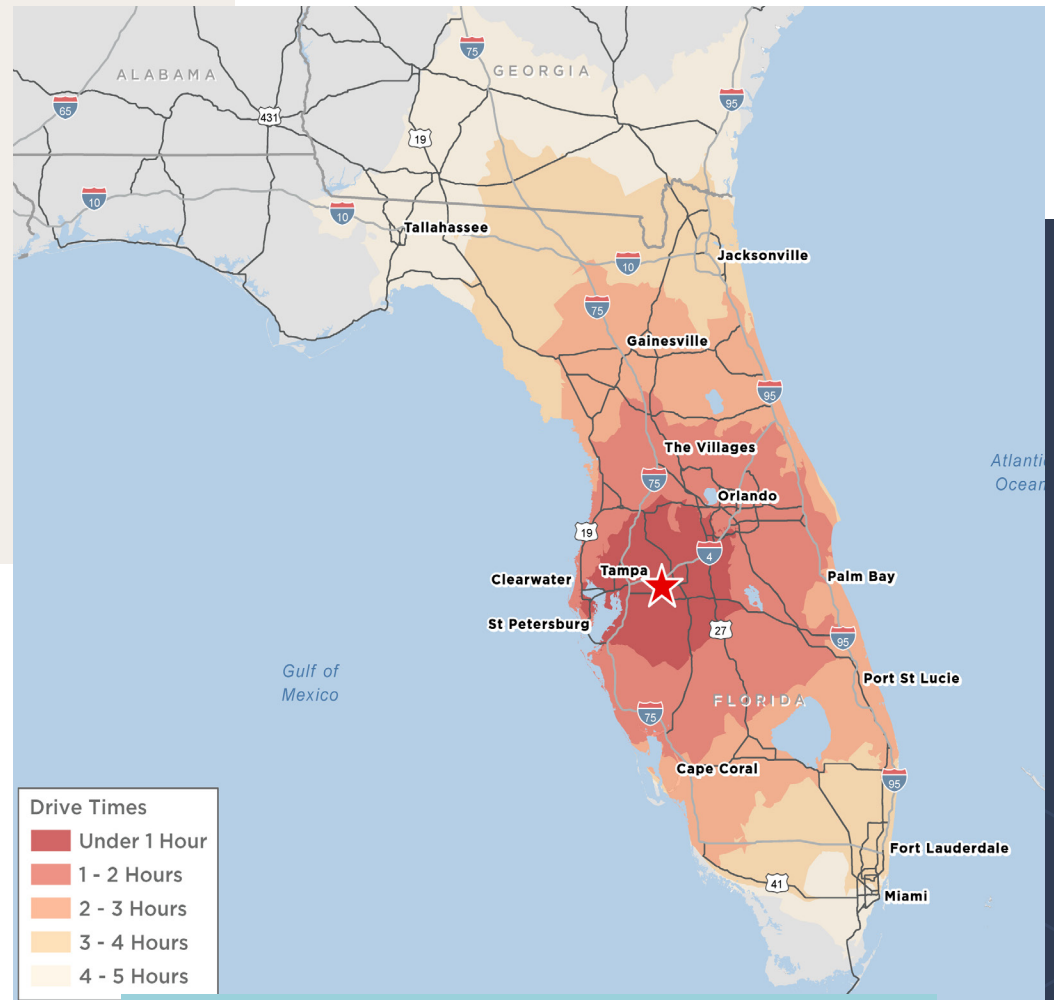
UNMATCHED ACCESSIBILITY

PROXIMITY TO CENTRAL FLORIDA & MAJOR THOROUGHFARES

Businesses here have ample space to build large distribution or manufacturing facilities while still enjoying a direct route and strategic proximity to the entire state of Florida. From there, the entire southeast region is within easy reach.

STRATEGIC LOCATION

- + More than 40 million consumers within a 4-hour truck drive
- + Lakeland and the State of Florida have a pro-business climate with a variety of competitive incentives
- + Access to Interstate 4, the Polk Parkway, State Road 60 and U.S. Highway 27 with easy access to Interstate 75 on the west and Interstate 95 on the east.



*Sources: Polk County Economic Development Council
<https://www.cfdc.org/do-business-here/why-central-florida/>

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