

Industrial Space | For Lease

4310 County Line Road
Lakeland, FL 33811

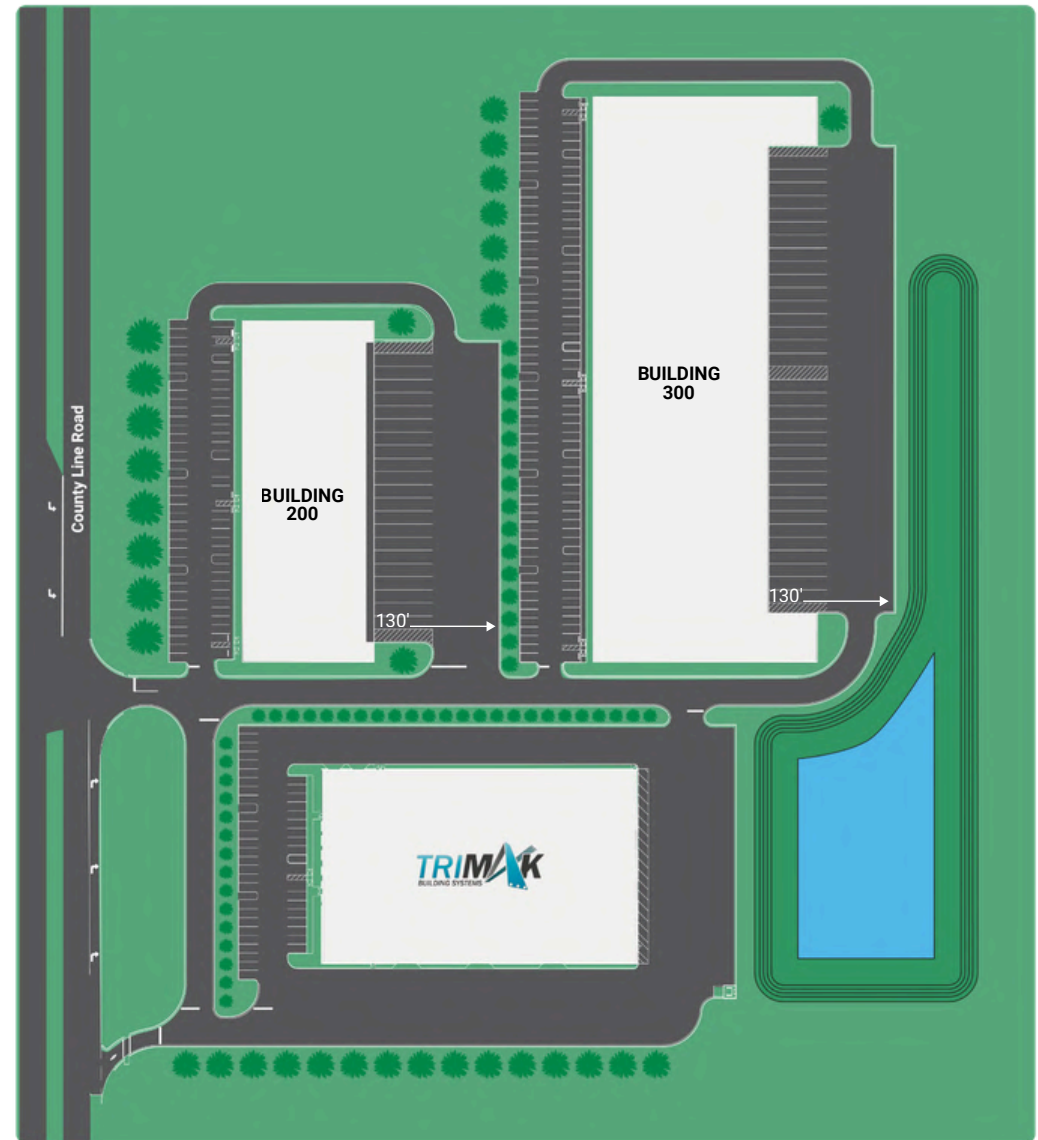


156,650 Total SF
AVAILABLE: NOW

Trimak Industrial Center

PROPERTY HIGHLIGHTS

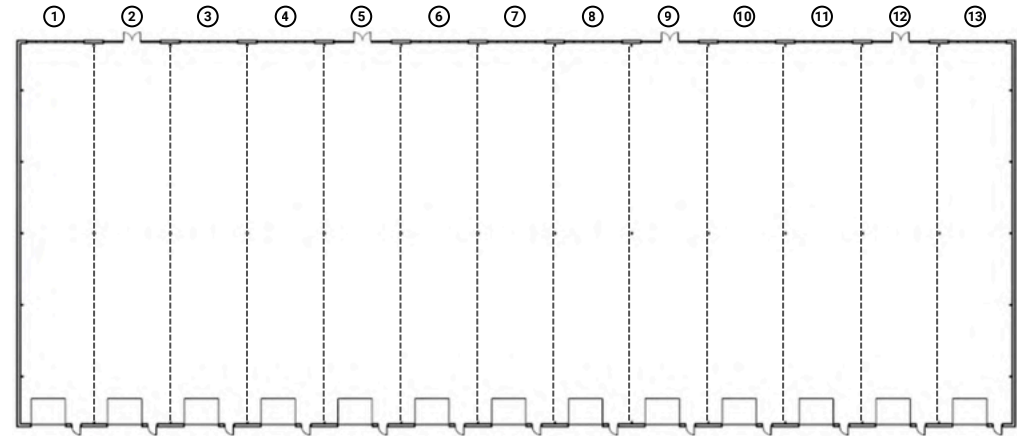
- Class A warehouse space
- 156,650 SF total square feet
- Corporate park setting
- Dock High and Grade Level configurations available
- Conveniently located on County Line Road, just south of I-4
- Flexible layouts
- Abundant parking
- High capacity electric
- Industrial grade slab thickness
- County water, and septic
- Loading ramps available



BUILDING 200 | GRADE LEVEL

4310 COUNTY LINE ROAD, LAKELAND, FL 33811

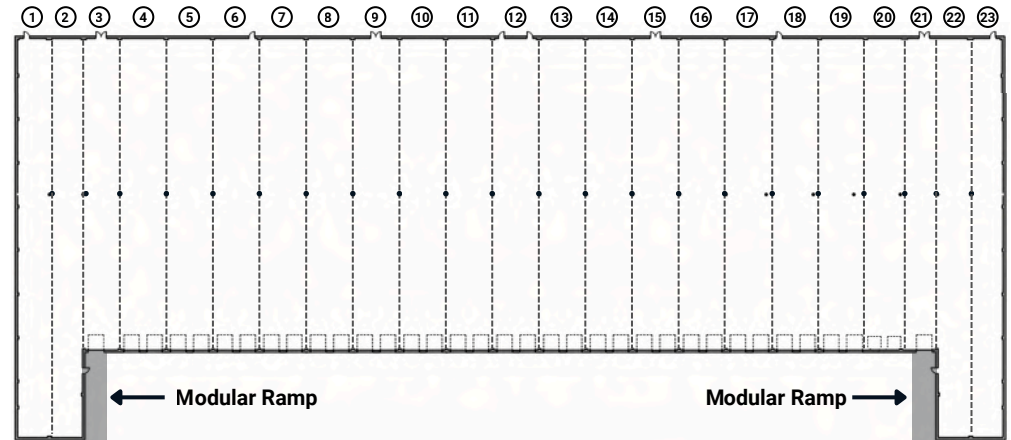
Building Size	47,250 SF
Available SF	7,269 - 47,250 SF
Building Dimensions	350' x 135'
Doors	(13) 12' w x 14' h
Clear Height	17'
Column Spacing	25' w x 65' d
Parking Spaces	69 car + oversized truck court
Lights	LED, motion sensed
Electric	480V, 3-Phase, 1,200-Amps
Sprinkler System	CMDA
Slab Thickness	6"



BUILDING 300 | DOCK HIGH

4310 COUNTY LINE ROAD, LAKELAND, FL 33811

Building Size	108,400 SF
Available SF	17,082 - 108,400 SF
Building Dimensions	580' x 180'
Doors	(36) 9' x 9'
Clear Height	19'
Column Spacing	27'w x 86'd
Parking Spaces	116 car; 36 truck bays
Lights	LED, motion sensed
Electric	480V, 3-Phase, 2,400-Amps
Sprinkler System	CMDA
Slab Thickness	6"



REGIONAL MAP



INTERSTATE 4	TAMPA
4 MILES	30 MILES
INTERSTATE 75	ORLANDO
20 MILES	60 MILES
INTERSTATE 95	ST PETE
90 MILES	45 MILES
LAKELAND AIRPORT	TAMPA AIRPORT
3 MILES	3 MILES
ORLANDO AIRPORT	PORT OF TAMPA
62 MILES	30 MILES

MARKET MAP



Lakeland

FASTEST GROWING BOOMTOWN
#1

LAKELAND-WINTER HAVEN MSA
363K WORKERS

LOGISTICS JOBS
77K JOBS

NEW BUSINESS APPLICATIONS
118% INCREASE
POPULATION PROJECTION (2030)

1,000,000 RESIDENTS



Developing Your Legacy

©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s), and any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



David Hungerford, CCIM, SIOR

SENIOR ADVISOR

863-660-3138 • david@saundersrealestate.com



Joey Hungerford, MiCP

ADVISOR

863-660-3511 • joey@saundersrealestate.com



Dalton Yelvington

ASSOCIATE ADVISOR

863-797-5995 • dalton@saundersrealestate.com