

FOR LEASE

37,500 SF WAREHOUSE + 4.0 ACRES OUTDOOR STORAGE

5050 GATEWAY BLVD, LAKELAND, FL 33811



**ROBBIE LOBER**, Managing Member

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LOBER  
REAL ESTATE

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## PROPERTY OVERVIEW



**37,500 SF**  
WAREHOUSE SIZE



**± 4.0 AC**  
OUTDOOR STORAGE



PROPERTY DETAILS

### LOCATION

ADDRESS	5050 Gateway Blvd, Lakeland, Florida 33811 • Google Maps Link <a href="#">Here</a>
SUBMARKET/COUNTY	Southwest Lakeland / Polk

### BUILDING

BUILDING SIZE	37,500 SF Warehouse • Office: 1,000 SF
LOADING	Two (2) Oversized Grade Level Doors (18'W x 16'H)
CLEAR HEIGHT	18-20 Ft
POWER	400 Amps   480 Volts   3 Phase
CONSTRUCTION	20,000 SF via Steel Frame
FIRE SUPPRESSION	Wet Sprinkler System
FEATURES	Secured, Lit, Fenced, and Paved Outdoor Storage

### SITE

LOT SIZE	8.0 Gross Acres • ± 4.0 Usable Acres for Outdoor Storage
OUTDOOR STORAGE	2.50 Acres Paved 1.50 Acres Compacted

### ZONING & USE

ZONING	PUD-I - Planned Urban Development Industrial
PERMITTED USES	Outdoor Storage, Truck Parking, Manufacturing, Distribution - See Additional Uses <a href="#">Here</a> .

### AVAILABILITY

DATE AVAILABLE	<b>NOW!</b>
LEASE TERMS	Call Broker for Pricing / Details

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## PROPERTY FEATURES



**ROBBIE LOBER**, Managing Member

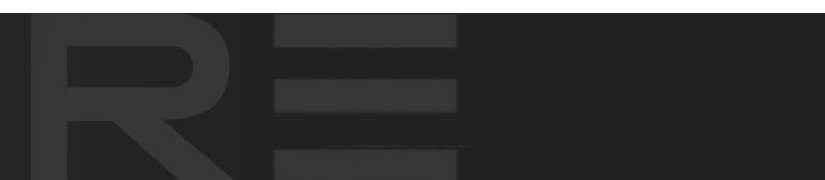
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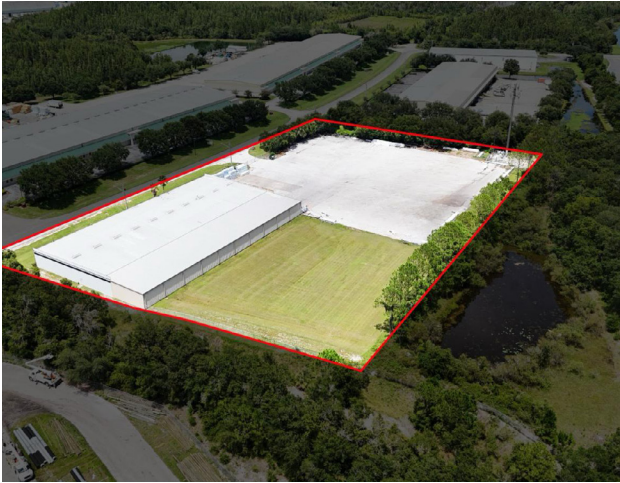
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## PROPERTY PHOTOS



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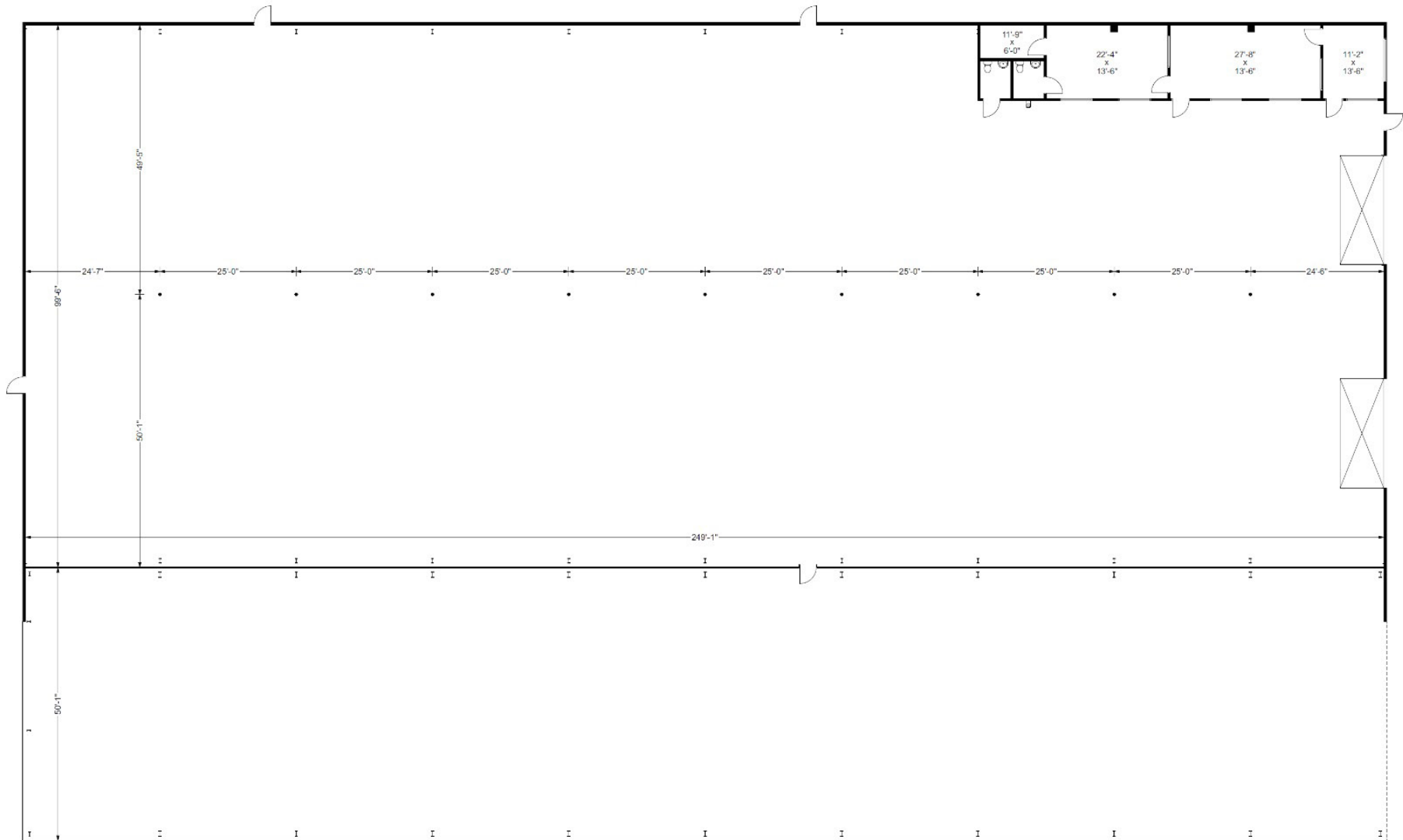
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## FLOOR PLAN



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RIE

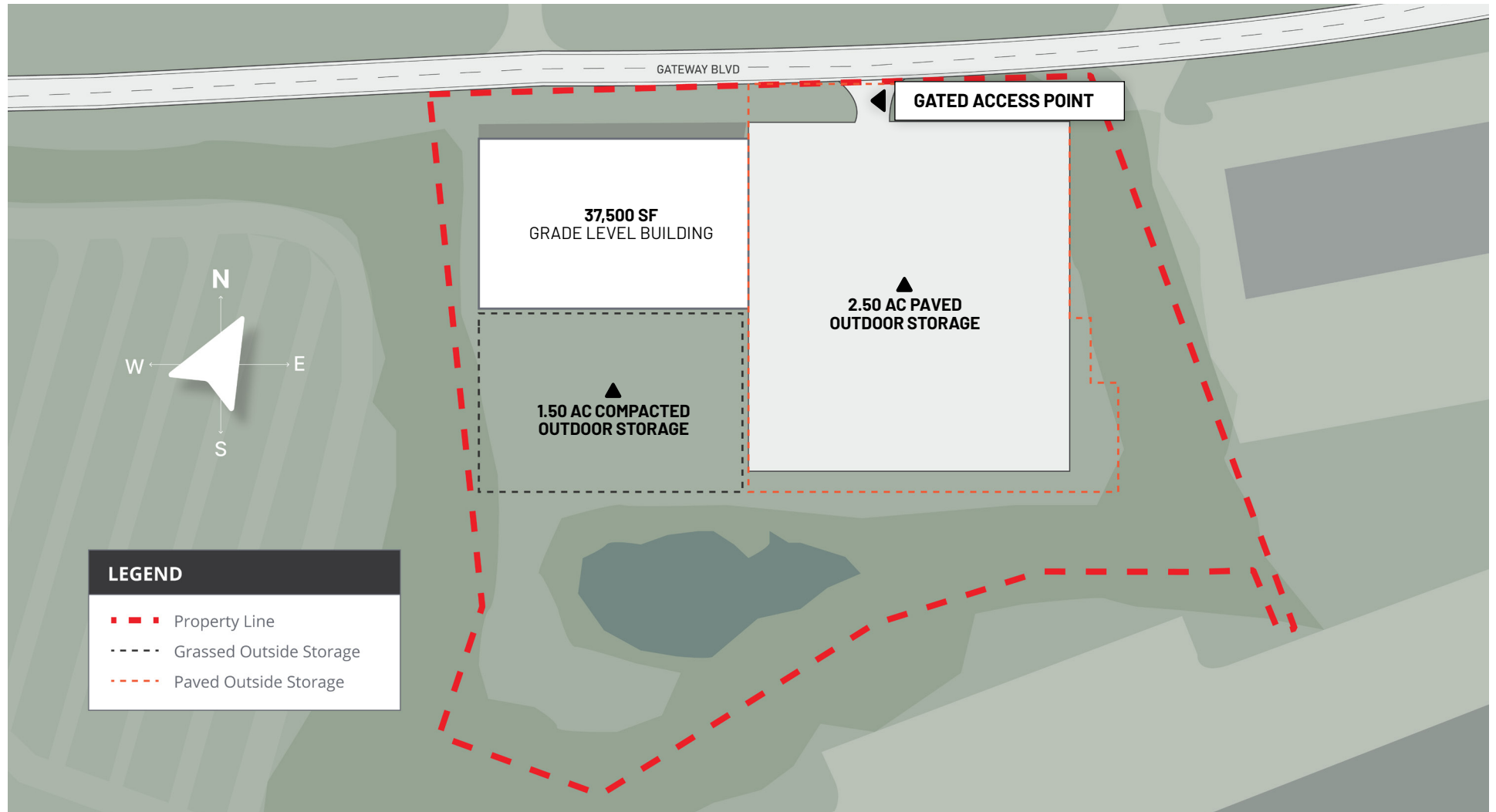
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## SITE PLAN



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## NEIGHBORING TENANTS



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LAKELAND, FL 33811

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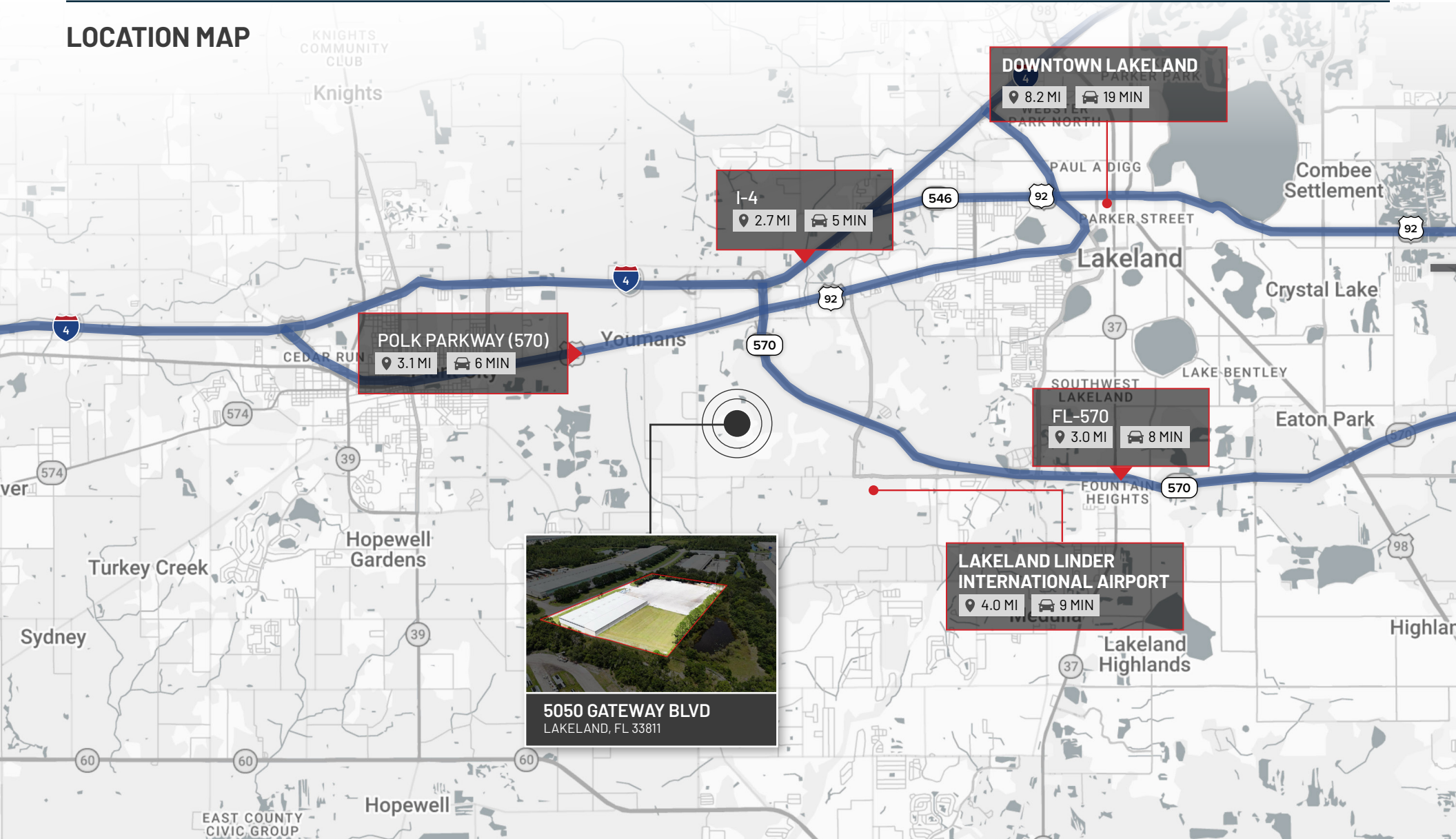
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## LOCATION MAP



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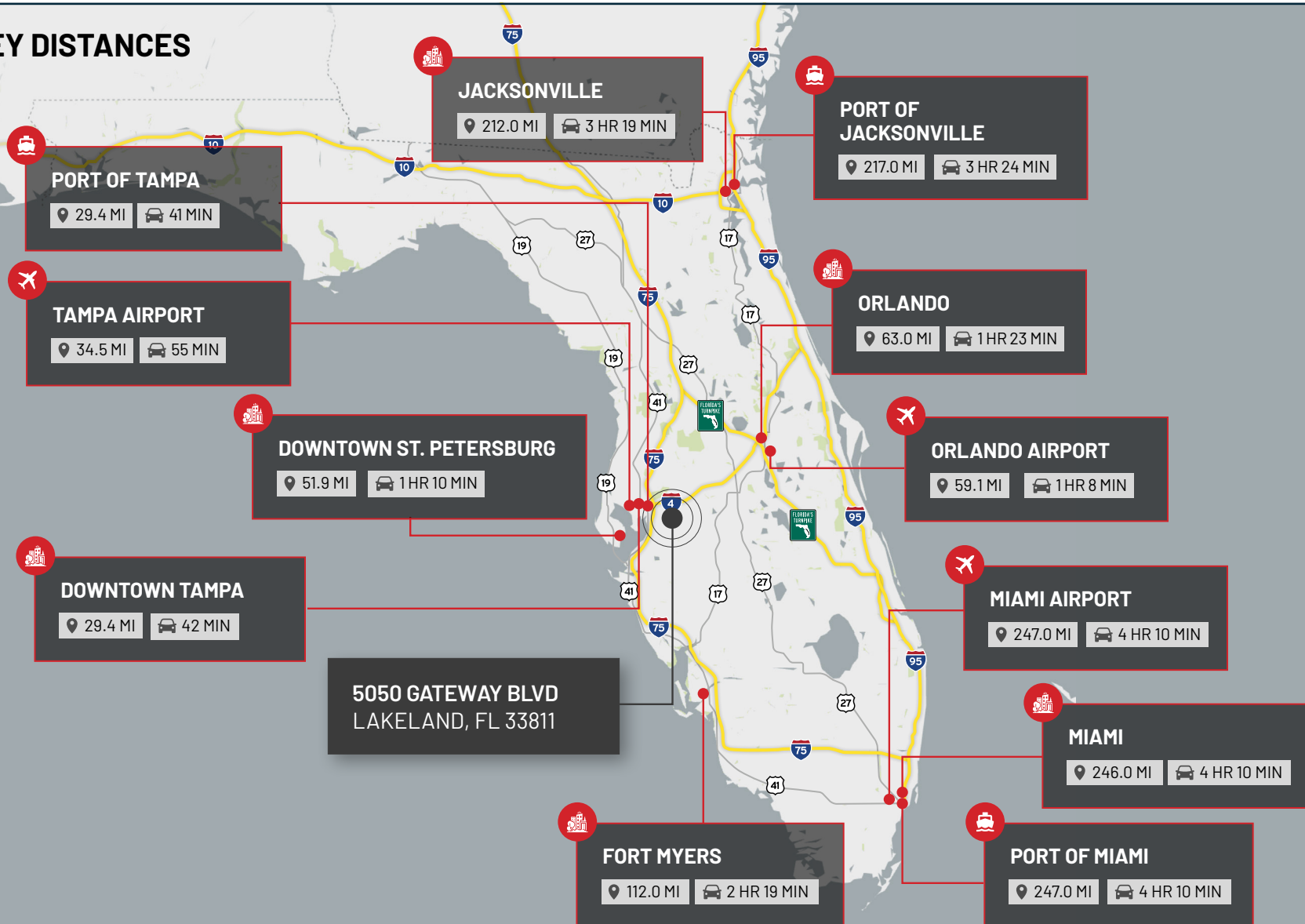
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## KEY DISTANCES



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