

Prime US HWY 98 Flex Space

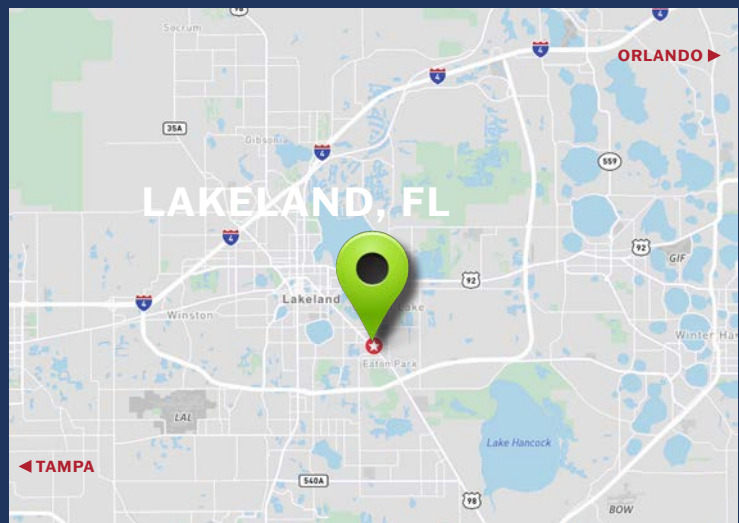
±35k SF Warehouse, Retail Showroom & Office



PROPERTY HIGHLIGHTS

Strategically located just off US HWY 98, 2210 Commerce Point Dr is a prime asset for a user needing warehouse space and a showroom. This building experiences 42,000+ vehicles per day, is 1.4 miles from Polk Parkway, less than 3 miles from Downtown Lakeland, and 5.7 miles direct distance from Interstate 4.

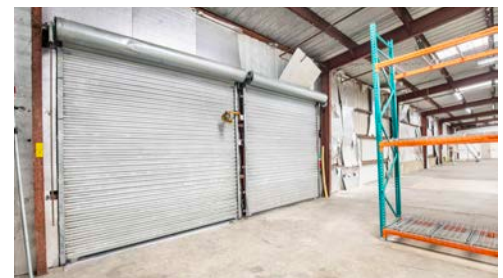
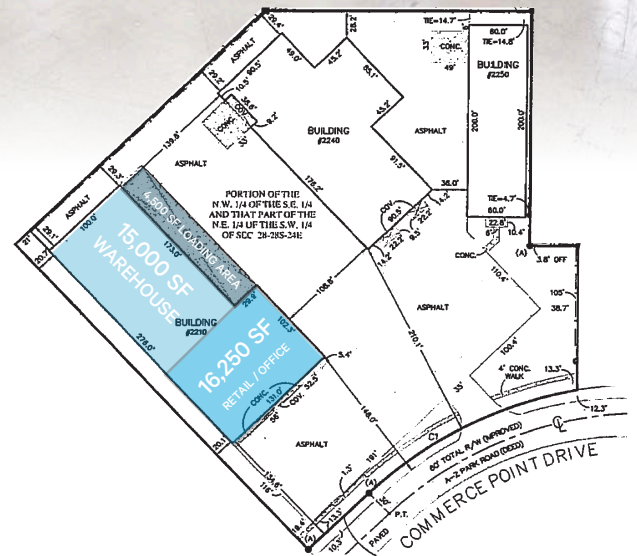
- + New HVAC System installed 2024
- + 3-Phase 120/280V
- + 4 Offices
- + 1 Breakroom
- + 4 Bathrooms
- + 1x 16' x 14' Overhead Door
- + 2x 10' x 10' Dock Doors
- + 4,500 SF External Loading Area
- + Zoning I-1 Light Industrial





±16,250 SF Retail Showroom and Office Aprox 50% Of Building

TOTAL ACRES	±4.72 Acres
TOTAL SF	±35,750 SF
RETAIL & OFFICE	±16,250 SF
CEILING HEIGHT	14' Eave
WAREHOUSE	±15,000 SF
EXTERNAL LOADING AREA	±4,500 SF
CLEARANCE	17.2' Clearance at Apex (above drop-ceiling)
BATHROOMS	Four
OVERHEAD DOORS	One (1) 16' x 14'
DOCK DOORS	Two (2) 10' x 10'
POWER	3-Phase 120/280V
FIRE SYSTEM	Entire Building Sprinkled
PARKING	55 Spaces
ZONING	I-1 (Light Industrial)

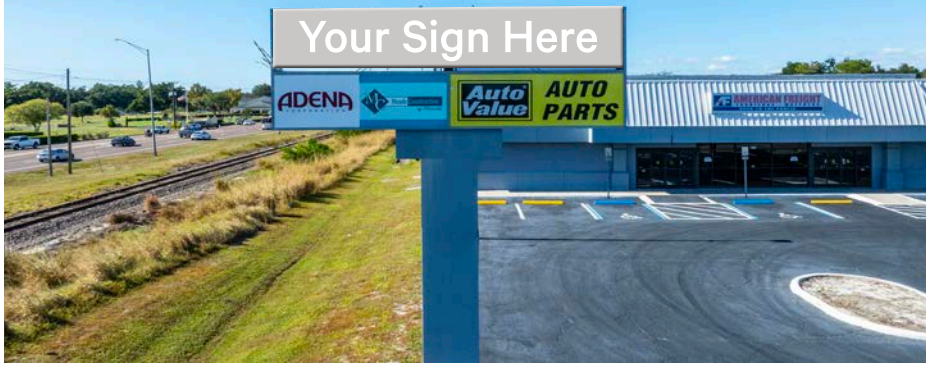


+ Front of Showroom ~2,116 SF ~23.8'
Column Spacing - 11.8' Clear Height
+ Rear of Showroom ~2,390 SF ~23.8'
Column Spacing - 9.8' Clear Height

+ Warehouse - 15,000 SF - 14' Eave - 17.2'
Apex - 24.4' Column Spacing
+ External Loading Area - 4,500 SF
+ 2 Dock Doors

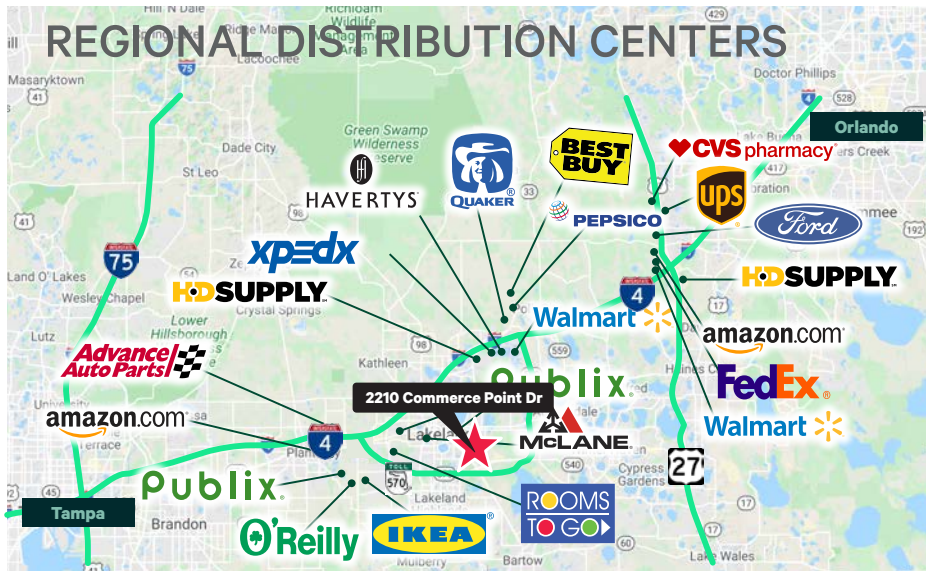
+ Side Showroom ~1,696 SF - 9.8' Clear Height
+ Back Common Area
+ Front Office
+ Storage Room

US HWY 98 FRONTAGE



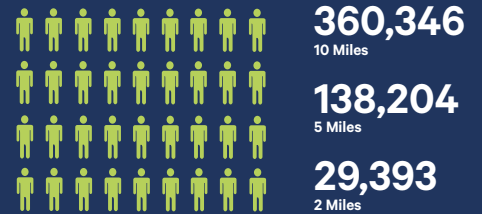
WHY POLK COUNTY?

The Central Florida Industrial Market has seen dramatic changes over the past several years as supply chains adjust to customers expecting their product orders fulfilled in days or hours instead of in weeks. As a result, distributors have turned toward a “To Florida, From Florida” strategy with a statewide hub serving the third most populous state. There is no better location to distribute statewide than the Interstate 4 corridor running from Tampa to Orlando. Polk County has become one of the hottest secondary industrial markets in the country. It is truly “in the middle of it all” with its location on the Interstate 4 corridor between these two growing metro areas.



Demographics

POPULATION



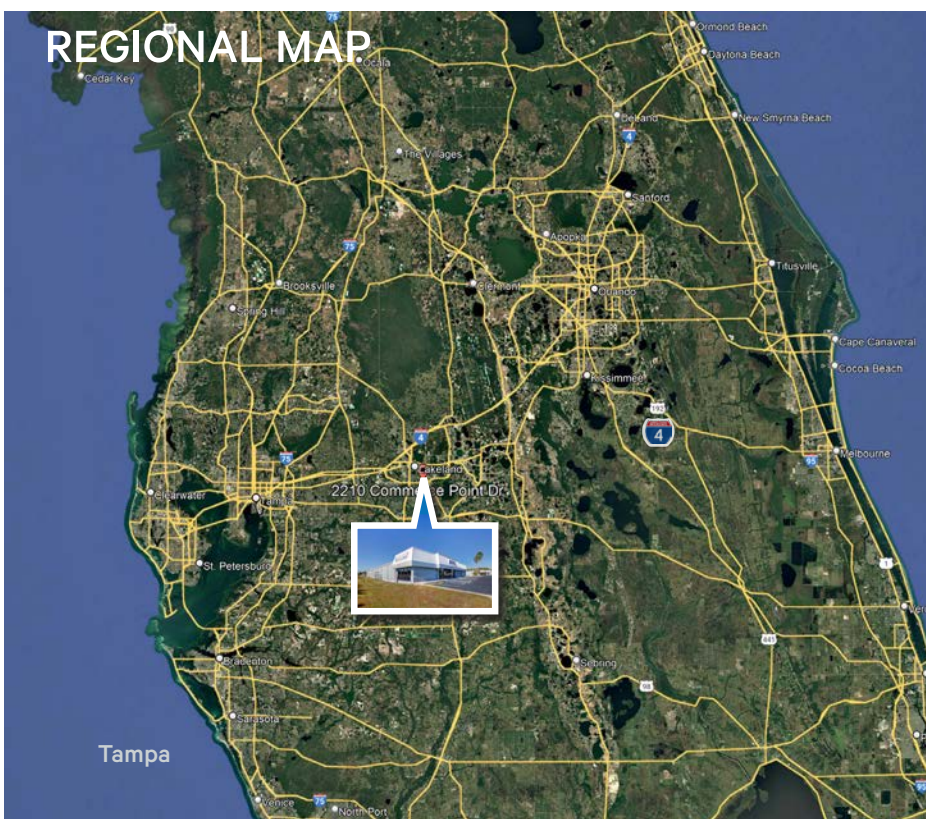
**MEDIAN
Hourly Wage
\$14.65 - \$16.19**



**TOTAL
Warehouse & Storage
Employment
6,900**



**10-YR TOTAL
Warehouse & Storage
Projected Employment
8,300**



Tampa



±35k SF Lakeland Flex Space
 Retail Showroom, Office, Warehouse with
 ±4,500 SF Loading Area



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