

For Sale

RealtyCompanies

1022 County Line Road

Lakeland, FL 33815 | Polk County



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Premier Industrial Opportunity on County Line Road

Strategically positioned in the heart of Florida’s most vital logistics corridor, this industrial warehouse on County Line Road offers an exceptional investment or owner-user opportunity. Located in Lakeland—the geographic center of the state—the property serves as a high-performance hub for businesses requiring seamless connectivity and robust infrastructure.

Investment Highlights

Location	County Line Road, Lakeland, FL
Access	Interstate 4 (under 3 miles)
Building	21,901 SF / 3 Docks / 1 Grade Door
Zoning	Light Industrial / Manufacturing
Power	3-Phase Electrical Service
Market	Top-tier Central Florida Logistics Submarket

Strategic Connectivity: The I-4 Advantage

Location is the ultimate asset for this property. Situated on the prestigious County Line Road corridor, the facility provides nearly immediate access to Interstate 4 (I-4), the primary artery linking the Tampa and Orlando metropolitan areas.

Regional Reach: Reach over 9.6 million people within a two-hour drive.

Logistics Hub: Direct proximity to the Lakeland Linder International Airport and major distribution neighbors like Amazon, Publix, and Walmart.

Efficiency: Drastically reduce fuel costs and transit times with a location designed for high-frequency distribution.

Versatile Zoning: Light Manufacturing

The property features flexible industrial zoning, specifically tailored for Light Manufacturing and warehouse distribution. This designation allows for a diverse range of high-value uses, including:

- Assembly and fabrication.
- Last-mile delivery and e-commerce fulfillment.
- Specialized industrial services and “flex” operations.
- Wholesale trade and climate-controlled storage.

Power to Perform: 3-Phase Electrical Service

Built to satisfy the demands of modern industry, the building is equipped with 3-phase power. This infrastructure is a critical differentiator, offering:

Efficiency: Significant energy savings and more stable power delivery for heavy-duty machinery.

Capability: The necessary voltage to support high-output manufacturing equipment, large-scale HVAC systems, and advanced automation.

Future-Proofing: Eliminates the high capital expenditure of power upgrades, allowing tenants or owners to scale operations immediately upon move-in.

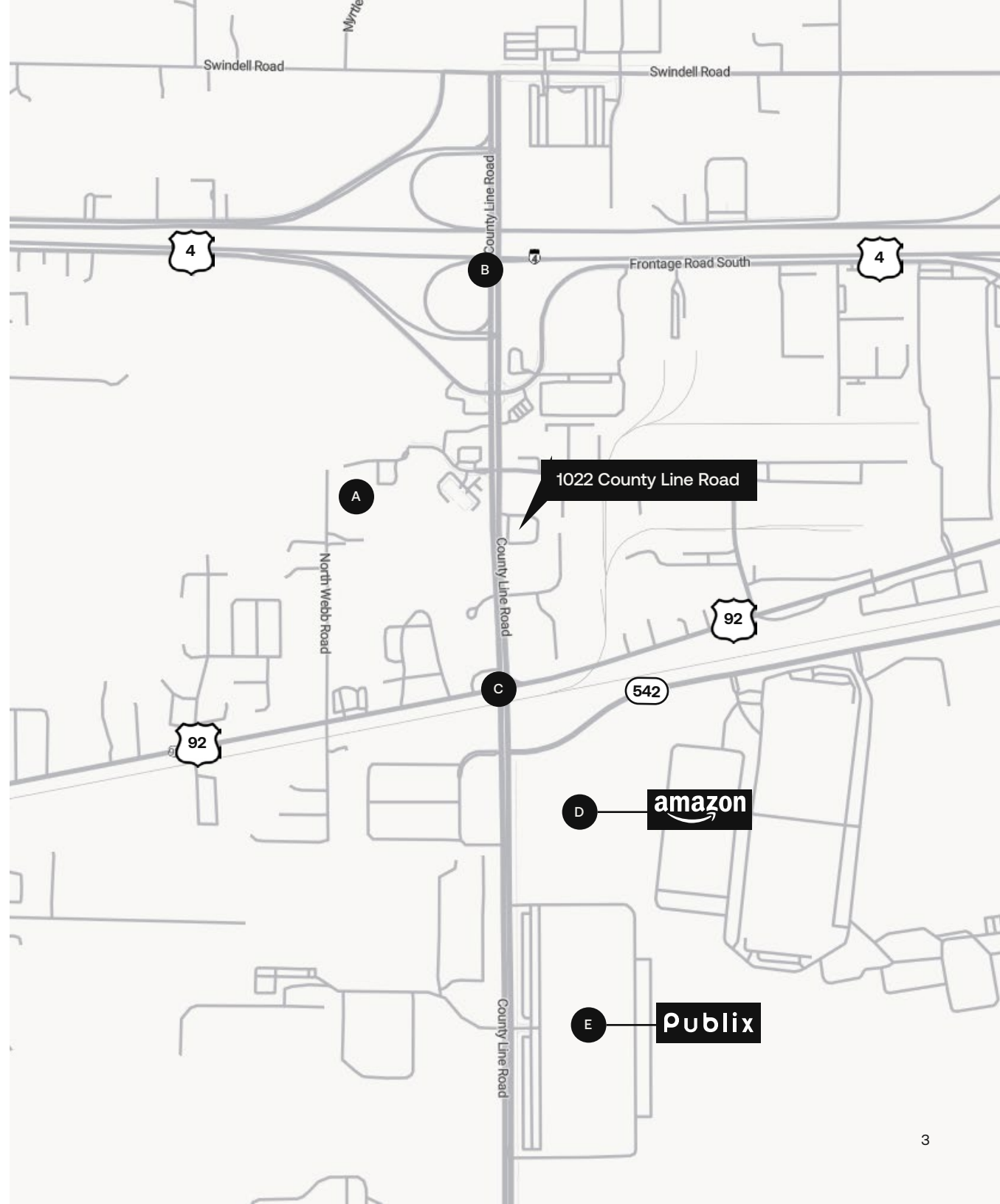


Area Development

In a market where industrial vacancy remains tight, this County Line Road asset represents a rare combination of heavy power infrastructure and unrivaled logistical positioning. Whether for a regional distribution point or a specialized manufacturing facility, this site is engineered for growth.

- A** COMANCO
- B** I-4 Access
- C** US-92 Access
- D** Amazon Fulfillment
- E** Publix Distribution

I-4 Access (County Line Rd)	1.0 mi
US-92 / Old Tampa Hwy	0.8 mi
Polk Parkway (SR 570)	2.5 mi
Lakeland International Airport	3.0 mi
Plant City	6.5 mi
Lakeland (Downtown)	9.5 mi
Tampa	28 mi
Orlando	55 mi



Property Highlights

Total List Price

\$3,504,160

Location: 1022 County Line Road, Lakeland, FL 33815

County: Polk

Tax ID: 23-28-19-087501-000011

Year Built: 1986

Property Sub Use: Commercial, Manufacturing

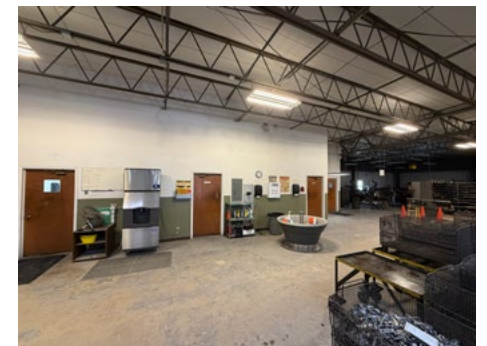
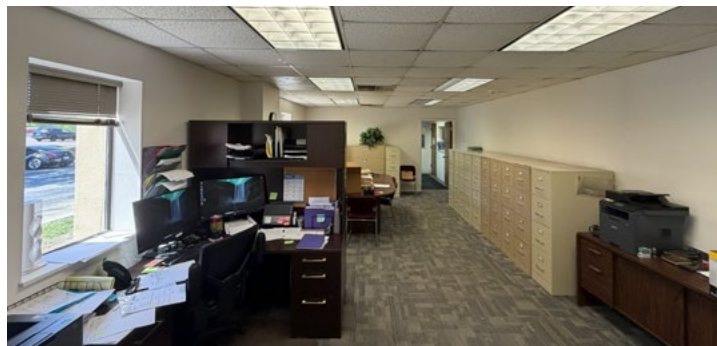
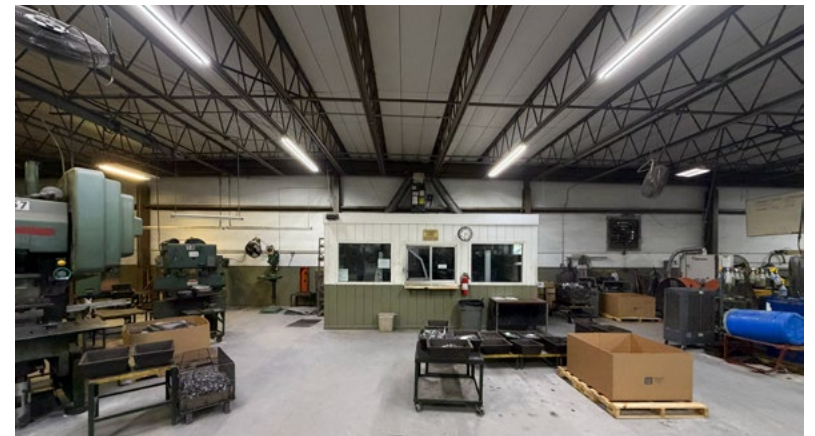
Current Zoning: Light Manufacturing

Building Size: 21,901 Sq Ft

Price Per Sq Ft: \$160

Overhead Doors: 3 Dock Wells / 1 Grade Level

Parking Ratio: 1 per 1,000 Sq Ft



To view additional property content, scan the QR code or check out [this link](#).

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