

3 Acre Industrial Laydown Yard & Parking - I-4 Adjacent

2901 Swindell Rd, Lakeland, Florida 33805

Craig Morby

Senior Advisor

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Eric Ammon, CCIM

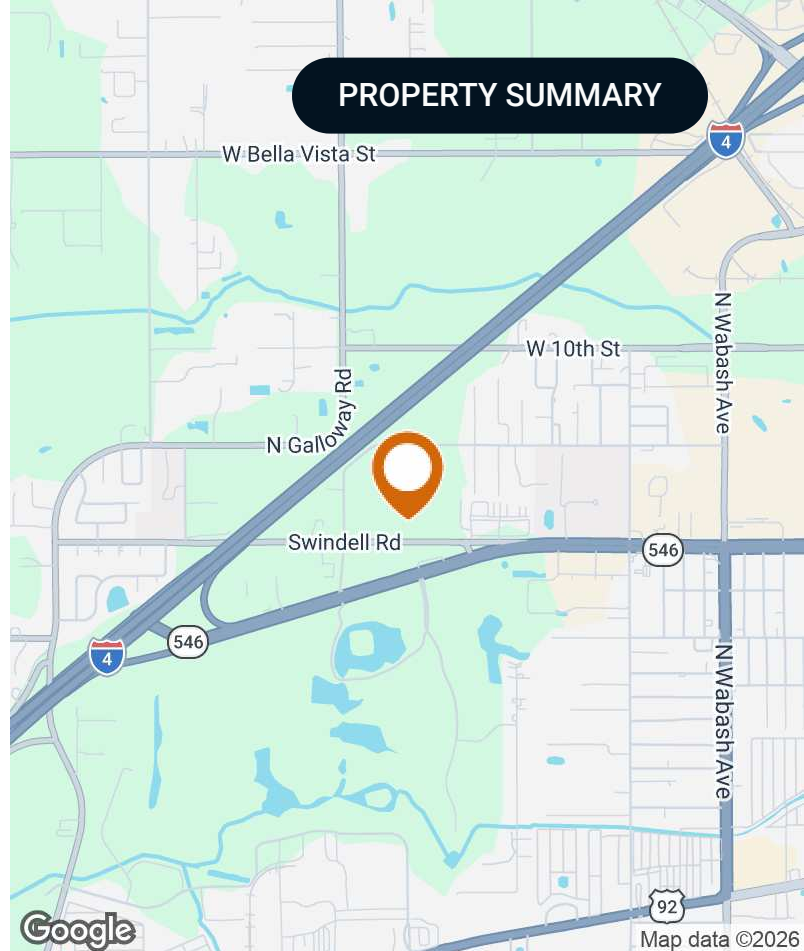
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Vacant Land Rendering



Offering Summary

Lease Rate:	\$9,750 Per Month
Lot Size:	Approx. 3 Acres
Zoning:	HIC - High Impact Commercial
Property ID:	Portion of 23-28-10-000000-044007
Utilities:	Electric Available, Water Would Need to be Ordered
Amenities:	Fenced on Two Sides. Front Entrance has a Locked Gate
Road Frontage:	280 ± FT (Swindell Rd)
City:	Lakeland
County:	Polk
State:	Florida

Property Overview

We are pleased to offer this exceptional industrial laydown and parking yard for lease in one of Lakeland's most strategic industrial corridors. Ideally located less than one mile from Interstate 4 at Exit 28 (Memorial Boulevard West), the property provides outstanding regional access with convenient eastbound and westbound connectivity.

The site is zoned HIC (High Impact Commercial) and was most recently occupied by a trucking company for commercial vehicle parking. The HIC zoning designation permits a wide range of industrial and transportation-related uses, including commercial vehicle parking, transit facilities, truck stops, vehicle repair, contractor yards, equipment storage, and other compatible commercial operations.

The property consists of open parking and flexible outdoor storage space, making it an ideal solution for businesses requiring secure vehicle parking, equipment storage, material laydown, or operational yard space. With its functional layout and excellent accessibility, this property offers a rare opportunity in a highly desirable location.

The tenant will be responsible for its proportionate share of utilities and property tax bill.

Location is a significant advantage. In addition to its immediate proximity to Interstate 4, the property is approximately 10 minutes from downtown Lakeland and the Florida Avenue commercial corridor, providing convenient access to the area's workforce, suppliers, and business services.

Ownership is willing to consider tenant improvements as part of a mutually acceptable lease proposal.

Please Note: The "Vacant Land" image contained in this brochure is an AI-generated rendering intended solely to illustrate the property as vacant land.

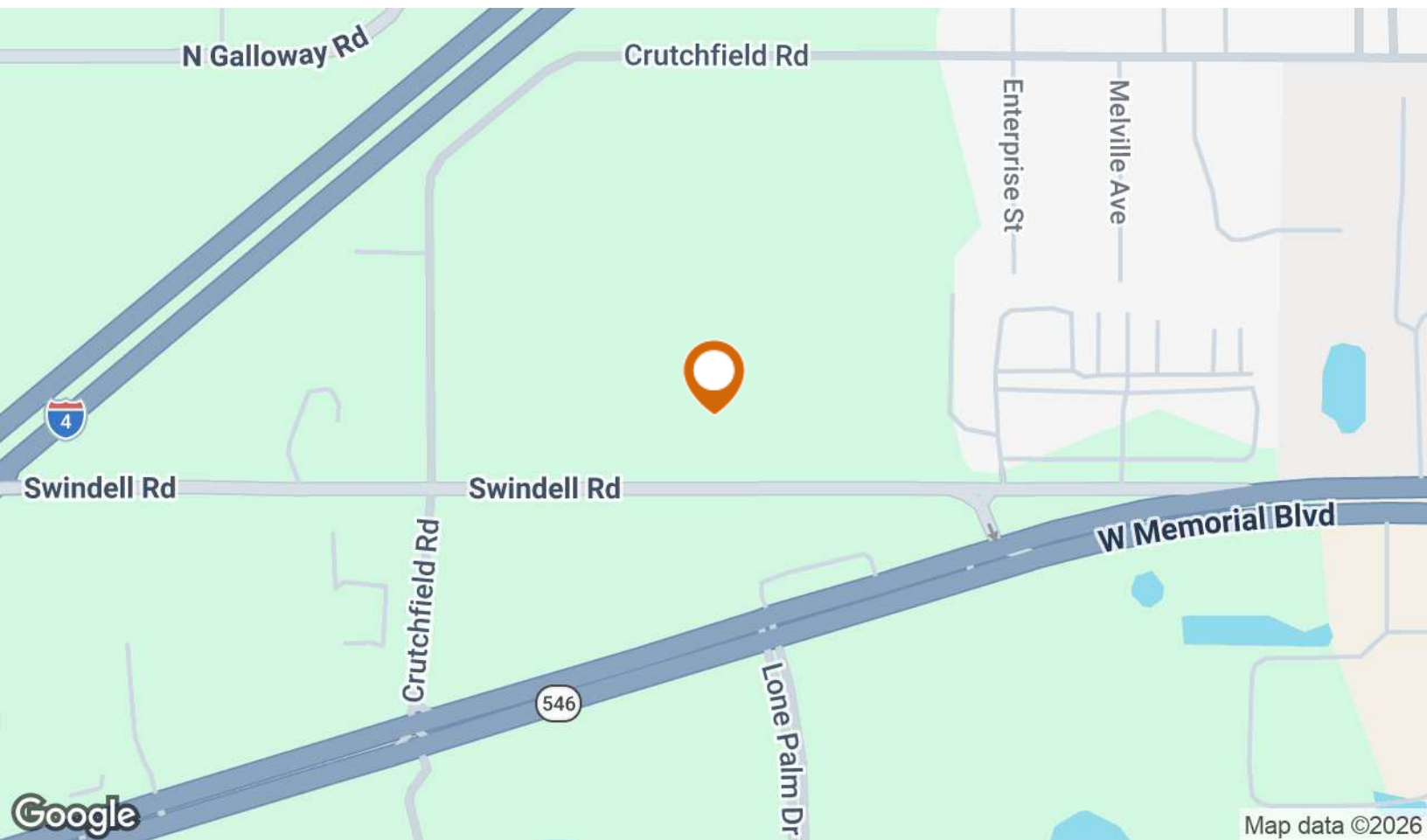
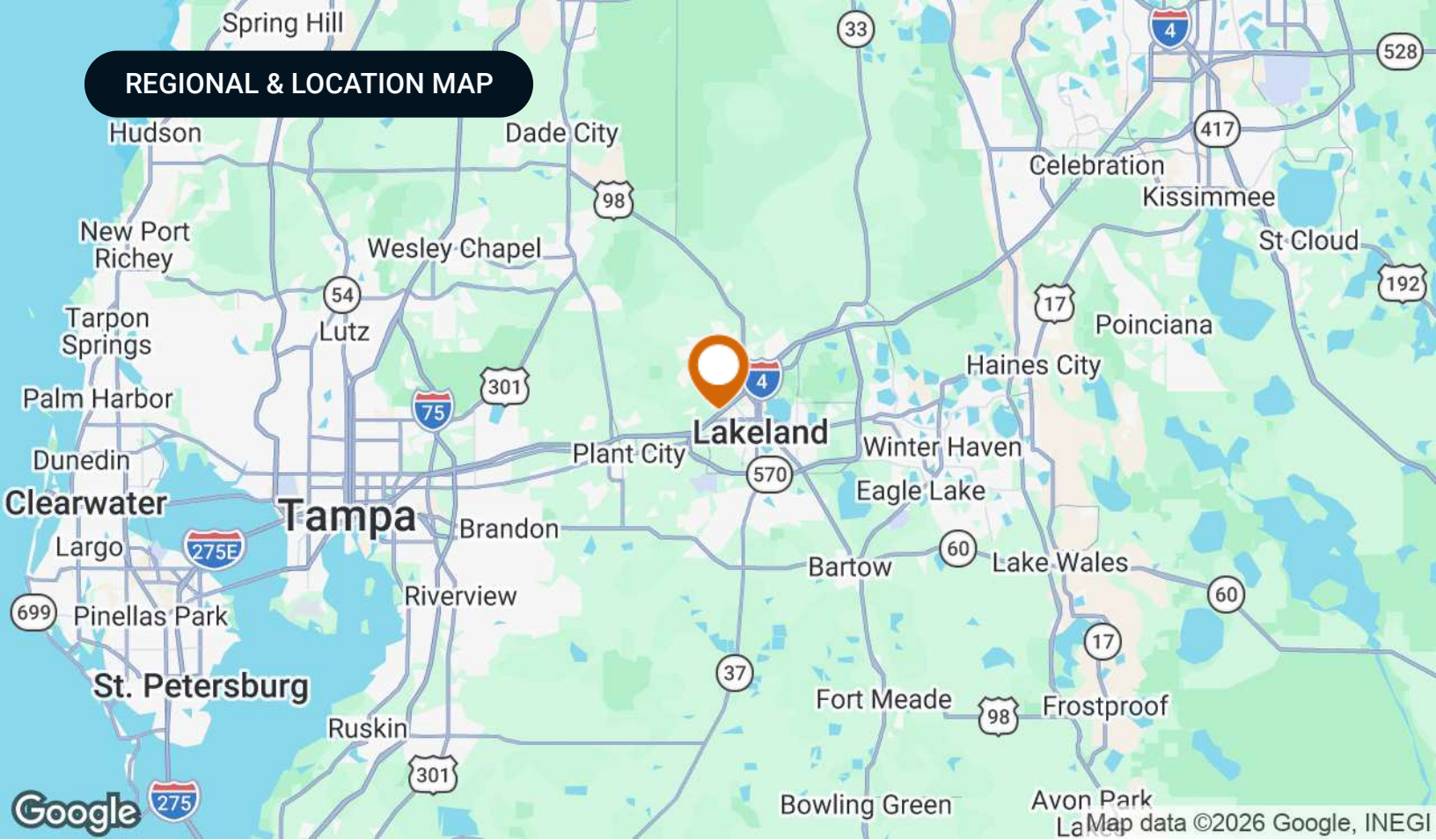
AERIAL PHOTOS



MARKET AREA MAP



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies





Lakeland

POLK COUNTY

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	lakelandgov.net

Major Employers	Publix
	Supermarkets
	Saddle Creek
	Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne
	Advance Auto
	Parts

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

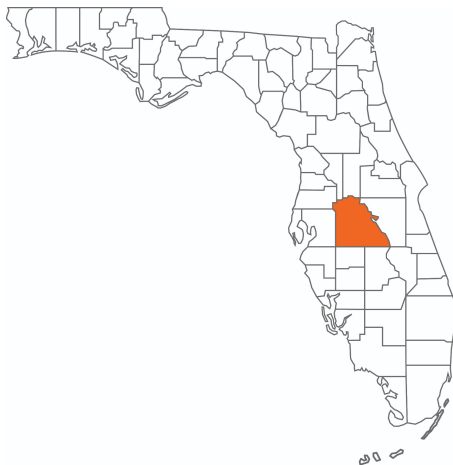
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.



Polk County

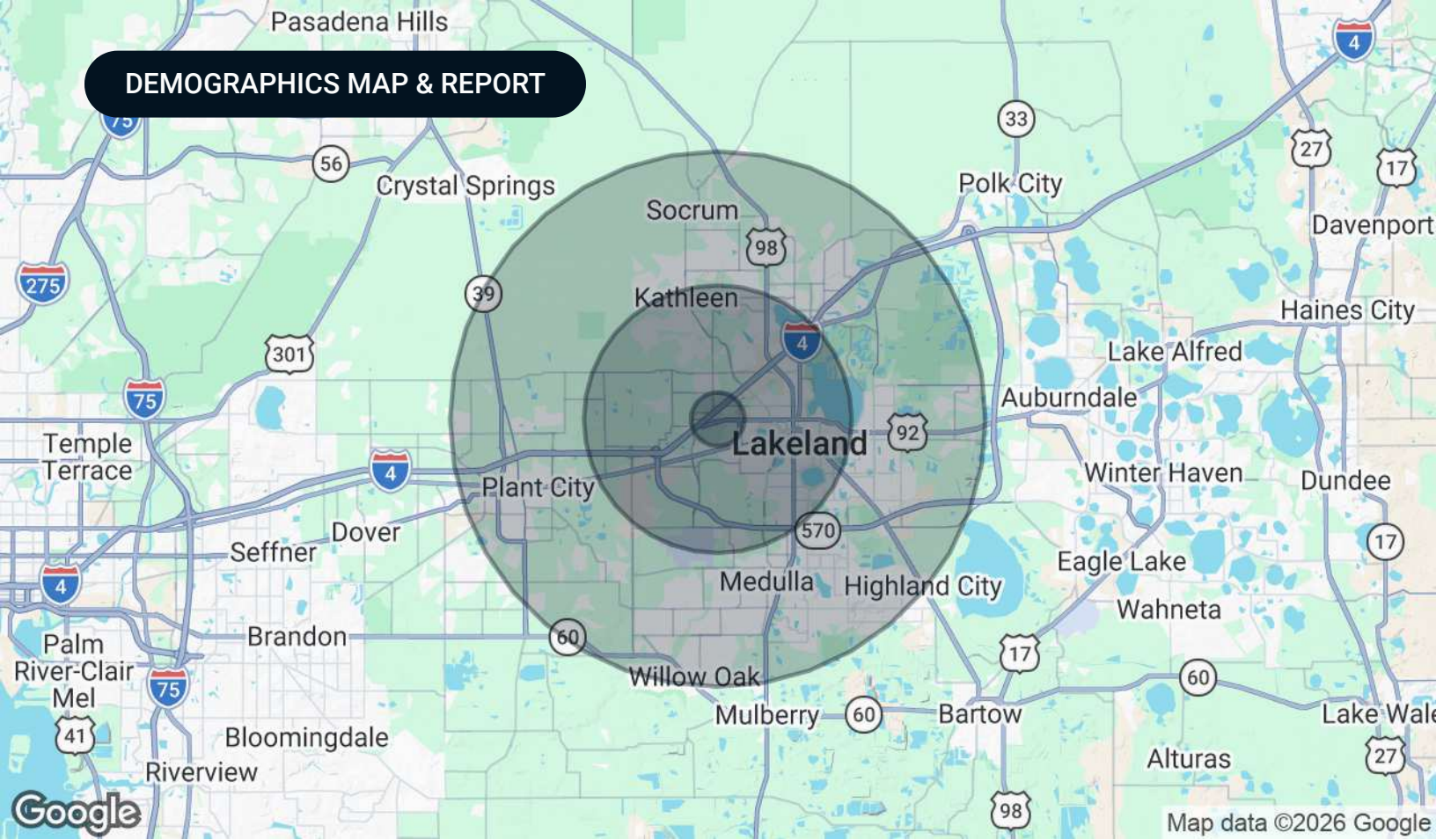
FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	5 Miles	10 Miles
Total Population	4,229	122,527	342,161
Average Age	39	42	41
Average Age (Male)	38	41	40
Average Age (Female)	40	43	42

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	1,583	48,529	129,939
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$59,710	\$76,534	\$86,476
Average House Value	\$230,021	\$260,679	\$287,546

2020 American Community Survey (ACS)

ADDITIONAL PHOTOS





Craig Morby

Senior Advisor

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Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 17 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express, Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.



Eric Ammon, CCIM

Senior Advisor

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Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member



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At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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