

8565 STATE ROAD 33 N LAKELAND, FL

CENTER STATE

LOGISTICS PARK

Put Your Operations
on the Center Stage in
Central Florida

480,939 SF Available
5,100' of Premier I-4 Frontage



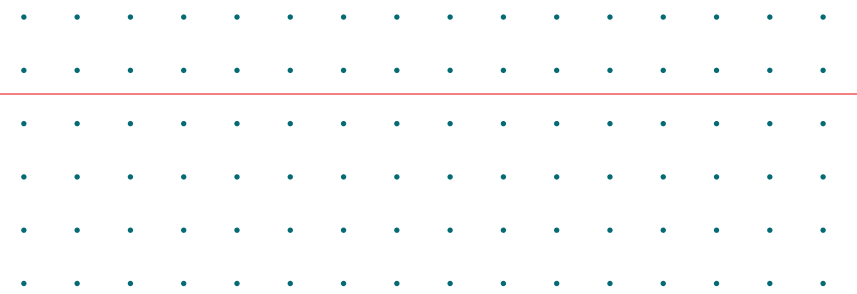
CBRE

Take Center Stage On I-4

5,100± Feet of Interstate Frontage Between Orlando and Tampa

Strategically positioned half-way between Orlando and Tampa, CenterState Logistics Park offers unmatched visibility, access, and scale in Central Florida's booming industrial corridor. With over 480K square feet of cross-dock logistics space, direct I-4 frontage, and proximity to major transit and a booming labor pool, this is more than a location—it's a launchpad.

Currently the **largest industrial opportunity in Central Florida**, CenterState puts your operations in the spotlight.



Full interchange at state road 33 & I-4 (Exit 38)

Loop road for easy accessibility

Unobstructed I-4 frontage

Approx. 17.9M people within a 4-hour drive

Approx. 91,500 AADT

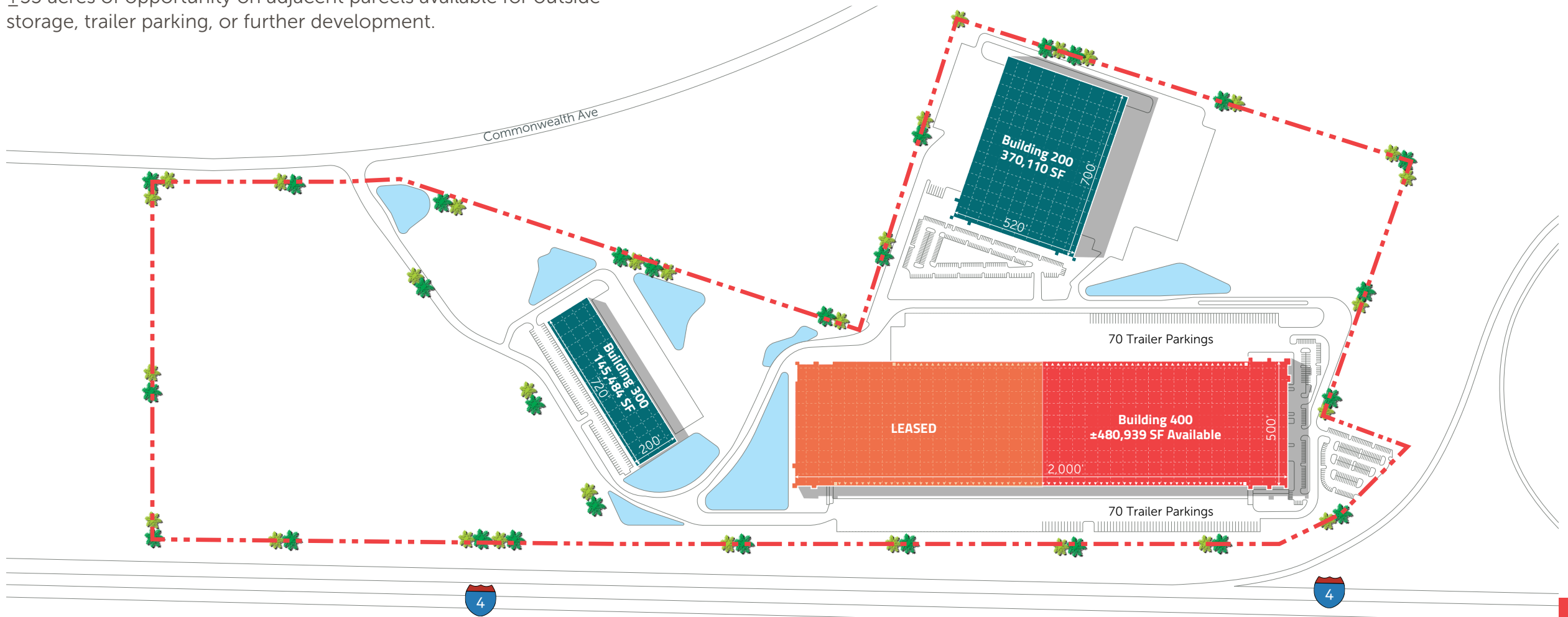
Built to Perform

±480K SF Cross-Dock Facility Designed for Scale and Speed

Looking for More Space?

±55 acres of opportunity on adjacent parcels available for outside storage, trailer parking, or further development.

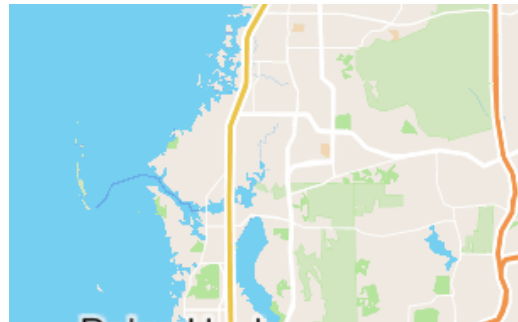
TOTAL AVAILABLE	±480,939 SF	DOCK-HIGH DOORS	160 - 68 Pit Levelers
SPEC OFFICE SPACE	±3,318 SF	DRIVE-IN DOORS	2
SITE SIZE	±164.85 acres	POWER	6,400 Amps, 227/480v, 3p
COLUMN SPACING	56' W x 54'3" D with 60' Speed Bay	SPRINKLERS	ESFR (fully sprinklered)
CLEAR HEIGHT	40'	TRAILER PARKING	140 Spaces
TRUCK COURT DEPTH	190'	CAR PARKING	253 Surface Spaces
LOADING TYPE	Cross-Dock	SLAB DESIGN	7" Slab on Grade, 4,000 PSI





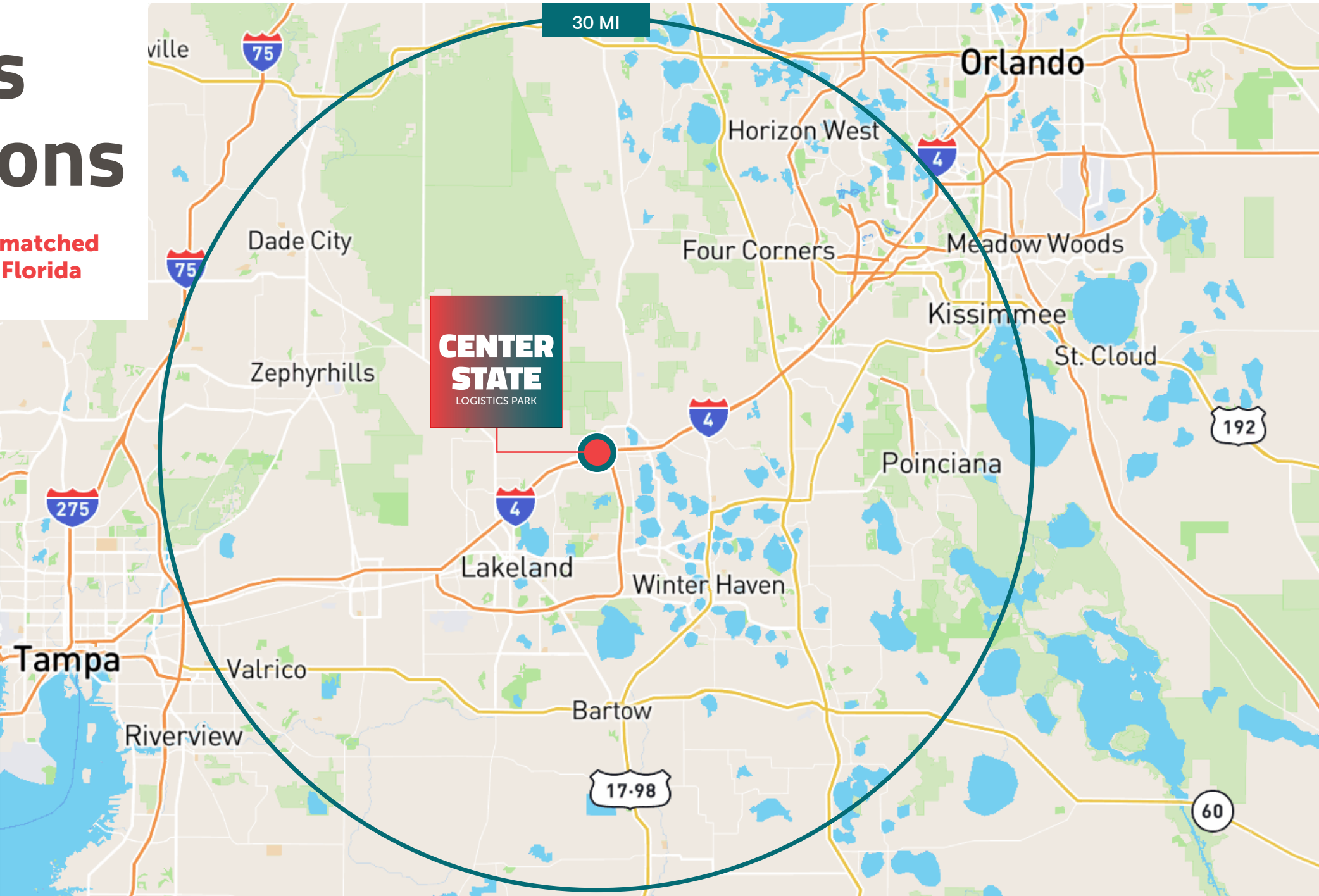
Seamless Connections

Scale Your Business with Unmatched Accessibility Across Central Florida



Distance to Major Highways
Within a 30 Mile Radius of 8565 State Rd 33 N

I-4	4.79 Miles	8.76 Min
FL-570	5.98 Miles	9.73 Min
US 98	8.60 Miles	8.67 Min
US 92	11.04 Miles	15.41 Min
US 17	13.30 Miles	29.90 Min
US 27	16.17 Miles	25.42 Min
US 192	24.98 Miles	42.89 Min
US 301	28.17 Miles	39.72 Min
FL-429	29.25 Miles	49.15 Min



CENTER STATE

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Contact Us

For leasing inquiries or more information, please reach out.

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