



For Lease
Industrial Property

Warehouse / Light Manufacturing

4763 Drane Field Road #110 | Lakeland, FL 33811

FOR LEASE

Property Summary



Property Description

Bay 110 is a 6,000 s.f. warehouse with one 14' x 12' grade level overhead door, one 12' X 12' office and a rest room, 18' interior peak height and 3-phase power.

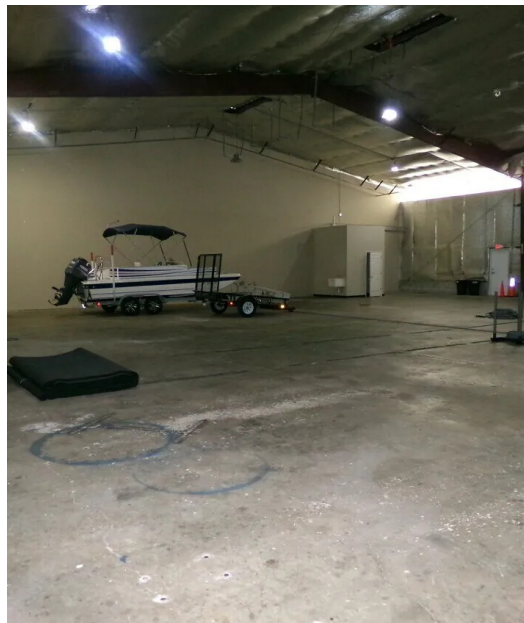
NNN expenses are \$1.50/SF

*Please note that the boats are not part of the lease!

Leasing Information

Lease Rate:	\$9.50 SF/yr (NNN)
Available SF:	6,000 SF
Lot Size:	8.45 Acres
Building Size:	12,000 SF

Additional Photos



Property Details & Highlights

Building Name	4763 Drane Field Rd #110
Property Type	Industrial
Property Subtype	Manufacturing
APN	23-28-31-000000-022070
Building Size	12,000 SF
Lot Size	8.45 Acres
Year Built	2007
Number of Floors	1
Average Floor Size	12,000 SF

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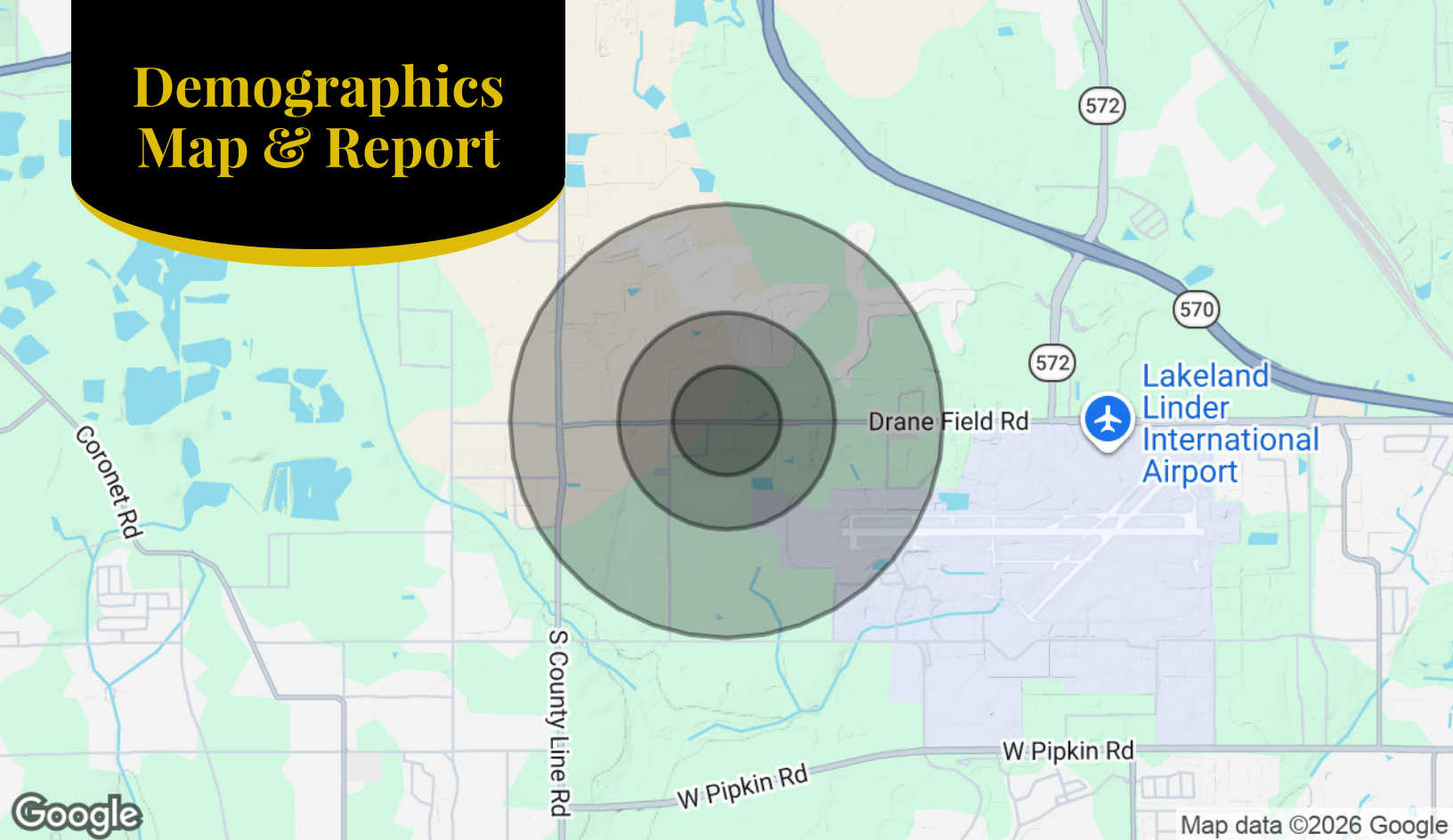
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Location Map



Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	64	252	1,061
Average Age	35.0	34.9	34.5
Average Age (Male)	31.0	31.1	31.3
Average Age (Female)	46.3	46.2	44.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	23	93	383
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$134,161	\$130,447	\$124,863
Average House Value	\$332,814	\$324,404	\$320,018

2023 American Community Survey (ACS)