



Lakeland Commerce Center
@County Line

For Lease 30,000 – 182,660 SF Available

Most **active submarket** in Central Florida



County Line Road & Drane Field Road
Lakeland, FL 33811

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the website



Project Overview

Introducing Lakeland Commerce Center @ County Line – a premier destination with three modern tilt-wall buildings. This dynamic industrial park is strategically located at the intersection of County Line Road and Drane Field Road, ensuring easy access to major transportation routes.



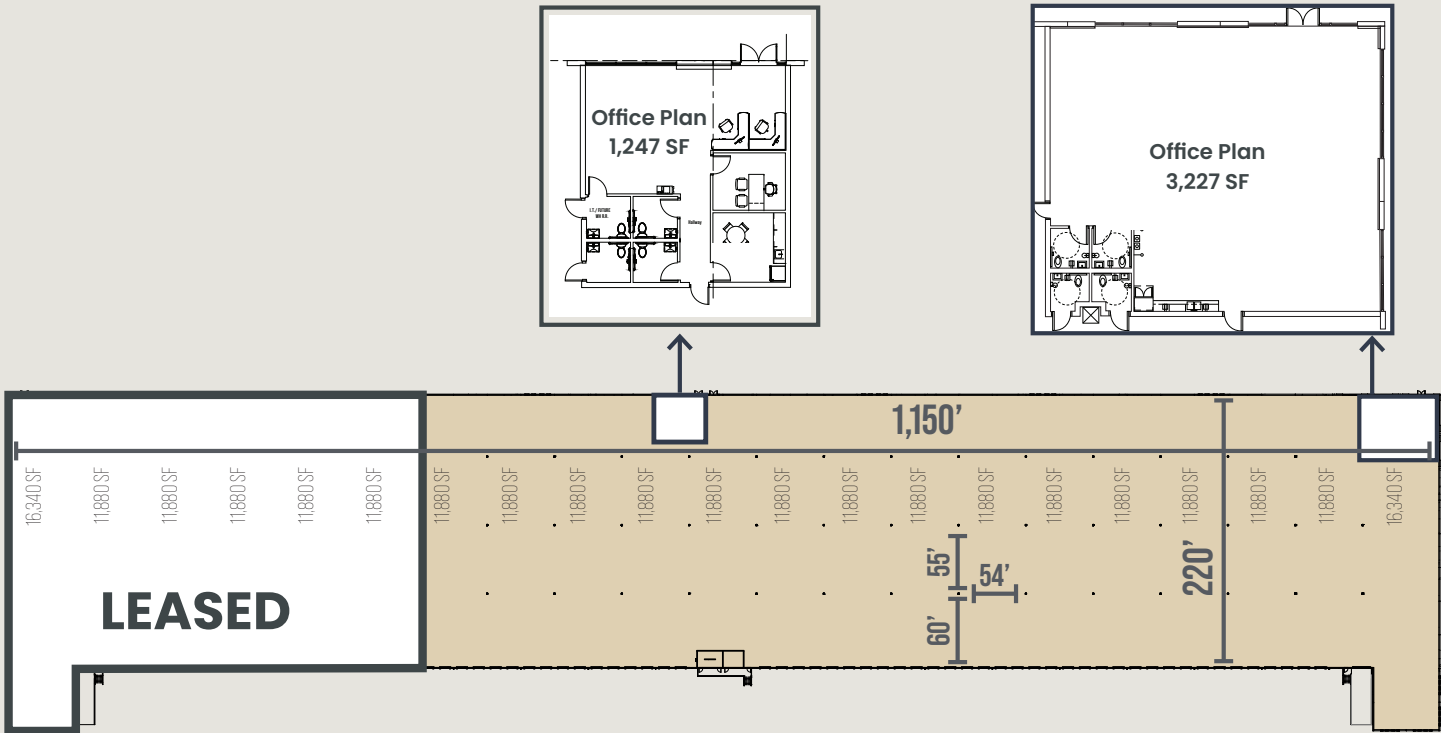
Park Highlights

Tilt-wall construction	130'–190' truck courts
ESFR sprinkler system	Rear-load configurations
32' clear heights	7" reinforced concrete slab

Building 100

5135 Drane Field Road, Lakeland, FL 33811

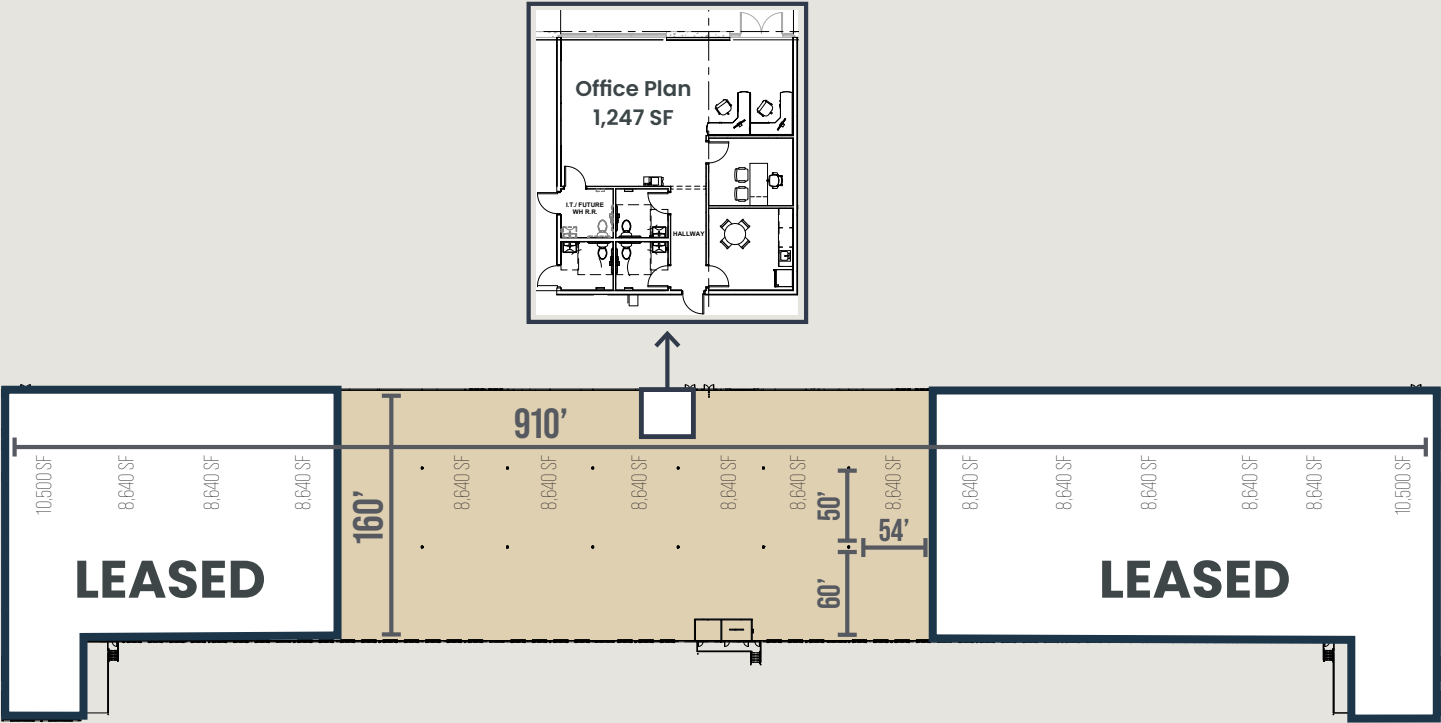
Building Size	258,400 SF	Dock-High Doors	66 (9' x 10')
Available Size	182,660 SF (divisible to ±60,000 SF)	Drive-In Doors	2 (14' x 16')
Office Size	1,247 SF & 3,227 SF	Column Spacing	54' x 55', 60' speed bay
Building Dimensions	1,150' w x 220' d	Power	3,000A, 480/277V, 3-phase
Clear Height	32'	Truck Court Depth	130'
Loading	Rear-load	Car Parking	253 spaces



Building 200

3400 County Line Road, Lakeland, FL 33811

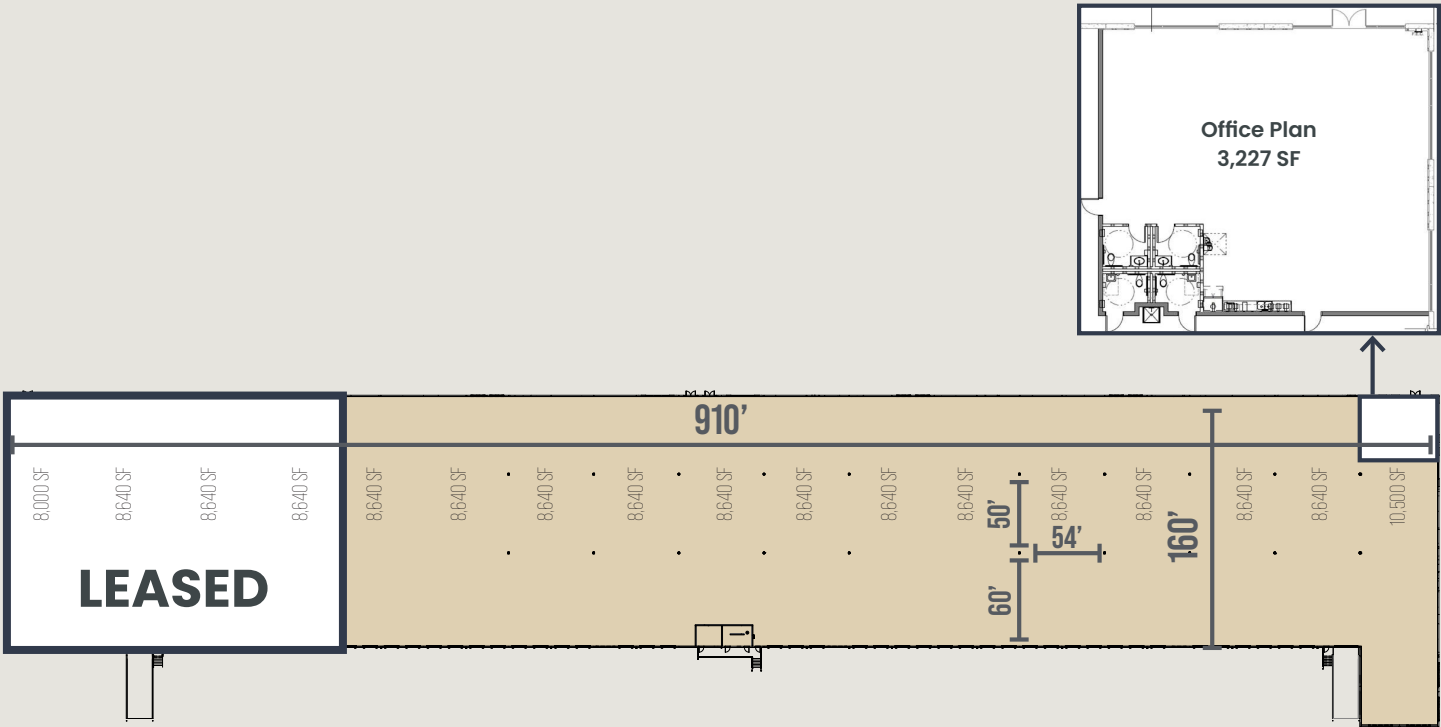
Building Size	150,600 SF	Dock-High Doors	46 (9' x 10')
Available Size	60,480 SF (divisible to ±30,000 SF)	Drive-In Doors	2 (14' x 16')
Office Size	1,247 SF	Column Spacing	54' x 50', 60' speed bay
Building Dimensions	910' w x 160' d	Power	3,000A, 480/277V, 3-phase
Clear Height	32'	Truck Court Depth	190' (shared)
Loading	Rear-load	Car Parking	157 spaces



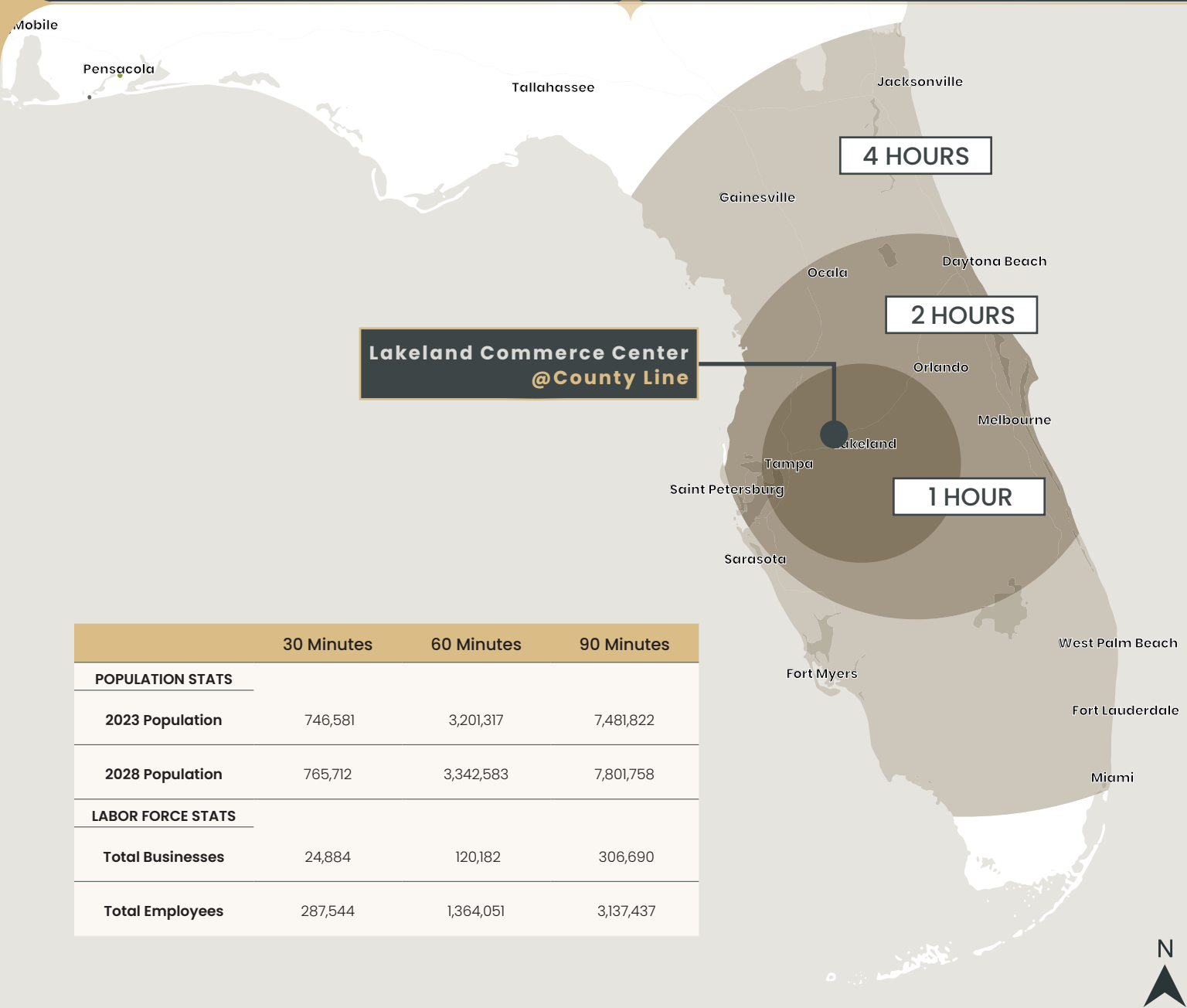
Building 300

3490 County Line Road, Lakeland, FL 33811

Building Size	148,100 SF	Dock-High Doors	50 (9' x 10')
Available Size	121,820 SF (divisible to ±30,000 SF)	Drive-In Doors	2 (14' x 16')
Office Size	3,227 SF	Column Spacing	54' x 50', 60' speed bay
Building Dimensions	910' w x 160' d	Power	3,000A, 480/277V, 3-phase
Clear Height	32'	Truck Court Depth	190' (shared)
Loading	Rear-load	Car Parking	178 spaces



Market Overview



Location Overview

Conveniently located on County Line Road with quick access to I-4 (Exit 25), US-92 and Polk Parkway that provides incredible connectivity to Tampa, Lakeland and Orlando.

- Four international airports within a one hour drive
- Two ports within a one hour drive
- 3.1 million labor force within 90 minutes



Tampa
30 miles
Orlando
60 miles



I-4
3 miles
I-75
19 miles
I-95
90 miles



Lakeland	CLW/St Pete
3 miles	47 miles
Tampa	Orlando
37 miles	62 miles



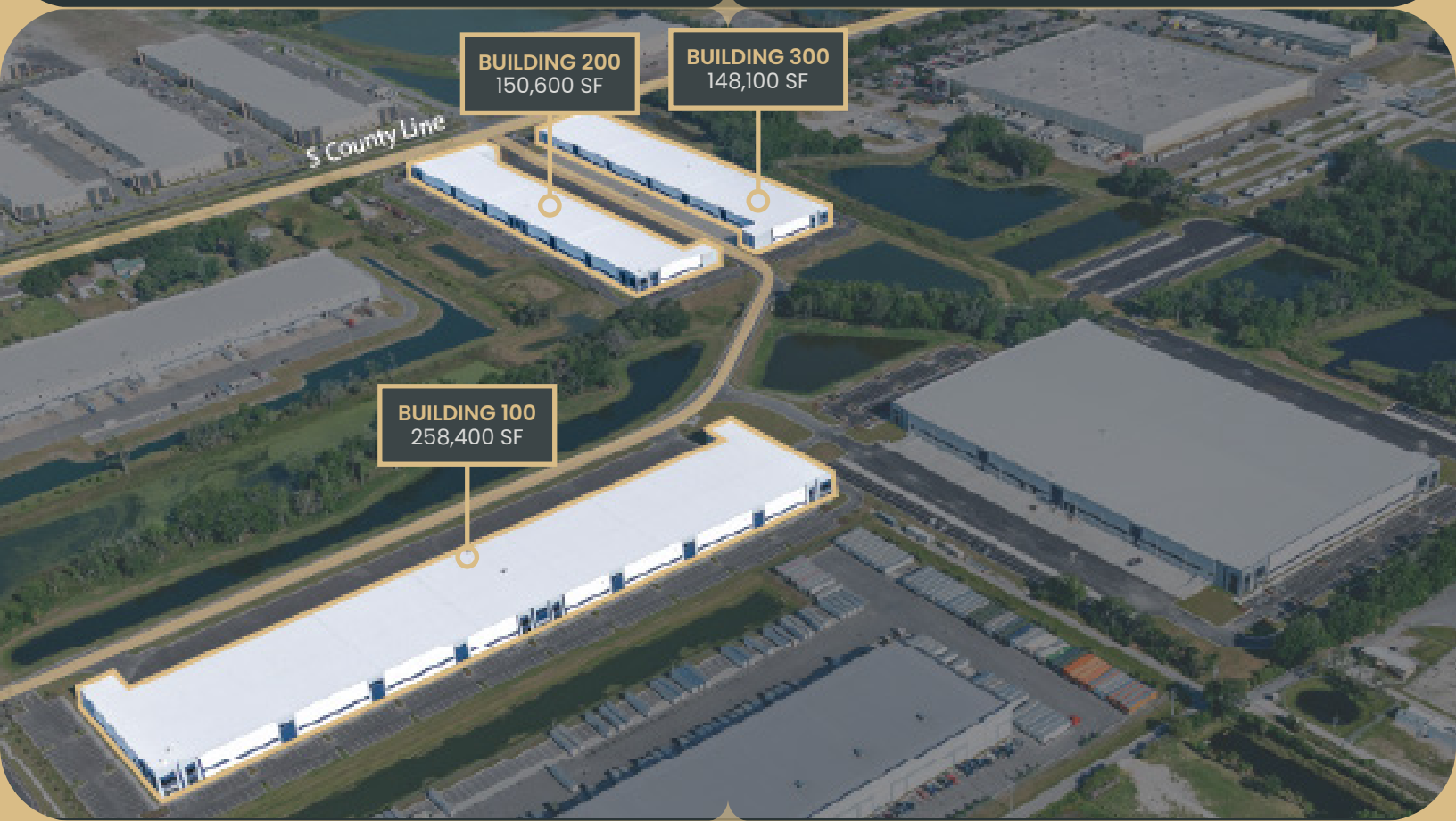
CSX Intermodal
26 miles



Port of Tampa
30 miles



Lakeland Commerce Center @County Line



Get more information

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