

FOR LEASE

± 10,000 SF WAREHOUSE ON 5.0 ACRES OUTDOOR STORAGE | BRAND NEW CONSTRUCTION | LAKELAND, FL

2105 LONGHORN AVE, LAKELAND, FL 33801



**DEVIN BEELER**, Senior Associate

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**LOBER**  
REAL ESTATE

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## PROPERTY OVERVIEW

### OPTION 1: LAND ONLY

#### LOCATION

|         |  |
|---------|--|
| ADDRESS | 2105 Longhorn Ave, Lakeland, FL 33801<br>• <a href="#">Google Maps Link Here</a> |
| COUNTY  | Polk   |

#### SITE

|                   |  |
|-------------------|--|
| LOT SIZE          | 2 - 5 Usable Acres, LAND ONLY                  |
| UTILITIES ON SITE | Electric (3 Phase), Water, Septic              |
| FEATURES          | Fully Fenced, Paved, Drained, Lit, and Secured |

#### ZONING & USE

|                |  |
|----------------|--|
| ZONING         | IND (Industrial)   |
| PERMITTED USES | Light Manufacturing, Wholesaling, Warehousing, Assembling, Heavy Equipment and Vehicular Repairs<br>- See Additional Uses <a href="#">Here</a> . |

#### AVAILABILITY

|                |                                   |
|----------------|-----------------------------------|
| DATE AVAILABLE | July 1, 2026                      |
| LEASE TERMS    | Call Broker for Pricing / Details |

### OPTION 2: NEW CONSTRUCTION BUILDING

#### BUILDING

|               |  |
|---------------|--|
| BUILDING SIZE | 10,000 SF (70' W x 135' L)<br>• 1,500 SF Office                              |
| LOADING       | 8 Oversized Grade Level Doors<br>• 16ft H x 14ft W<br>• 4 Drive Through Bays |
| CLEAR HEIGHT  | 20 - 22 Ft   |
| POWER         | 3 Phase   400 Amps   120/240 Volts   |
| FEATURES      | Fully Fenced, Lit, Stabilized and Secured                                    |

#### SITE

|                 |                                |
|-----------------|--------------------------------|
| OUTDOOR STORAGE | 5.0 Acres                      |
| ACCESS          | 2 Points of Ingress and Egress |

#### ZONING & USE

|                |  |
|----------------|--|
| ZONING         | IND (Industrial)   |
| PERMITTED USES | Light Manufacturing, Wholesaling, Warehousing, Assembling, Heavy Equipment and Vehicular Repairs<br>- See Additional Uses <a href="#">Here</a> . |

#### AVAILABILITY

|                |                                   |
|----------------|-----------------------------------|
| DATE AVAILABLE | January 1, 2027                   |
| LEASE TERMS    | Call Broker for Pricing / Details |

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RE

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## PROPERTY RENDERINGS



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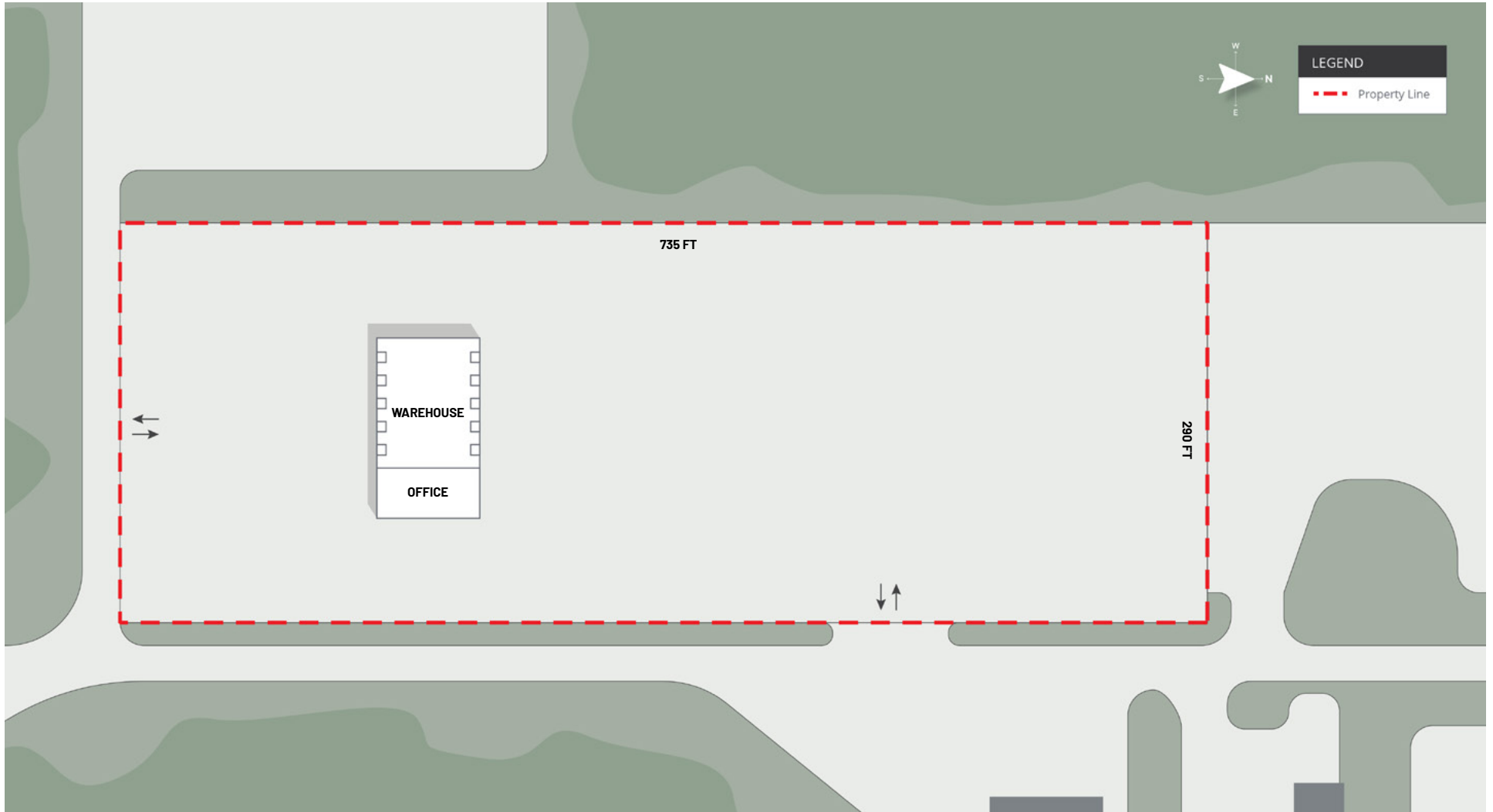
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## SITE PLAN | VERTICAL FRONT CONFIGURATION



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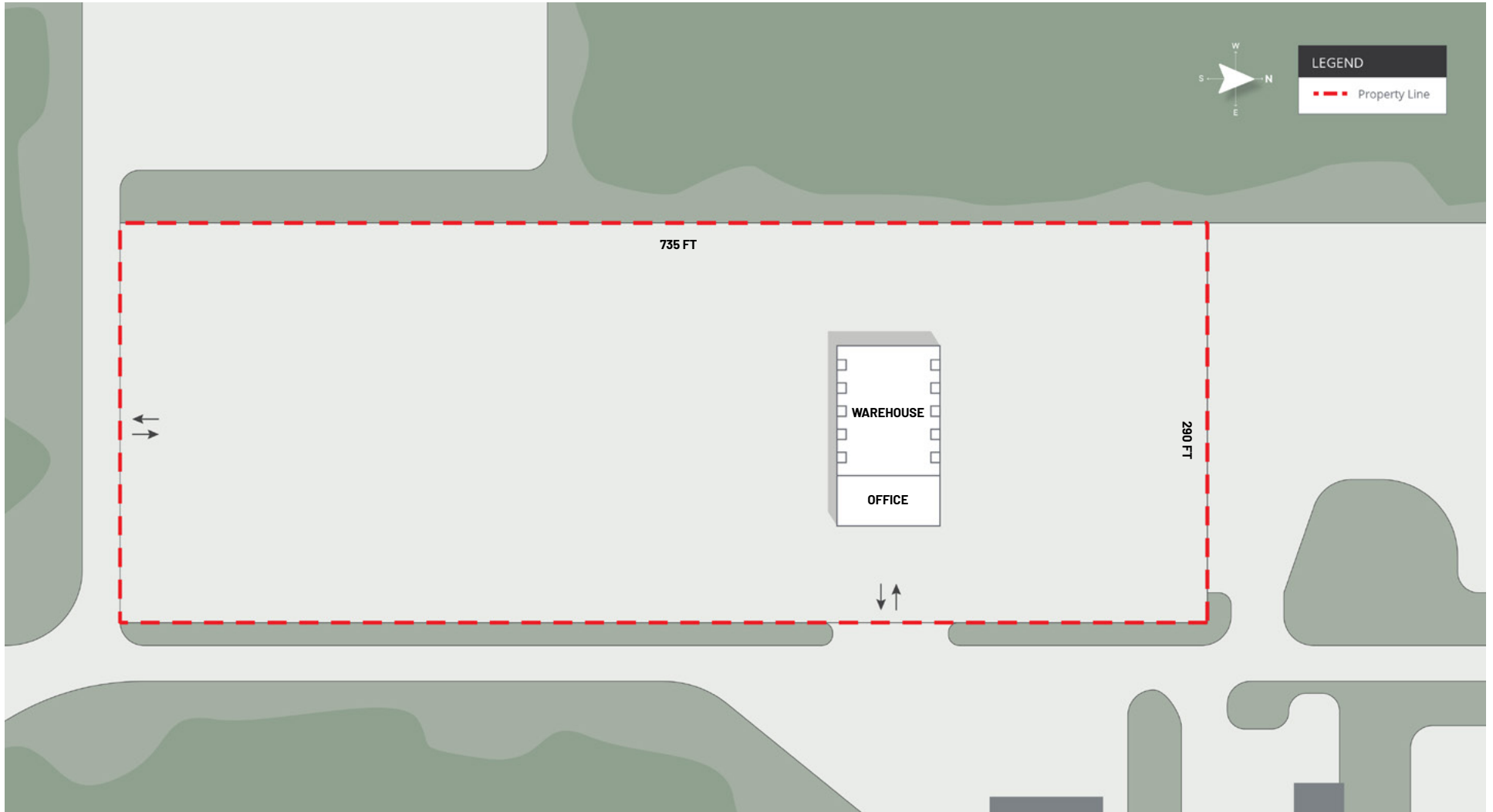
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## SITE PLAN | VERTICAL BACK CONFIGURATION



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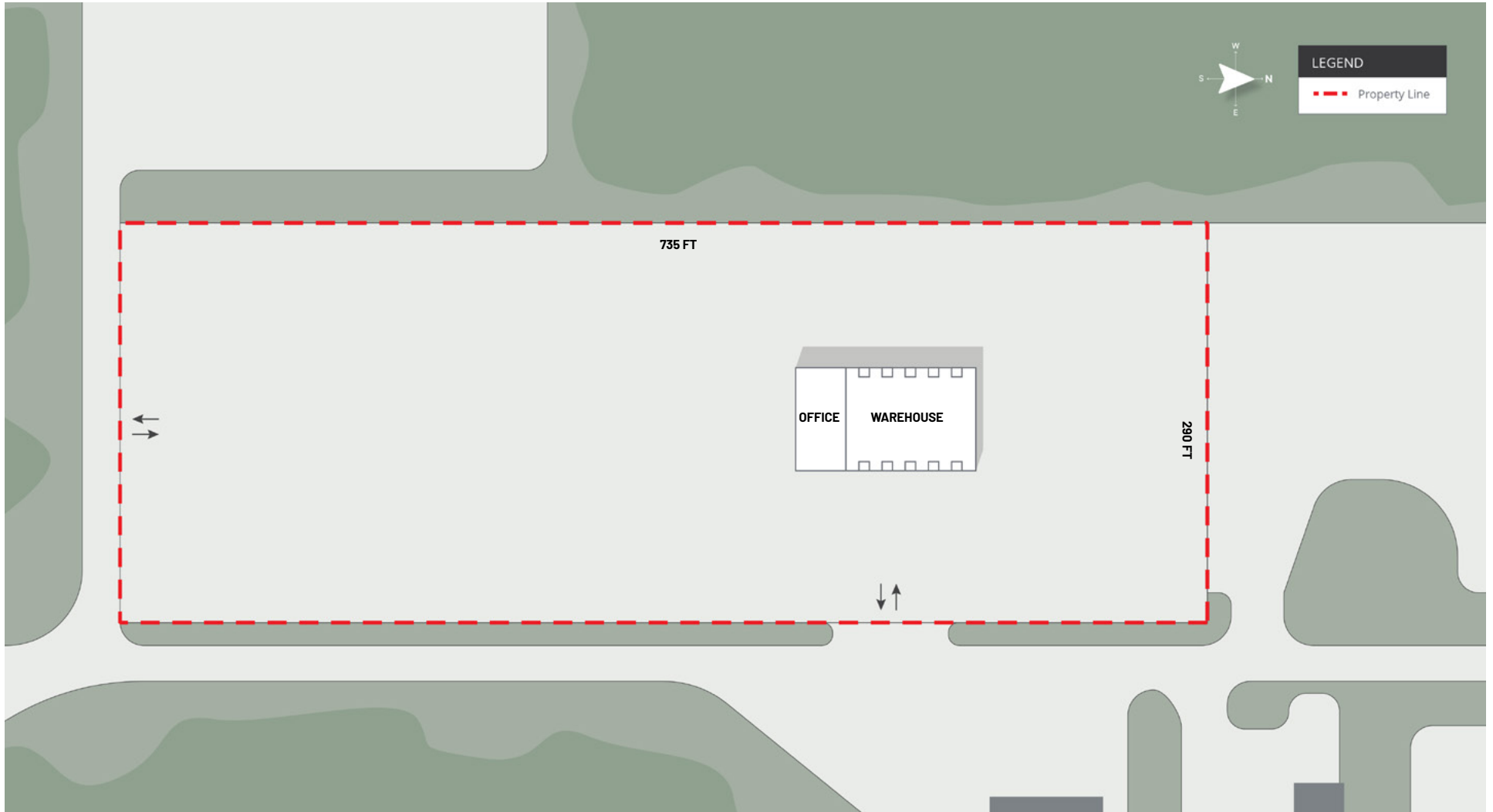
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## SITE PLAN | HORIZONTAL BACK CONFIGURATION



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## NEIGHBORING TENANTS



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LAKELAND, FL 33801

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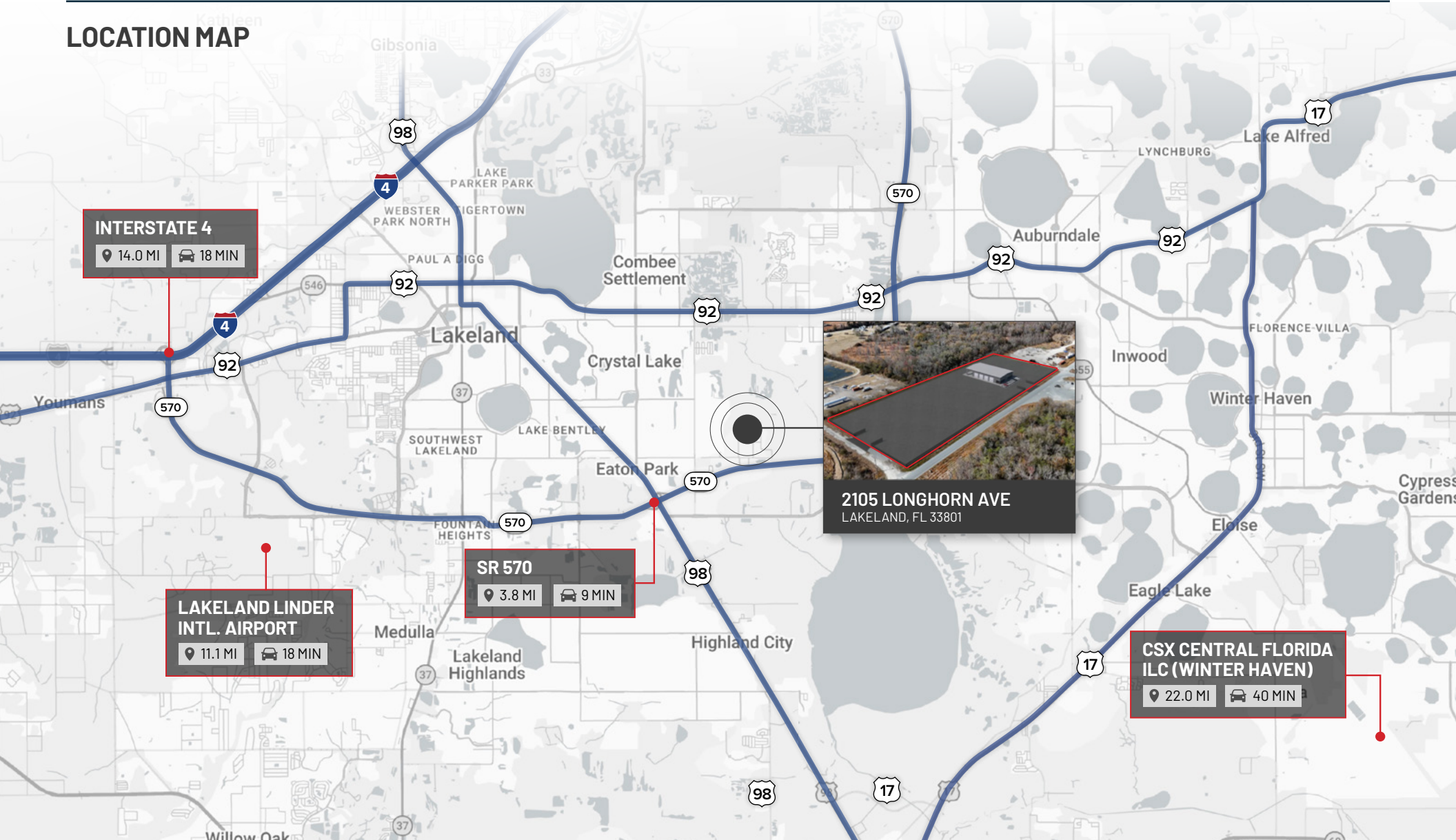
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## LOCATION MAP



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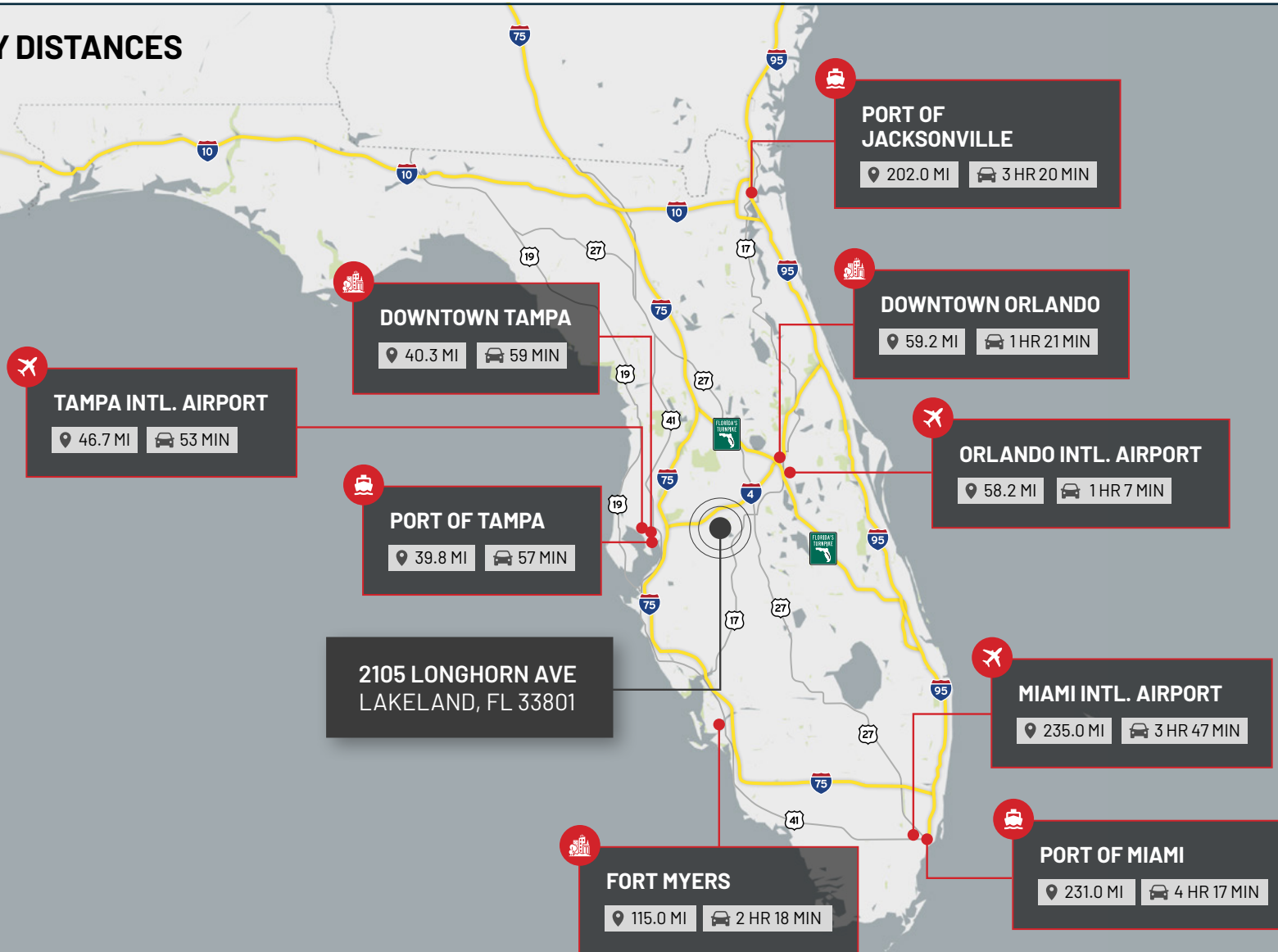
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## KEY DISTANCES



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