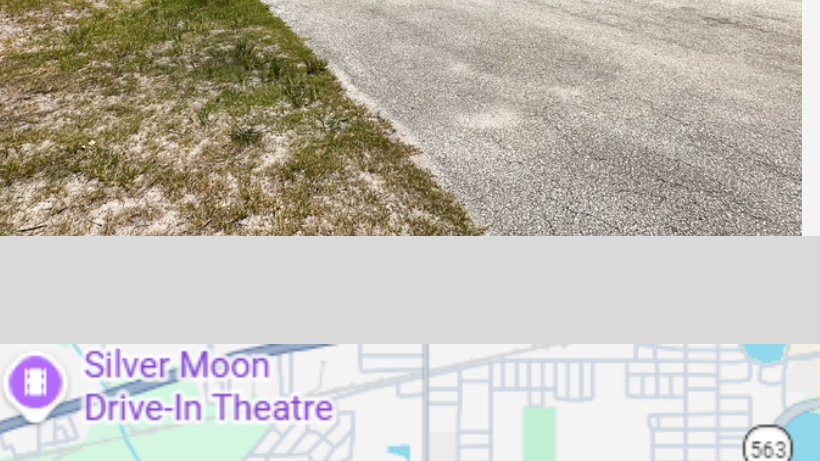
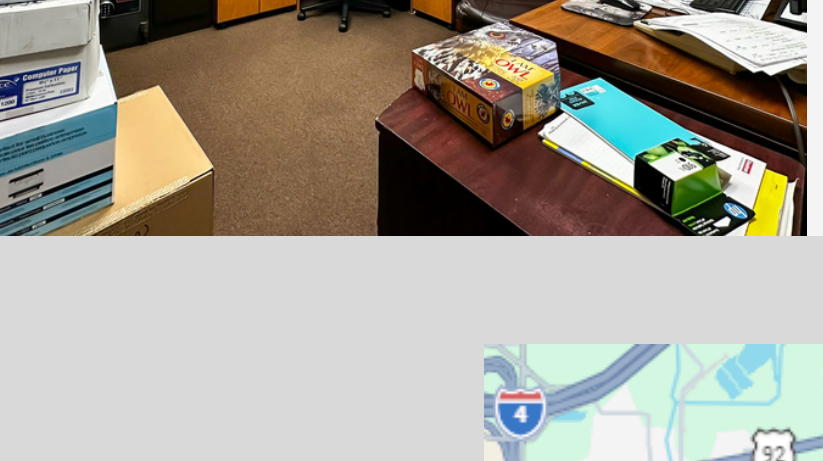
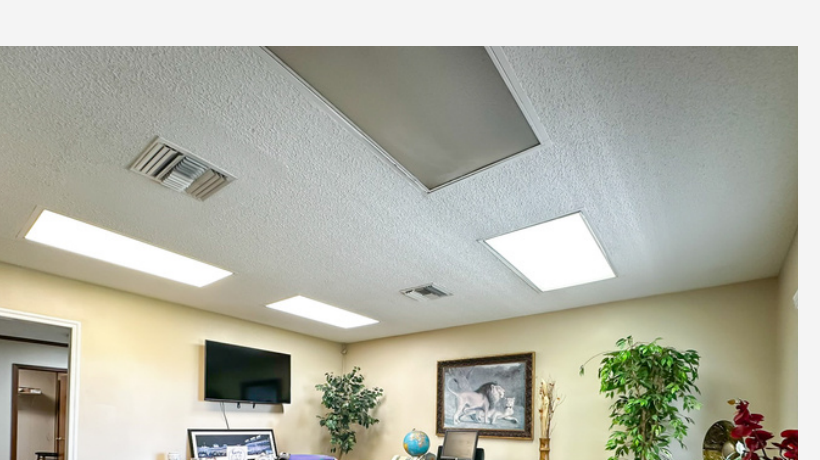
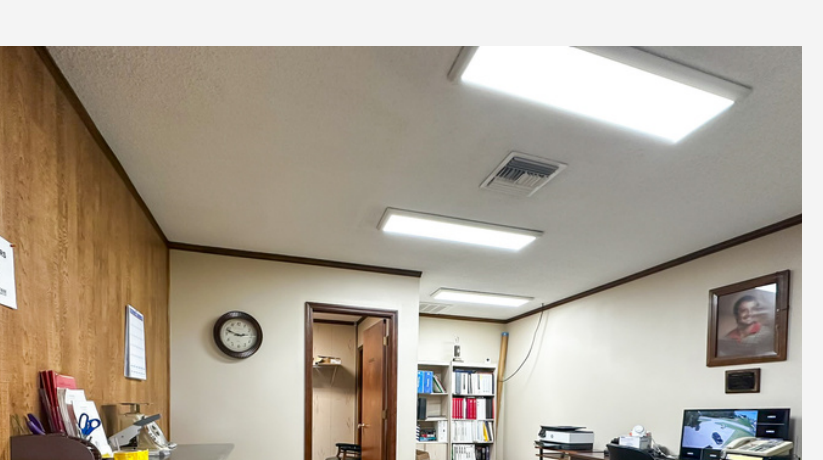
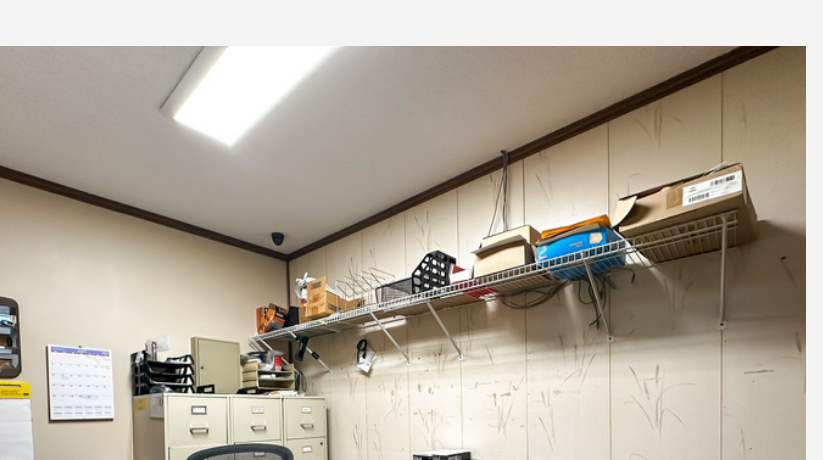
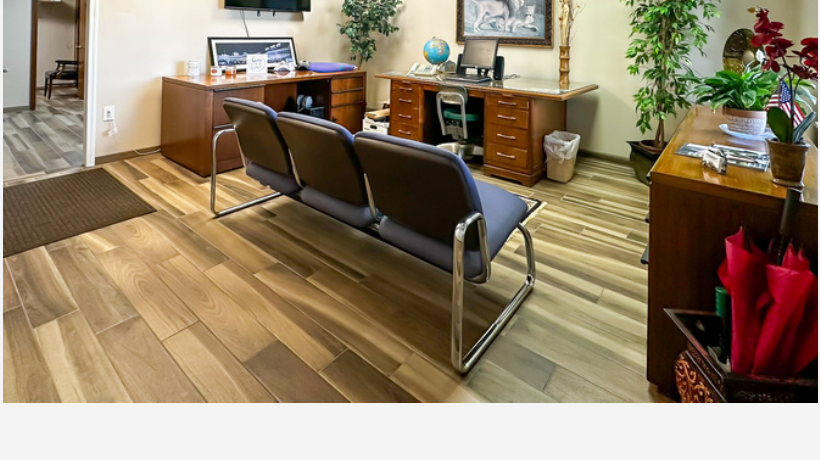
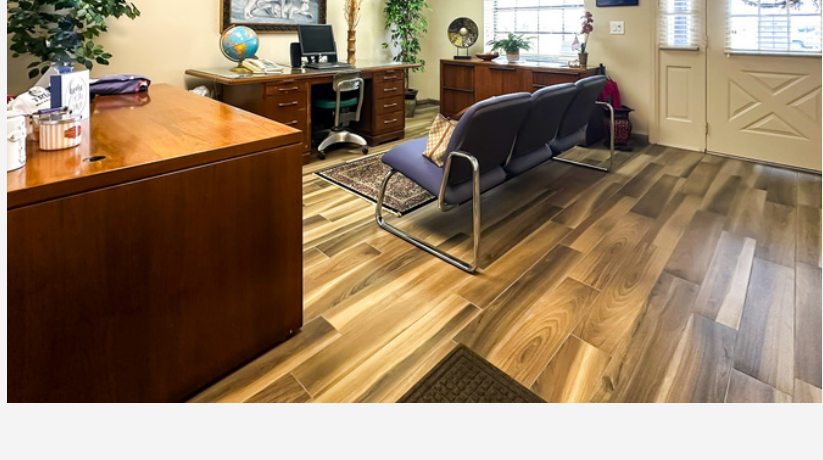
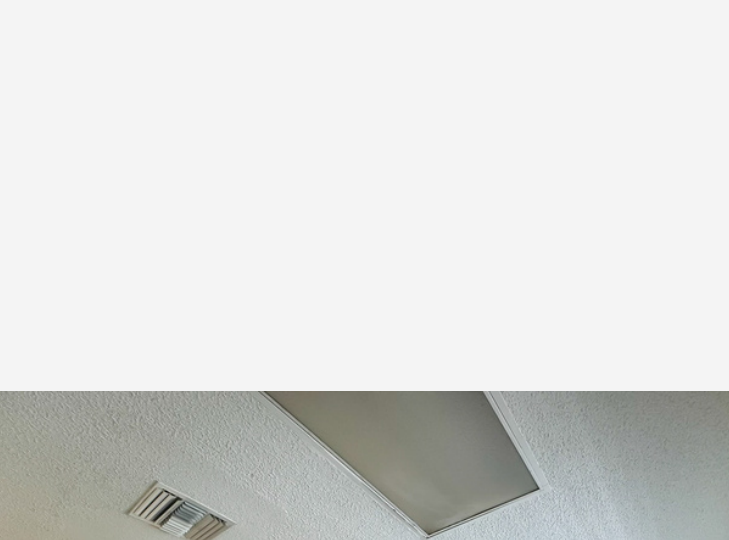




FOR LEASE / SALE INDUSTRIAL SPACE

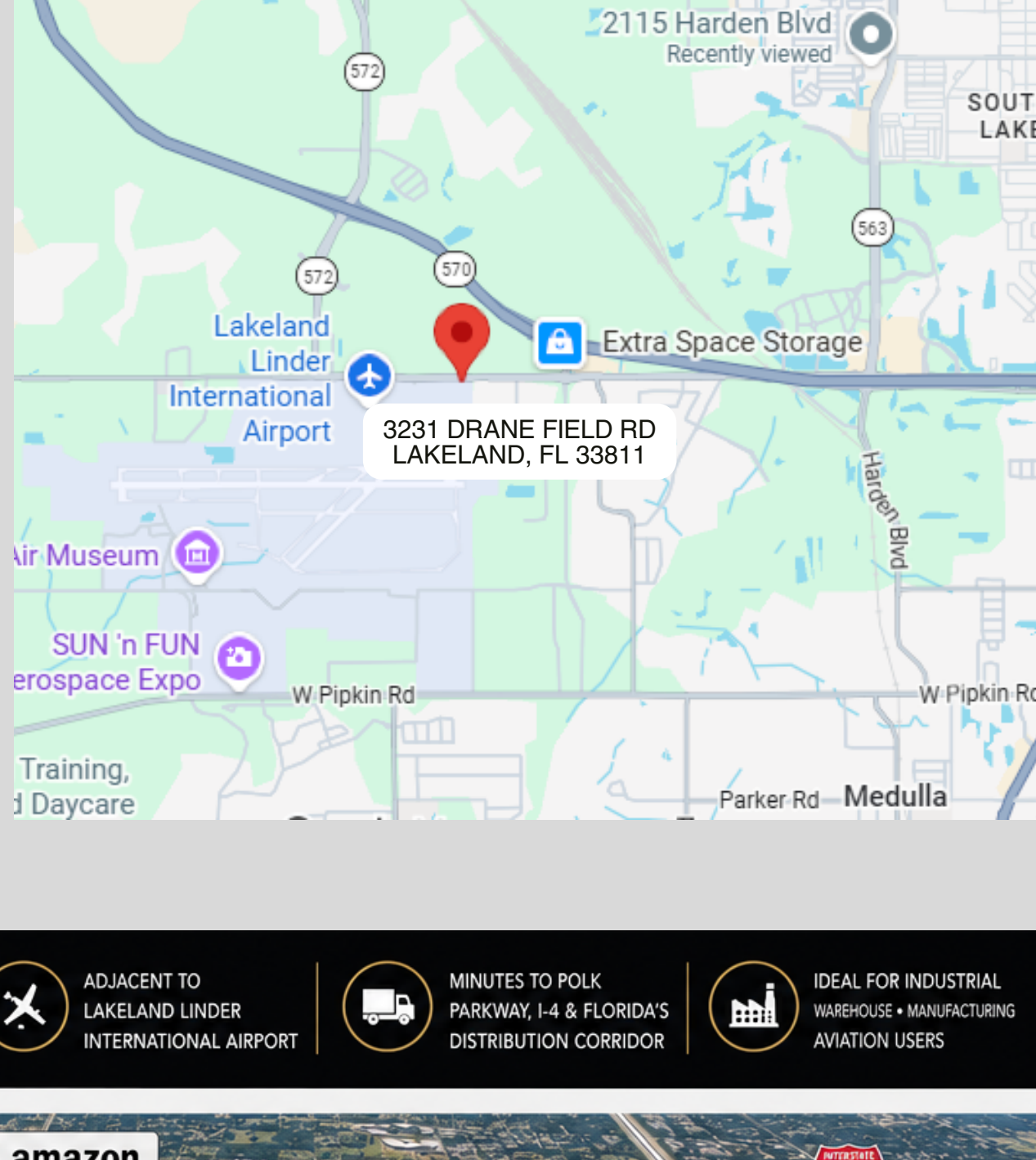
**3231 DRANE FIELD RD
LAKELAND, FL 33811**

Size: 1.3 AC Leasing space | 1.8 Total AC
Lease Type: Modified Gross
Zoning: I2 (Industrial)
PRICE UPON REQUEST



PROPERTY OVERVIEW

Strategically located within Lakeland's premier industrial and aviation corridor, 3231 Drane Field Road offers businesses an exceptional opportunity to operate in one of Central Florida's fastest growing commercial markets. Positioned just moments from Lakeland Linder International Airport, the property provides outstanding access to Polk Parkway, Interstate 4, and the region's extensive transportation network connecting Tampa, Orlando, and the entire I-4 Corridor. Surrounded by nationally recognized corporate headquarters, aviation facilities, distribution centers, and advanced manufacturing operations, this location offers the visibility, accessibility, and infrastructure that today's businesses require. The property is well suited for industrial, warehouse, flex, manufacturing, office, logistics, and aviation related users seeking a strategic location with long term growth potential.



PROFESSIONAL FLEX / INDUSTRIAL SPACE FOR LEASE

3231 DRANE FIELD RD LAKELAND, FL 33811

Located in one of Lakeland's fastest-growing industrial corridors, 3231 Drane Field Rd offers businesses a strategic location within minutes of Lakeland Linder International Airport. Surrounded by aviation, logistics, manufacturing, and corporate headquarters, this location provides outstanding regional connectivity with immediate access to Polk Parkway, Interstate 4, and Central Florida's major transportation network.

PROPERTY HIGHLIGHTS

- Excellent visibility along Drane Field Rd
- Ideal for office, flex, warehouse, light industrial or aviation-related businesses
- Minutes from Lakeland Linder International Airport
- Ample parking and truck accessibility
- Quick access to Polk Parkway & Interstate 4
- Centrally located between Tampa and Orlando
- Located within Lakeland's growing industrial corridor

ZONING

I-2 (LIGHT INDUSTRIAL)
Suitable for office, flex, industrial, warehouse, manufacturing and aviation-related uses (subject to local approvals).

- PRIME AIRPORT BUSINESS DISTRICT
- ADJACENT TO LAKELAND LINDER INTERNATIONAL AIRPORT
- MINUTES TO POLK PARKWAY, I-4 & FLORIDA'S DISTRIBUTION CORRIDOR
- IDEAL FOR INDUSTRIAL, WAREHOUSE & MANUFACTURING AVIATION USERS



- 2 MINUTES TO LAKELAND LINDER INTERNATIONAL AIRPORT
- 3 MINUTES TO PUBLIX CORPORATE HEADQUARTERS
- 5 MINUTES TO POLK PARKWAY
- 10 MINUTES TO INTERSTATE 4
- 15 MINUTES TO DOWNTOWN LAKELAND
- 45 MINUTES TO TAMPA INTERNATIONAL AIRPORT

3231 DRANE FIELD RD LAKELAND, FL 33811

DEMOGRAPHICS STRONG MARKET FUNDAMENTALS IN A GROWING CORRIDOR

The surrounding trade area continues to experience steady population growth supported by expanding residential development, major employment centers, and continued investment throughout South Lakeland.



KEY DEMOGRAPHIC HIGHLIGHTS (2025)				
POPULATION	HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME	TOTAL CONSUMER SPENDING	PROJECTED POPULATION 2030 (10 MILES)
358,696	135,382	\$88,995	\$4.0B	404,296
WITHIN 10 MILES				

POPULATION & HOUSEHOLDS	
POPULATION	HOUSEHOLDS
2020 Population: 358,696	2020 Households: 135,382
2025 Population: 404,296	2025 Households: 153,163
2030 Population: 450,000	2030 Households: 170,000

DEMOGRAPHIC SUMMARY				
	2 MILES	5 MILES	10 MILES	
2025 Population	10,108	131,661	358,696	
2030 Population Projection	11,542	149,169	404,296	
Annual Growth 2025-2030	2.8%	2.7%	2.5%	
2025 Households	4,159	51,513	135,382	
2030 Household Projection	4,756	58,621	153,163	
Annual Growth 2025-2030	2.9%	2.8%	2.6%	
Average Household Income	\$104,815	\$93,361	\$88,995	
Median Household Income	\$84,554	\$73,330	\$69,387	
Median Age	42.8	39.2	38.8	
Bachelor's Degree or Higher	30%	26%	21%	
U.S. Armed Forces (Population)	4	48	225	
Total Specified Consumer Spending	\$136.1M	\$1.5B	\$4.0B	

- Strong population growth and household formation
- Above average household incomes within trade area
- Robust consumer spending supporting local businesses
- Strategic location near major employers and transportation routes
- Growing industrial corridor with long term upside

PROPERTY HIGHLIGHTS

- Prime location within Lakeland's established Airport Industrial District
- Less than five minutes from Lakeland Linder International Airport
- Immediate access to Polk Parkway providing seamless regional connectivity
- Convenient access to Interstate 4 linking Tampa and Orlando
- Located near Publix Corporate Headquarters and Airport Commerce Park
- Surrounded by aviation, manufacturing, logistics, and industrial employers
- Excellent access to retail, restaurants, hotels, and everyday conveniences
- Strong workforce availability throughout Polk County
- Ideal for industrial, warehouse, flex, office, manufacturing, distribution, and aviation related operations
- Positioned within one of Central Florida's fastest growing employment corridors

Growing Population with Strong Household Incomes, the surrounding trade area continues to experience steady population growth supported by expanding residential development, major employment centers, and continued investment throughout South Lakeland. The property's strategic location near Lakeland Linder International Airport places businesses within reach of a highly educated workforce, affluent residential communities, and one of Central Florida's strongest industrial markets.

Overview

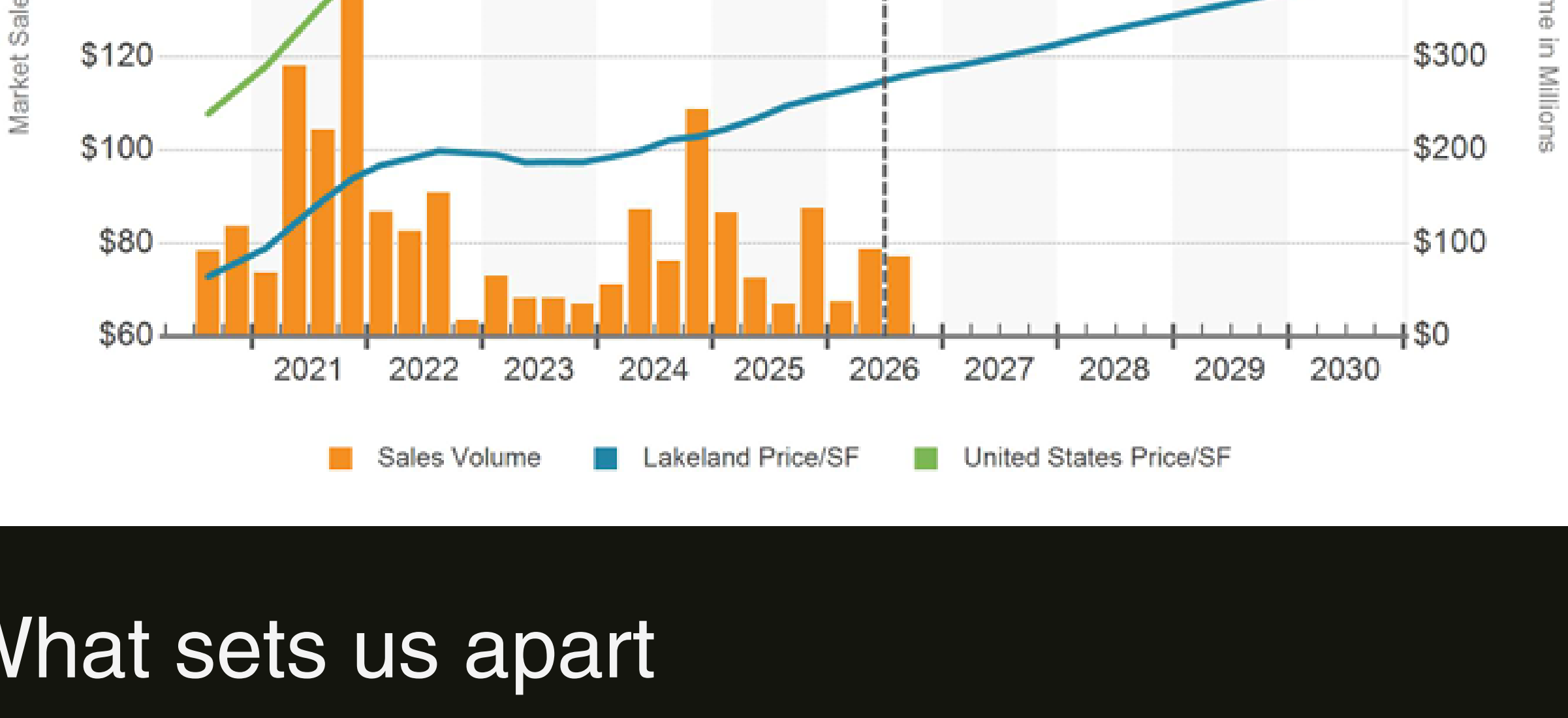
Lakeland Industrial

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	72,642,271	8.5%	\$9.35	9.6%	370,837	163,172	1,296,780
Specialized Industrial	17,878,986	3.8%	\$9.75	5.2%	(31,212)	201,420	294,064
Flex	3,083,379	7.4%	\$13.81	7.1%	(88,336)	0	0
Market	93,604,636	7.6%	\$9.57	8.7%	281,289	364,592	1,590,844

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-0.3% (YOY)	7.2%	6.6%	12.7%	2010 Q1	1.9%	1999 Q4
Net Absorption SF	2M	1,559,581	1,379,446	5,392,072	2021 Q3	(2,317,021)	2010 Q1
Deliveries SF	1.8M	1,821,012	1,349,579	5,943,042	2021 Q2	3,024	2013 Q1
Market Asking Rent Growth	4.2%	3.5%	3.7%	10.8%	2022 Q3	-4.1%	2010 Q3
Sales Volume	\$382.3M	\$181.3M	N/A	\$1.2B	2022 Q1	\$13.1M	2009 Q4

SALES VOLUME & MARKET SALE PRICE PER SF



What sets us apart

Lorio & Associates, Inc. is Lakeland's leading commercial real estate firm, specializing in property management, leasing, and sales. With over 36 years of local market expertise, we are the trusted authority for businesses and investors seeking the ideal location to grow and succeed.

Focused exclusively on commercial spaces, we provide unmatched insight, strategic guidance, and personalized service. Our deep understanding of Lakeland's evolving commercial landscape allows us to identify opportunities that align with your business goals and investment objectives. At Lorio & Associates, Inc., we don't just find properties, we help businesses thrive.

Client Feedback

Joe takes very good care of his properties and cares greatly about his tenants. My interactions with him have been professional and insightful. He is a wealth of knowledge that only comes from years of experience. His staff are friendly, prompt and professional. I highly recommend working with Joe Lorio and Associates.

- John Conklin

Lorio and Associates has been nothing but excellent! Great communication, with Heather's prompt responsiveness to maintenance issues and Joe's overall professionalism it's a winning team. Highly recommended!

- Raymond Wells

Absolutely the best group of property managers and leasing agents I have ever worked with. I can trust Joe Lorio has my best interests. That is a hard business to please everyone, but hiring Joe to manage my properties 8 years ago was the best decision I could have made.

- Gayland Panko

Contact Us

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Business Hours
Monday to Friday
8:30 am to 4:30 pm

Saturday by
appointment only.

