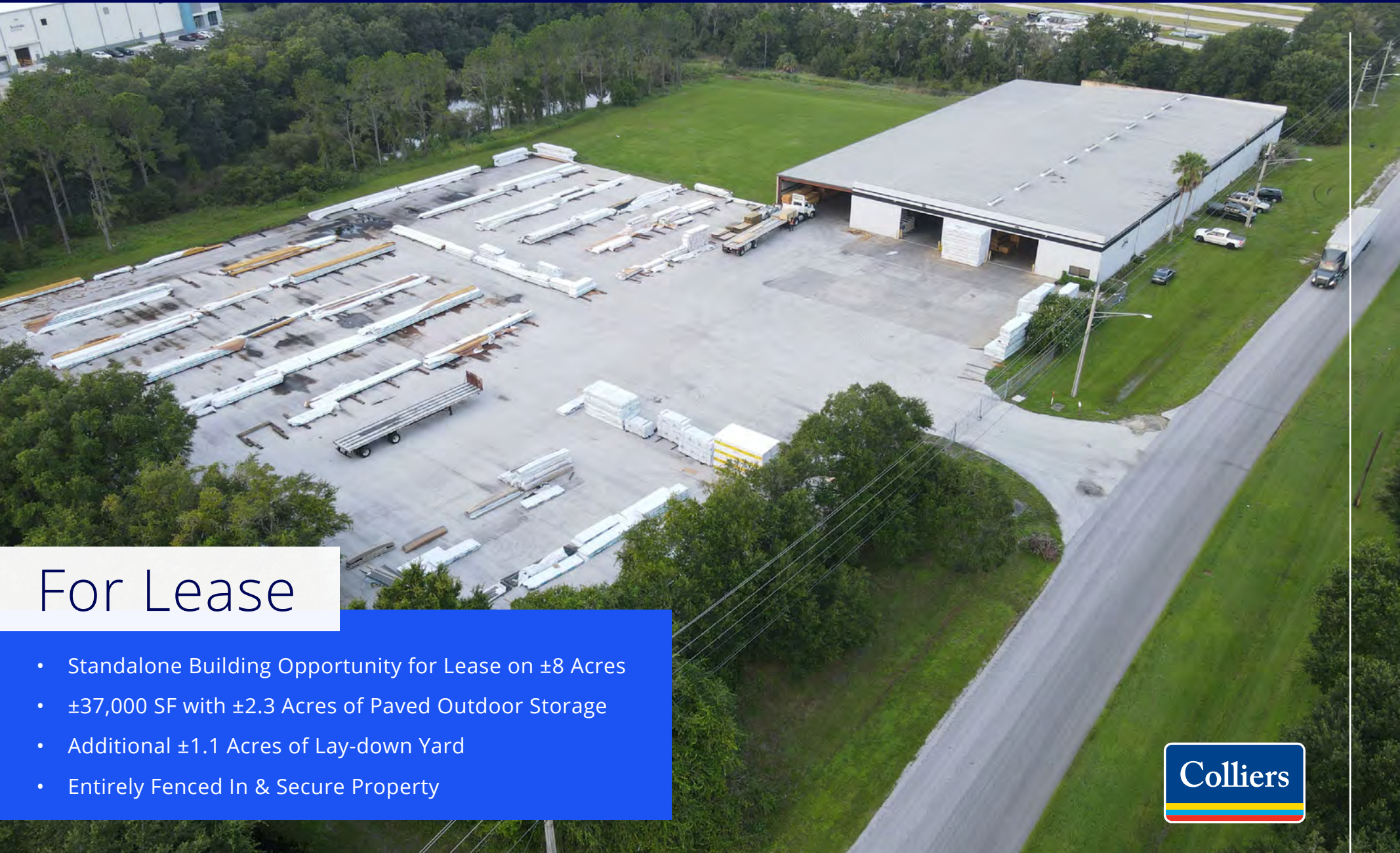


5050 GATEWAY BLVD

Lakeland, FL 33811



For Lease

- Standalone Building Opportunity for Lease on ± 8 Acres
- $\pm 37,000$ SF with ± 2.3 Acres of Paved Outdoor Storage
- Additional ± 1.1 Acres of Lay-down Yard
- Entirely Fenced In & Secure Property

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Property Specifications

**Building/
Available Size:** ±37,500 SF Total

Lot Size: 8 Acres (±3.4 usable acres of IOS)

Availability: October 2024

Office: ±1,000 SF in Structure 1

Loading: Structure 1: 2 oversized drive-in doors (20'W x 14'H)
Structure 2: 38'6"W x 15'H wide opening

Year Built: 1995/2000

Construction: Structure 1: Concrete Block
Structure 2: Steel

Column Spacing: Structure 1: Columns down the middle, 47'6" from wall to column
Structure 2: Clear span

Clear Height: Structure 1: 17'9"
Structure 2: 15'

Fire Suppression: Wet Sprinkler System

Flood Zone: A

Zoning: PUD-1







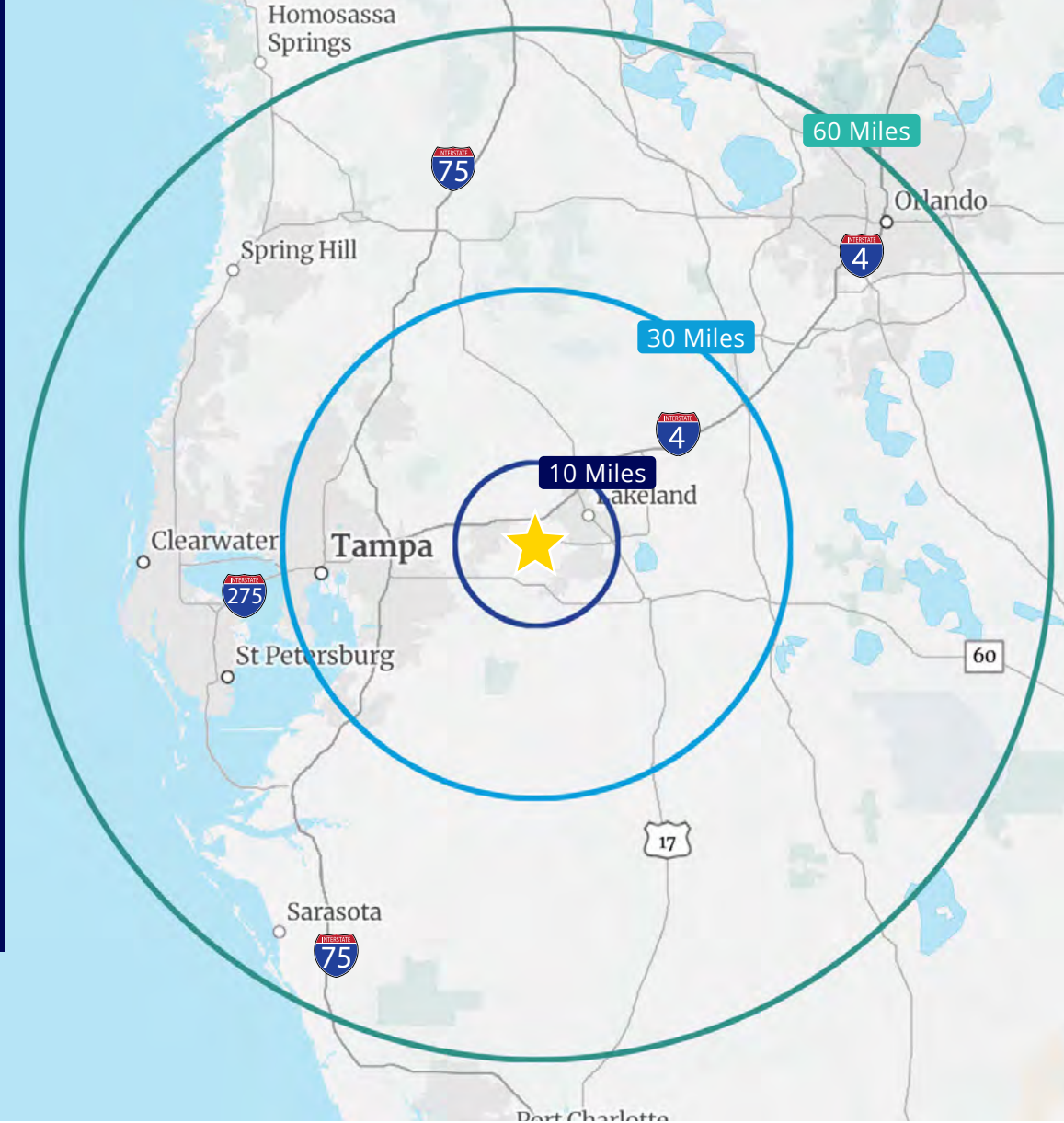
Parcel Outline



Centrally Located off I-4

Key Distances

	S County Line Rd	0.4 Miles
	Interstate 4	2.5 Miles
	Polk Parkway	2.9 Miles
	Interstate 75	19.5 Miles
	Lakeland Linder Int'l Airport	3.7 Miles
	Tampa Int'l Airport	34.3 Miles
	Orlando Int'l Airport	59.0 Miles
	Tampa	29.2 Miles
	Orlando	60.3 Miles
	Ocala	113.0 Miles
	CSX Intermodal Winter Haven	28.0 Miles
	CSX Intermodal Tampa	26.8 Miles



Major MSAs 2024 Population


3,290,730
 Tampa


891,411
 Sarasota-Bradenton


787,404
 Lakeland


2,764,182
 Orlando

Industrial & Logistics Location





Contact:

Robyn Hurrell, SIOR

Executive Vice President

+1 813 226 7540

robyn.hurrell@colliers.com

±37,500 SF Available for Lease | 3.4 AC of Total Outdoor Storage | Paved & Unpaved



4830 W. Kennedy Blvd.
Suite 300
Tampa, FL 33609
+1 813 221 2290

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