

# P4RK

## AT LAKE LAND

Unlock the Power of Industrial  
Excellence in Lakeland, Florida

1,143,508 SF Delivering in Phases

Phase 1 Delivering Q1 2026

Building 100: 3430 University Blvd

Building 200: 3450 University Blvd

Lakeland, FL 33805





# Premier Location

Introducing Park 4 at Lakeland a prime industrial park with unbeatable exposure to Florida's bustling I-4 highway. With a traffic volume of 98,000 AADT, businesses seeking visibility won't find a better location.

- Convenient access via University Boulevard and two I-4 interchanges: SR 33 & Auburndale.
- Future access improvements via the FDOT's \$197M SR 33/I-4 interchange project.
- Close proximity to the prestigious Florida Polytechnic University.
- Business friendly environment within the Central Florida Innovation District.

Discover excellence at Park 4, where connectivity, accessibility, and potential meet.





# Building Specifications

	Building 100	Building 200
<b>BUILDING SIZE</b>	198,754 SF	198,754 SF
<b>BUILDING TYPE</b>	Rear load	Rear load
<b>BUILDING DIMENSIONS</b>	200' deep x 988' long	200' deep x 988' long
<b>CLEAR HEIGHT</b>	32'	32'
<b>TRUCK COURT</b>	122' deep	122' deep
<b>OVERFLOW TRAILER PARKING</b>	78 lined trailer spots	80 lined trailer spots
<b>CAR PARKING SPACES</b>	181 car spaces	181 car spaces
<b>CONCRETE SLAB-ON-GRADE</b>	6" thick; 4,000 psi	6" thick; 4,000 psi
<b>COLUMN SPACING</b>	Interior bays: 52' x 50', 52' x 45'; Speed bay: 52' x 60'	Interior bays: 52' x 50', 52' x 45'; Speed bay: 52' x 60'
<b>DOCK CANOPY</b>	Pre-engineered metal dock canopy	Pre-engineered metal dock canopy
<b>DOCK DOORS</b>	Sixty two (62) 9' x 10' overhead doors	Sixty two (62) 9' x 10' overhead doors
<b>DRIVE-IN DOORS</b>	4, 12' x 14'	4, 12' x 14'
<b>FIRE PROTECTION</b>	ESFR	ESFR
<b>ELECTRIC SERVICE</b>	3 Phase, 480 V, 2000 amps	3 Phase, 480 V, 2000 amps
<b>OFFICE</b>	BTS	BTS

# Positioned for Excellence



# Corporate Neighbors

1. Lakeland Supply
2. HCA Lakeland Supply Chain
3. Walmart Sortation Center - FL9
4. Havertys Distribution Center
5. XGS - Lakeland
6. Amazon Warehouse - Polk City
7. Quaker Distribution Warehouse
8. DFL7 - Amazon Delivery Station (Lakeland)
9. Saddle Creek Logistics Services
10. Amazon Supplemental Fulfillment Site PFL2
11. First Choice Mini Storage
12. R+L Carriers
13. Ruthven I-4 Industrial Park
14. Best Buy Distribution Center
15. Amazon TPA3 Warehouse
16. Hyundai
17. Amazon
18. Mobile Modular Auburndale
19. Suntrax Test Facility Toll Operations
20. Leslie (Semi) Trailer Sales & Rentals
21. Mersino Dewatering
22. Florida Utility Trailers Inc.
23. Florida Polytechnic University



## +23M SF OF INDUSTRIAL SPACE LOCATED IN LAKELAND, FL

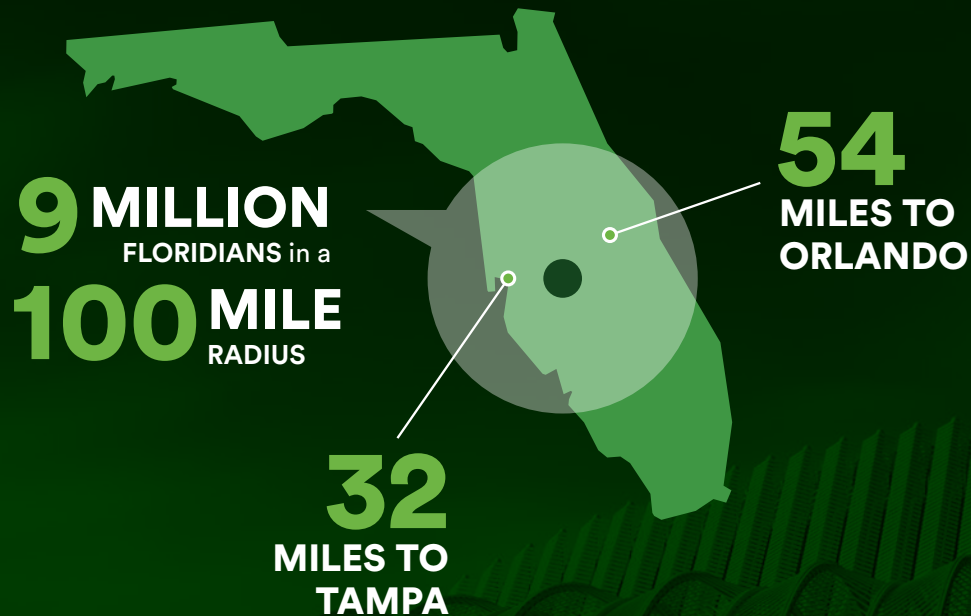
### TOP 5 MAJOR DISTRIBUTION EMPLOYERS

Publix - Groceries  
 Saddle Creek Logistics Services - Warehousing  
 Amazon eCommerce - Retail  
 Rooms To Go - Furniture  
 Advanced Auto Parts - Auto Parts

### TOP 5 MANUFACTURERS

Publix Bakery Plant - Bakery Products  
 Midstate Machine & Fab - Fabrication & General Machining  
 Publix Deli Plant - Deli Products  
 Mission Foods - Tortilla Products  
 Tampa Maid Foods - Seafood Processing & Packaging

# Why Lakeland?



**#4** FLORIDA RANKS #4 – STATE BUSINESS TAX CLIMATE INDEX  
- Tax Foundation, 2023

**2** INTERNATIONAL AIRPORTS  
within a **ONE-HOUR DRIVE**

 **LOCATED CENTRALLY ALONG  
FLORIDA'S HIGH TECH CORRIDOR**

POPULATION: **120,279**

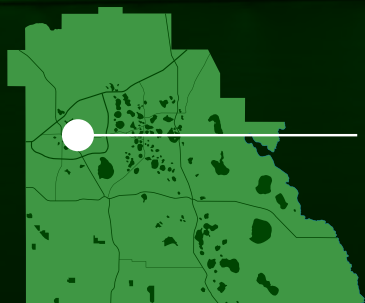
**#3** TOP 10 BIGGEST BOOMTOWNS  
- Lending Tree, LLC

**#1** POLK COUNTY #1 IN THE US FOR 2023 POSITIVE  
NET DOMESTIC MIGRATION – 26K TOTAL  
POSITIVE MIGRATION IN 2023, EQUALING 71  
PEOPLE MOVING TO POLK COUNTY EVERY DAY  
- census.gov

## POLK COUNTY BOASTS:

**550** LAKES **1.5M** TOURISTS  
ANNUALLY

**90** MINUTES FROM BEACHES ON BOTH COASTS



**LAKELAND**  
IS LOCATED IN POLK COUNTY

**9th LARGEST**  
COUNTY IN FLORIDA

# Lakeland by the Numbers



Total Number of Households:

**46,562**



Median Net Worth:

**\$92,042**



Median Household Income:

**\$53,151**



Lakeland Labor Force:

**51,765**



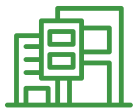
Employed:

**50,000**



Average Home Sales Price:

**\$341,043**



Multi-Family Permits:

**458**



Warehouse/Industrial SF Permitted:

**113,419**



Commercial/Office SF Permitted:

**12,263**

- 2023 City of Lakeland Demographic Guide

## FLORIDA'S I-4 SNAPSHOT



Proximity to large national  
businesses located in the area



Main corridor for tourists  
and theme parks in Orlando



Access to affordable labor  
+ no income tax for workers

## FAST FACTS

**1.5%**

One-Year  
Job Growth

**42.5%**

Projected 10-Year  
Job Growth

**7.0%**

Sales  
Taxes

**0.0%**

Income  
Taxes

**\$38,196**

Per Capita  
Personal Income





# P4RK AT LAKELAND

## Now Leasing

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