



BTS FOR LEASE

3125-3175 E. MAIN ST., LAKELAND, FL 33801











SHOVEL & PERMIT READY
1.1M SF OF INDUSTRIAL

SITE PLAN CAN BE
MODIFIED FOR CUSTOMER USE



JONES LANG LASALLE BROKERAGE, INC.,
A LICENSED REAL ESTATE BROKER



CONCEPT PLAN 1

	1	2	3	4	5
 Building Size	167,843 SF	259,770 SF	268,530 SF	174,343 SF	216,343 SF
 Building Dimensions	700' (W) x 235' (D)	900' (W) x 290' (D)	900' (W) x 300' (D)	600' (W) x 290' (D)	720' (W) x 300' (D)
 Clear Height	36'	36'	36'	36'	36'
 Loading Configuration	Rear-Load	Rear-Load	Rear-Load	Rear-Load	Rear-Load
 Dock-High Doors	44	68	66	38	45
 Truck Court Depth	185'	185'	185'	185'	185'
 Lighting	LED	LED	LED	LED	LED
 Sprinkler System	ESFR	ESFR	ESFR	ESFR	ESFR
 Car Parking	143	248	251	151	161
 Trailer Parking	33	55	53	27	43



**APPROVED
PERMITTED PLAN**

CONCEPT PLAN 2

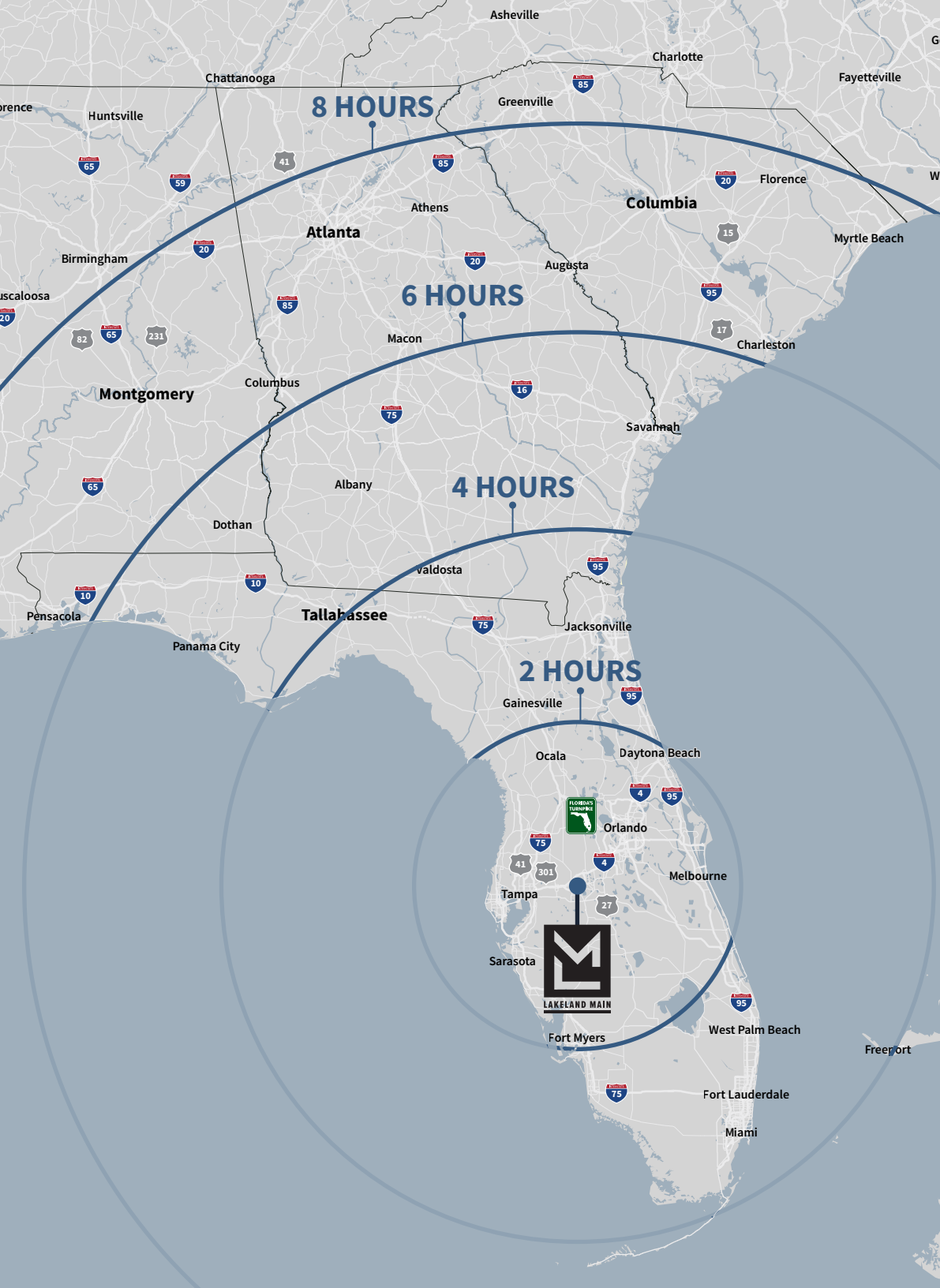
	1	2	3	4
 Building Size	167,843 SF	475,812 SF	174,343 SF	216,343 SF
 Building Dimensions	700' (W) x 235' (D)	950' (W) x 500' (D)	600' (W) x 290' (D)	720' (W) x 300' (D)
 Clear Height	36'	40'	36'	36'
 Loading Configuration	Rear-Load	Cross-Dock	Rear-Load	Rear-Load
 Dock-High Doors	44	136	38	46
 Truck Court Depth	185'	190'	185'	185'
 Lighting	LED	LED	LED	LED
 Sprinkler System	ESFR	ESFR	ESFR	ESFR
 Car Parking	143	315	151	161
 Trailer Parking	33	144	27	43



CONCEPT PLAN 3

	1	2
 Building Size	167,843 SF	973,873 SF
 Building Dimensions	700' (W) x 235' (D)	1,390' (W) x 700' (D)
 Clear Height	36'	40'
 Loading Configuration	Rear-Load	Cross-Dock
 Dock-High Doors	44	200
 Truck Court Depth	185'	267' & 195'
 Lighting	LED	LED
 Sprinkler System	ESFR	ESFR
 Car Parking	143	536
 Trailer Parking	33	309





90%

OF FLORIDA CAN BE
REACHED IN 4 HOURS

POLK COUNTY

IS THE FASTEST-GROWING
COUNTY IN FLORIDA AS
OF THE 2020 CENSUS

BETWEEN 2010 & 2020
THE POPULATION IN POLK
COUNTY GREW BY

20.4%

(7TH FASTEST GROWING
COUNTY IN THE NATION)

POLK COUNTY'S
POPULATION IS EXPECTED
TO GROW BY MORE THAN

20%

BY 2030

DRIVE TIMES

TAMPA

38 MINUTES

JACKSONVILLE

2 HOURS & 40 MINUTES

ORLANDO

50 MINUTES

MIAMI

3 HOURS & 3 MINUTES

FT. MYERS

2 HOURS

ATLANTA

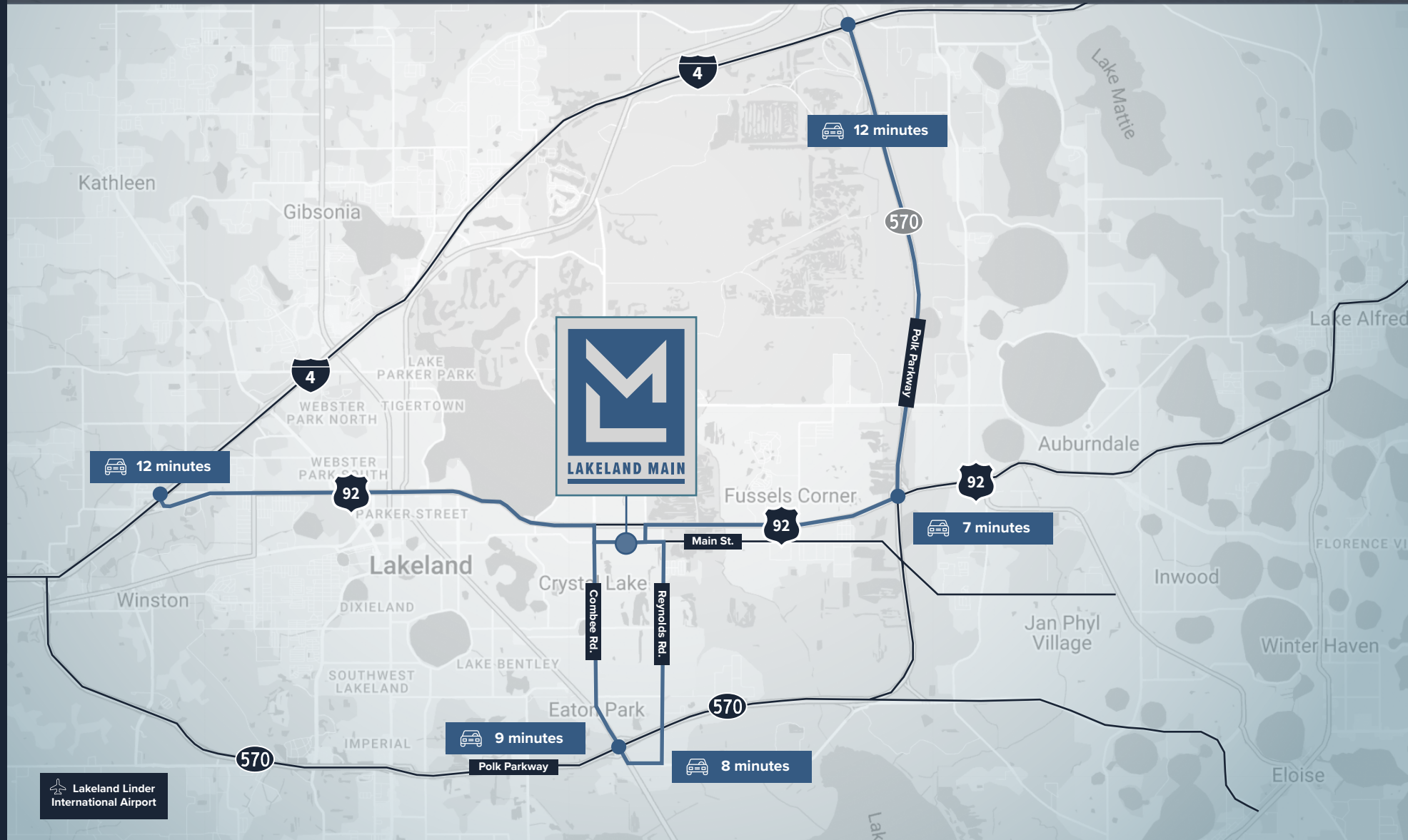
6 HOURS & 20 MINUTES

A DRIVING WORK FORCE

	5 MILES	10 MILES
2023 Total Population	101,781	355,570
2023 Median Household Income	\$50,085	\$59,308
2023 Total Employees	54,893	127,369

	2023			
	8 HRS	6 HRS	4 HRS	2 HRS
Total Population	36,590,545	23,861,032	19,835,926	9,757,711
Total Households	14,369,814	9,464,215	7,924,776	3,938,954
Med. Household Income	\$65,398	\$63,810	\$64,730	\$64,480
Avg. Household Income	\$97,144	\$95,376	\$96,436	\$94,521
Total Business	1,517,879	1,088,838	920,667	391,845
Employed Population	17,278,919	11,255,718	9,448,728	4,607,346

SUPERIOR CONNECTIVITY



CORPORATE NEIGHBORS

- | | | | |
|--------------------------------|------------------------------|--------------|-----------------------------|
| 1. Tesla | 9. Amazon | 17. McLane | 25. CVS Pharmacy |
| 2. Saddle Creek | 10. Advance Auto Parts | 18. Publix | 26. UPS |
| 3. Gordon Food Service Store | 11. Publix | 19. Publix | 27. Ford |
| 4. Home Depot Distribution | 12. O'Reilly | 20. Havertys | 28. Amazon |
| 5. International Paper Company | 13. IKEA | 21. Quaker | 29. FedEx |
| 6. Sysco Food | 14. Rooms To Go | 22. Walmart | 30. Walmart |
| 7. Plastipak | 15. HD Supply | 23. Best Buy | 31. Southern Wine & Spirits |
| 8. Hyundai Mobis | 16. Vertic (formerly Expedx) | 24. Pepisco | 32. Amazon |



JOHN C. DUNPHY, CCIM, SIOR

Executive Managing Director

+1 813 387 1312

JohnC.Dunphy@jll.com

PETER CECORA, SIOR

Executive Managing Director

+1 813 387 1297

Peter.Cecora@jll.com

MATT SULLIVAN, CCIM, SIOR

Executive Managing Director

+1 407 930 1802

Matt.Sullivan@jll.com

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