



Heritage Business Center

For Lease

2325-2345 Commerce Point Drive, Lakeland, FL 33801

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Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker



Heritage Business Center Overview



Park Highlights:

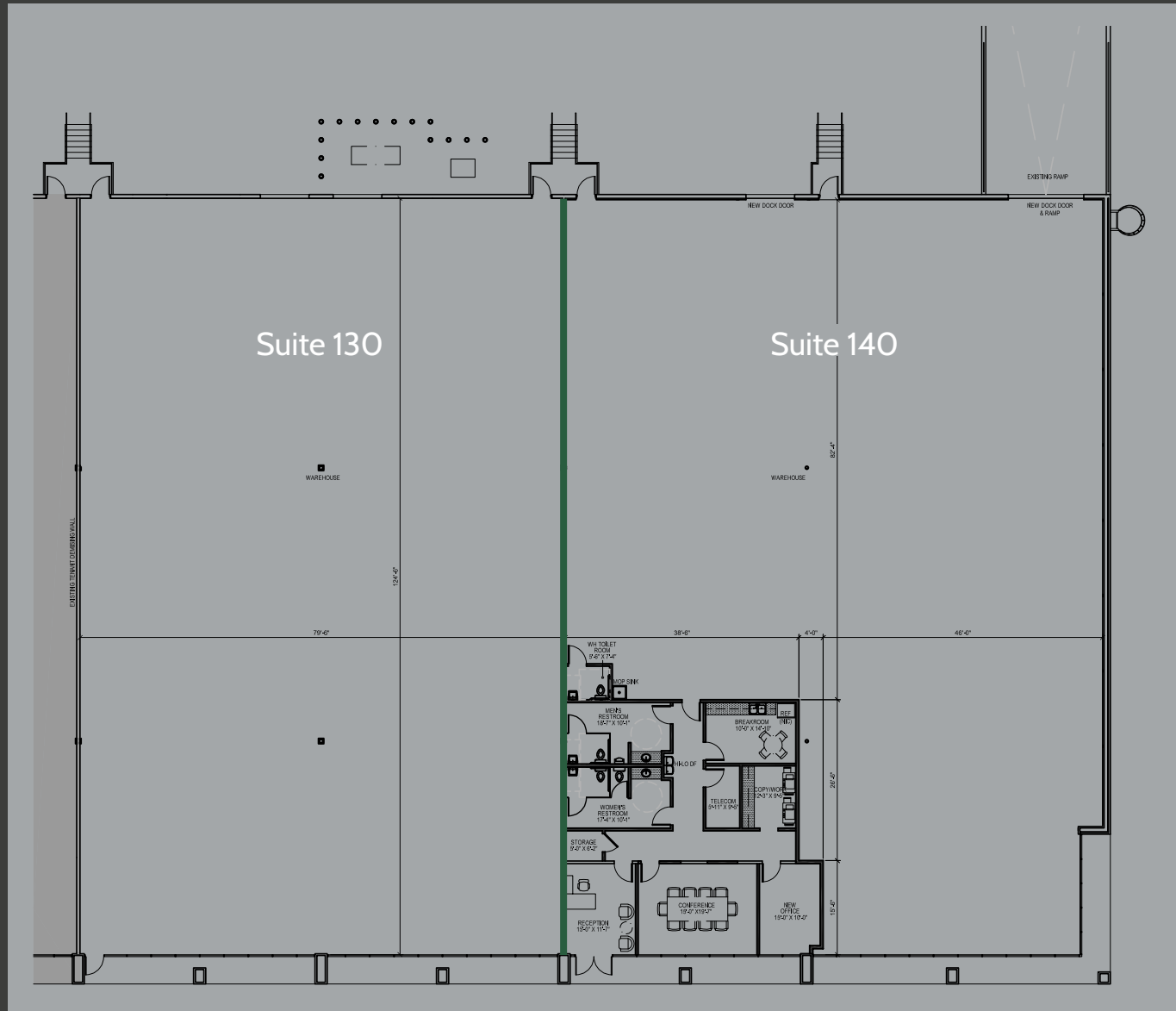
- Mix of grade-level and dock-high loading
- Building depths ranging from approximately 100' to 130'
- Truck courts of 100' to 115' for dock-high buildings
- Double-row auto parking for grade-level buildings
- Parking: 1.60/1,000
- Approximately 3 acres of potential outdoor storage space
- Direct access to US-98 South and SR-570



2345 Commerce Point Dr.

Suite 130 - 140
21,241 SF

Spec Office Overlay



Space Highlights

- Total Size: 21,241 SF
- Office SF: 1,678 SF
- Warehouse SF: 19,563 SF
- Clear Height: 24'
- Loading: 3 dock-high, 1 ramp
- Available: July/August 2025
- Full HVAC in warehouse
- Power: 3-Phase
- Landlord has proactively permitted and approved spec office in Suite 140

Option 1

Suite 130 - 140
Full 21,241 SF

Option 2

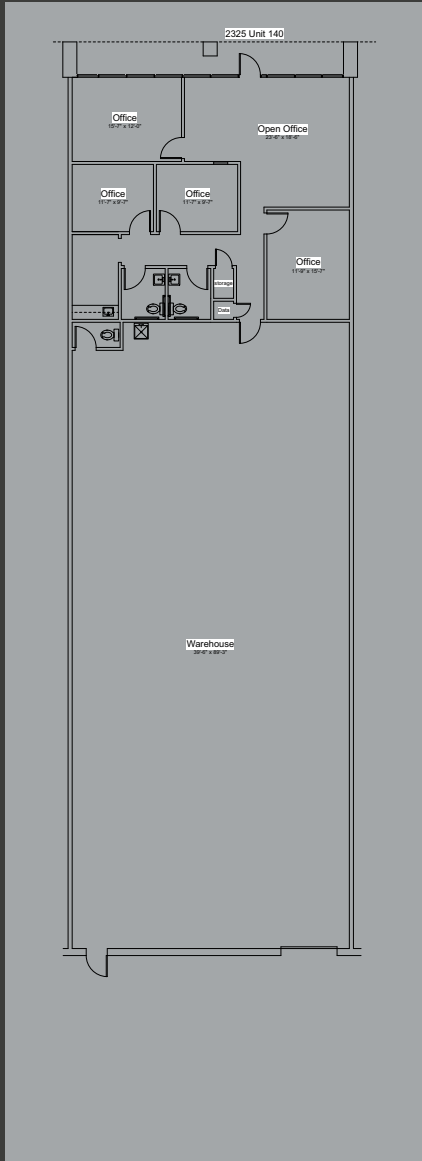
Suite 130
10,040 SF

Option 3

Suite 140
11,201 SF

2325 Commerce Point Dr.

Suite 140
5,200 SF

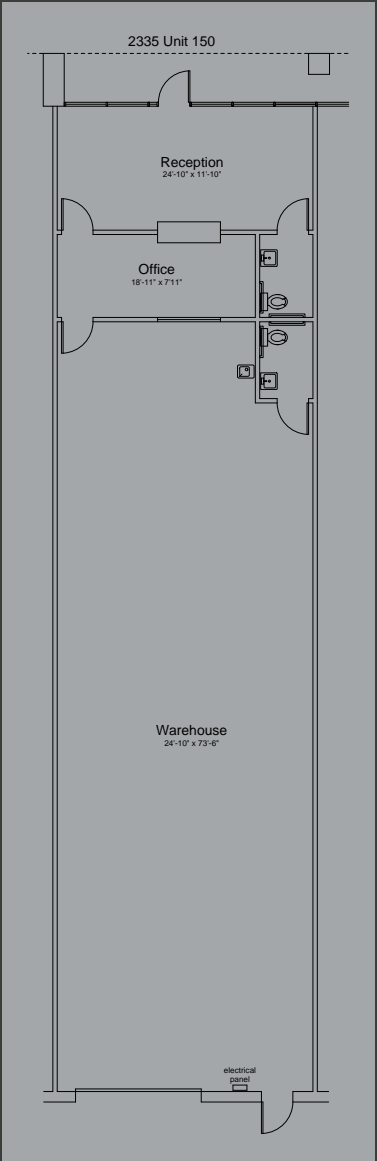


Space Highlights

- Total size: 5,200 SF
- Office size: 1,664 SF
- Clear Height: 18'
- Loading: 1 dock-high door
- Power: 3-Phase
- Available: Immediately

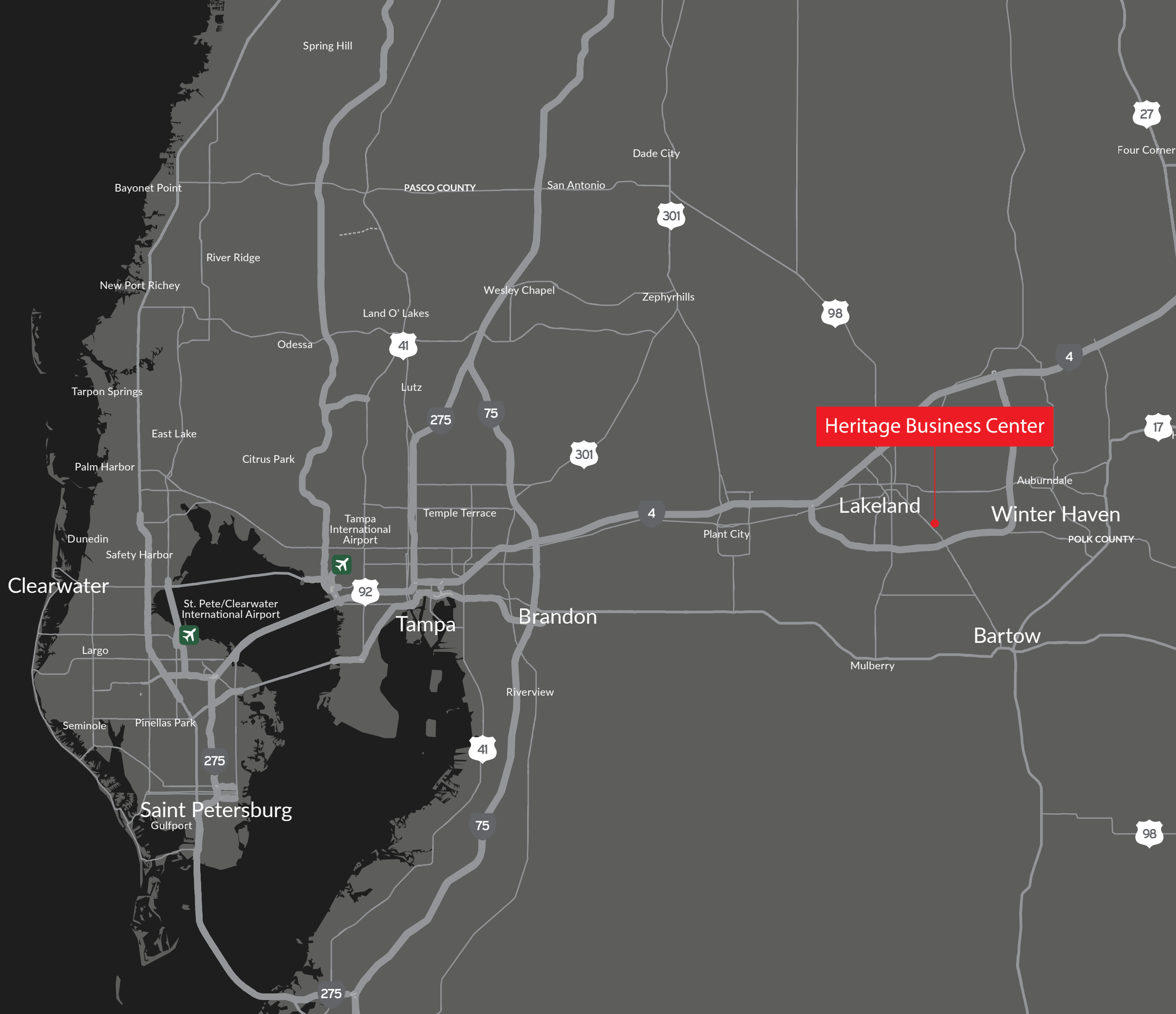
2335 Commerce Point Dr.

Suite 150
2,500 SF



Space Highlights

- Total size: 2,500 SF
- Office size: +/- 400 SF
- Clear Height: 18'
- Loading: 1 grade-level door
- Power: 3-Phase
- Available: Immediately



Key Distances

Downtown Lakeland
3.6 miles

County Line Road
12 miles

Downtown Tampa
38 miles

Downtown Orlando
55 miles

Population

15 min drive
157,763

30 min drive
542,985

60 min drive
2,854,276

Amenities





Contact

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