

For lease

Interstate 4 Logistix Hub
8401 SR-33, Lakeland, FL 33809

±60,000 - 123,917 SF of industrial warehouse space

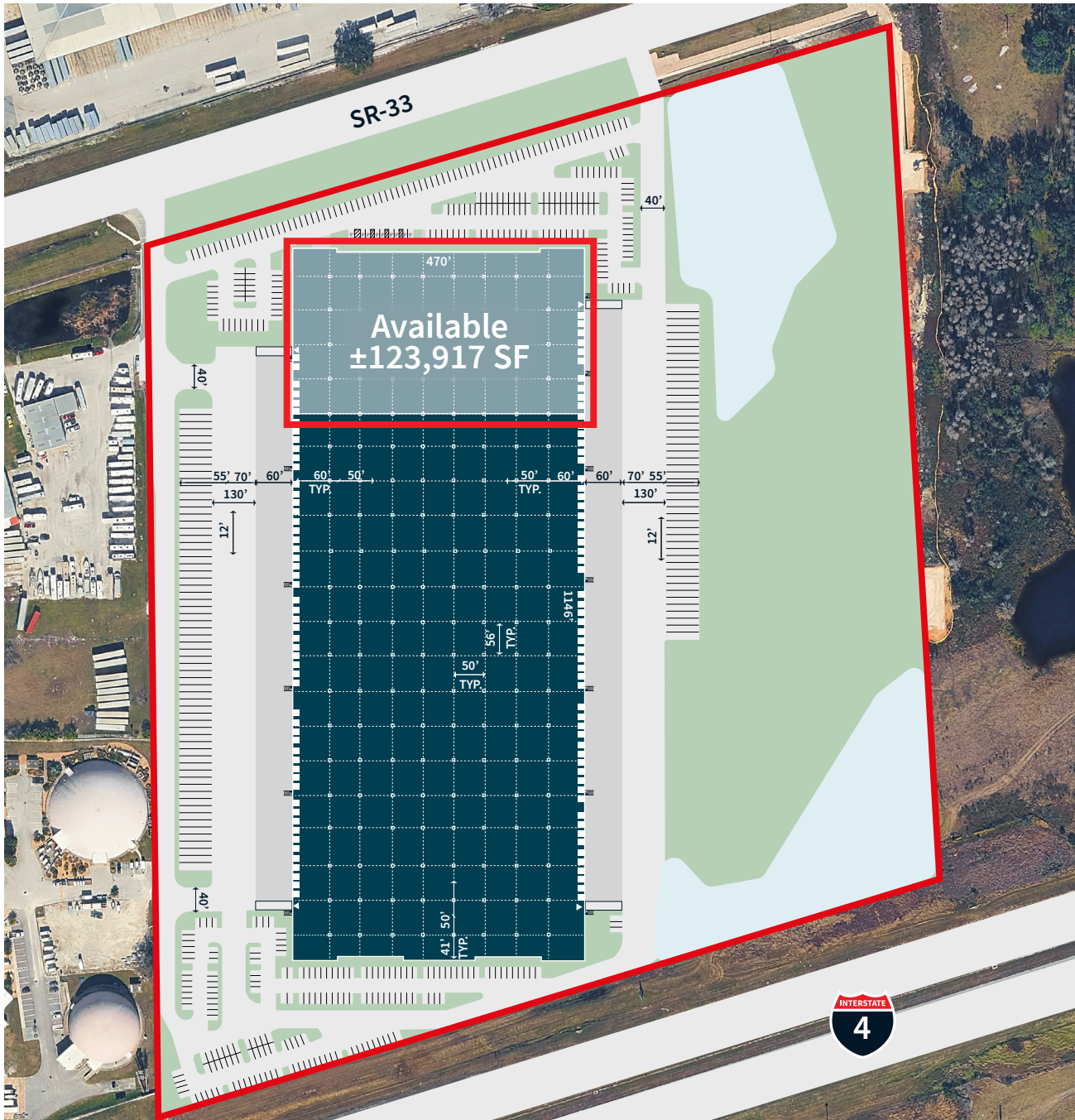
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Availability highlights

Building size:	±537,354 SF
Available size:	±123,917 SF (divisible to ±60,000 SF by spining building)
Available:	60 days
Office:	2,729 SF
Year built:	2020
Dock-high doors:	17 (9’ x 10’)
Drive-in doors:	2 (12’ x 14’)
Clear height:	36’
Column spacing:	50’ x 56’
Speed bays:	60’ x 56’
Building dimensions:	± 470’ x 1,146’
Floor thickness:	7” Slab (4,000 psi)
Power:	1,100amps (exp to 2,400amps), 480v, 3-phase
Fire protection:	ESFR sprinkler system
Air-condition:	100% A/C warehouse
Fans:	4 HVLS fans
Car parking:	62 exclusive parking spots, 101 shared parking spots
Off dock trailer parking:	22
Truck court depth:	185’
Construction:	Concrete tilt-up
Roof type:	TPO membrane over R-10 rigid insulation
Detention:	On-site

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Site plan



Photos







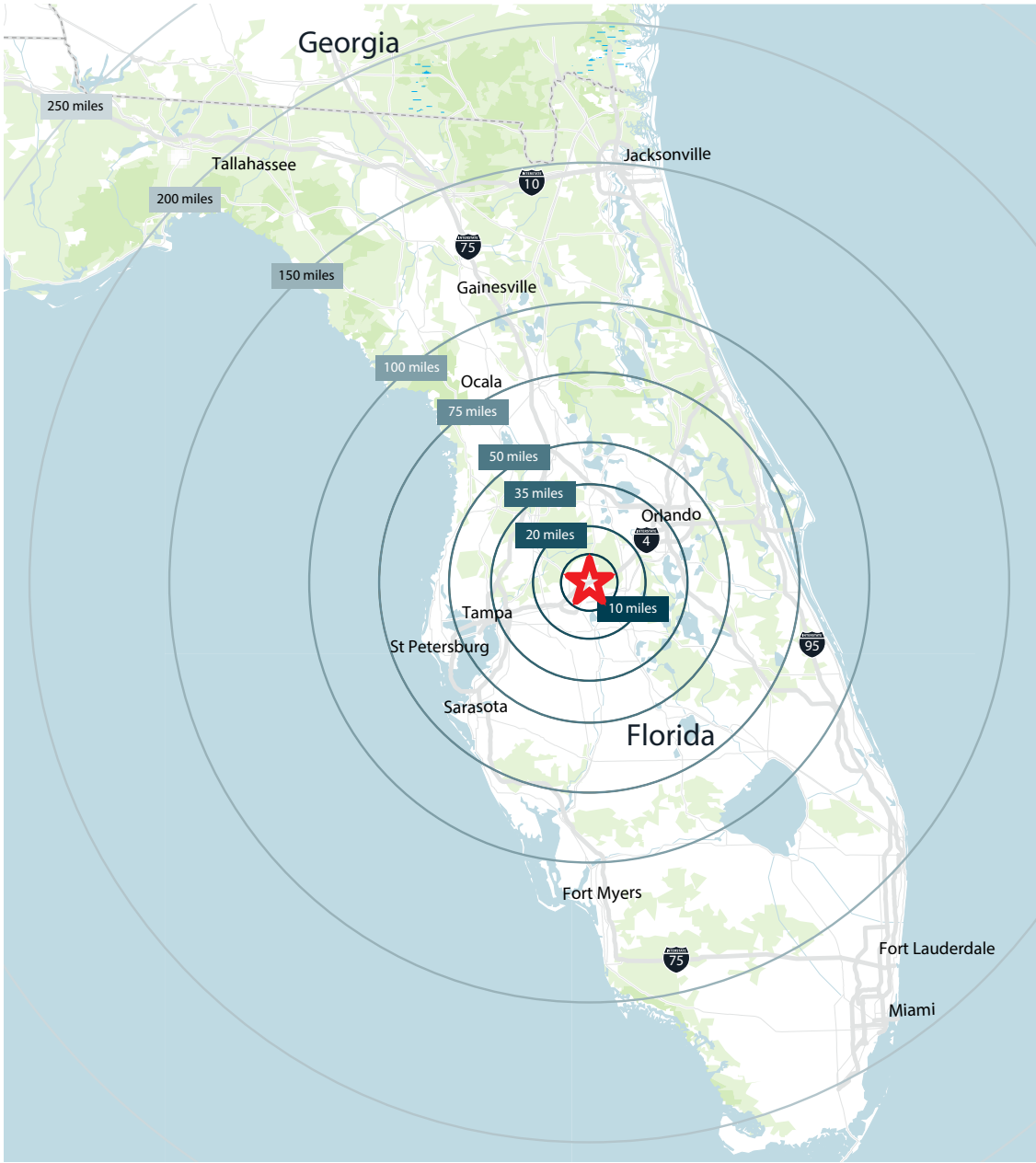


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Demographics

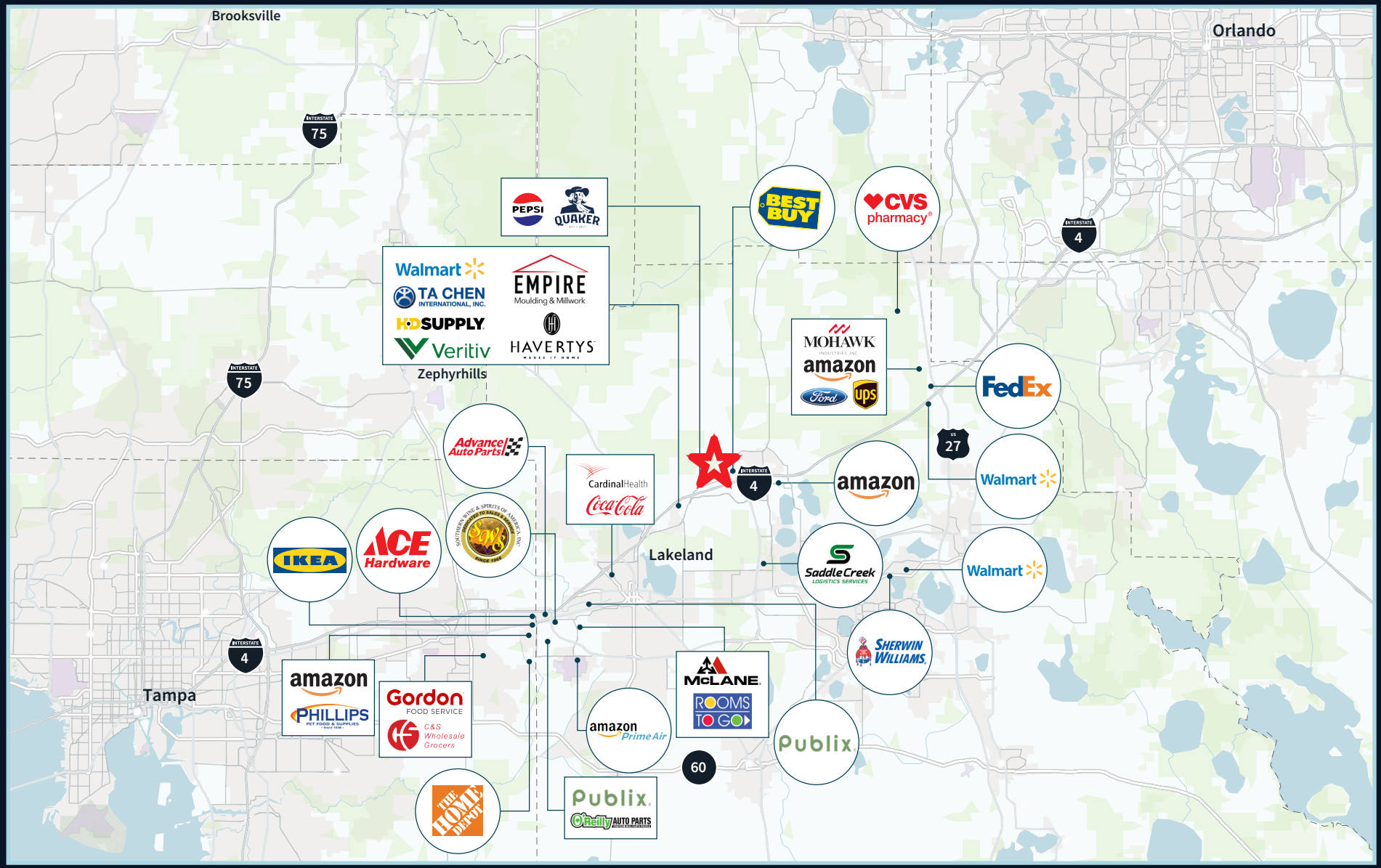
	20 Miles	50 Miles	100 Miles	200 Miles
2025 Total Population	864,308	5,851,195	11,128,660	21,686,193
2030 Total Population	961,879	6,343,071	11,911,656	22,919,835
2025-2030 Annual Growth Rate	2.16%	1.63%	1.37%	1.11%
2025 Employed Population 16+	397,093	2,943,787	5,310,399	10,648,012
2025 Total Households	331,155	2,243,383	4,564,274	8,783,632
2030 Total Households	371,220	2,446,726	4,920,586	9,378,690
2025-2030 Annual Growth Rate	2.31%	1.75%	1.51%	1.32%
2025 Median Household Income	$73,045	$83,947	$81,229	$83,111
2030 Median Household Income	$84,528	$100,082	$96,301	$99,450
2025 Average Household Income	$95,481	$115,298	$113,411	$118,867
2025 Median Age	40.7	40.2	44.5	43.9
2025 Total Businesses	22,458	204,643	408,892	925,570

Key distances:	
Orlando	38 miles
Tampa	39 miles
Naples	143 miles
Jacksonville	149 miles
Palm Beach	150 miles
Miami	196 miles
Tallahassee	214 miles



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Neighbors



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