MIDWAY
LOGISTICS CENTER

8910 State Road 33 N. Polk City, FL 34736



983,254 SF
THE MIDWAY ADVANTAGE

Class A industrial development in
Central Florida's most dynamic market

Delivering Q2 2027

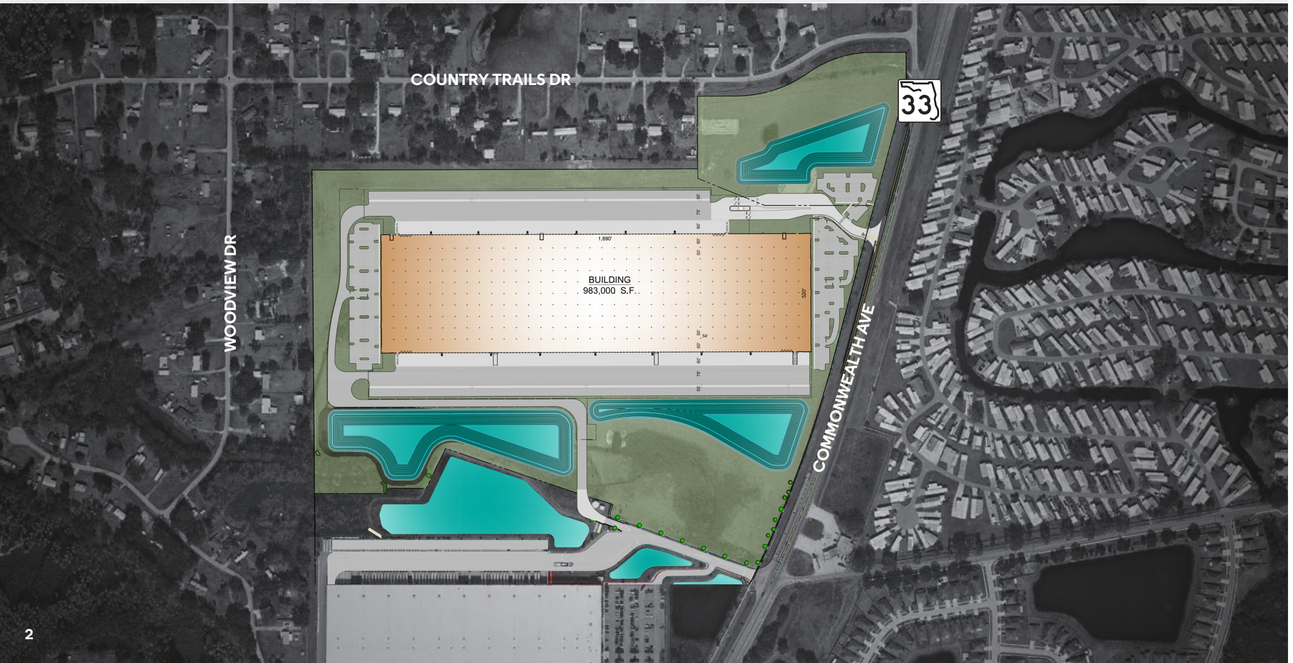
SCANNELL PROPERTIES

JLL

BUILT TO PERFORM

Comprehensive design and specifications engineered for modern logistics demands

Midway Logistics Center is Florida's only ±1 million square foot Class A spec building available for lease. Located at 8910 State Road 33 North in Polk City, the facility sits within Florida's premier industrial corridor, providing strategic access to major markets throughout the state. This modern warehouse space offers the scale, specifications, and location that today's leading distribution and logistics operations require.



BUILDING SPECIFICATIONS

Available Space	983,254 SF
Lot Size	87.32 acres
Delivery Date	Q2 2027
Loading Design	Cross-dock
Building Dimensions	520' x 1890'
Construction	Tilt-wall
Ceiling Height	40'
Column Spacing	54'x50' (60' speed bay)
Loading Doors	221 (9'x10')
Drive-In Doors	4 (12'x14') w/ concrete ramps
Truck Court	190'
Trailer Parking Spaces	279
Employee Parking	471
Sprinkler System	ESFR
Electrical System	Two (2) 2500 mp, 277480v 3 phase
Lightning System	LED
Roofing System	TPO (R9 rating)
Floor	8" unreinforced, 8" reinforced at speed bay
Zoning	Industrial
Gas & Electric	Polk City
Data	Verizon

SITE ACCESS & CONNECTIVITY

Surrounded by industy leaders and connected to major transportation routes



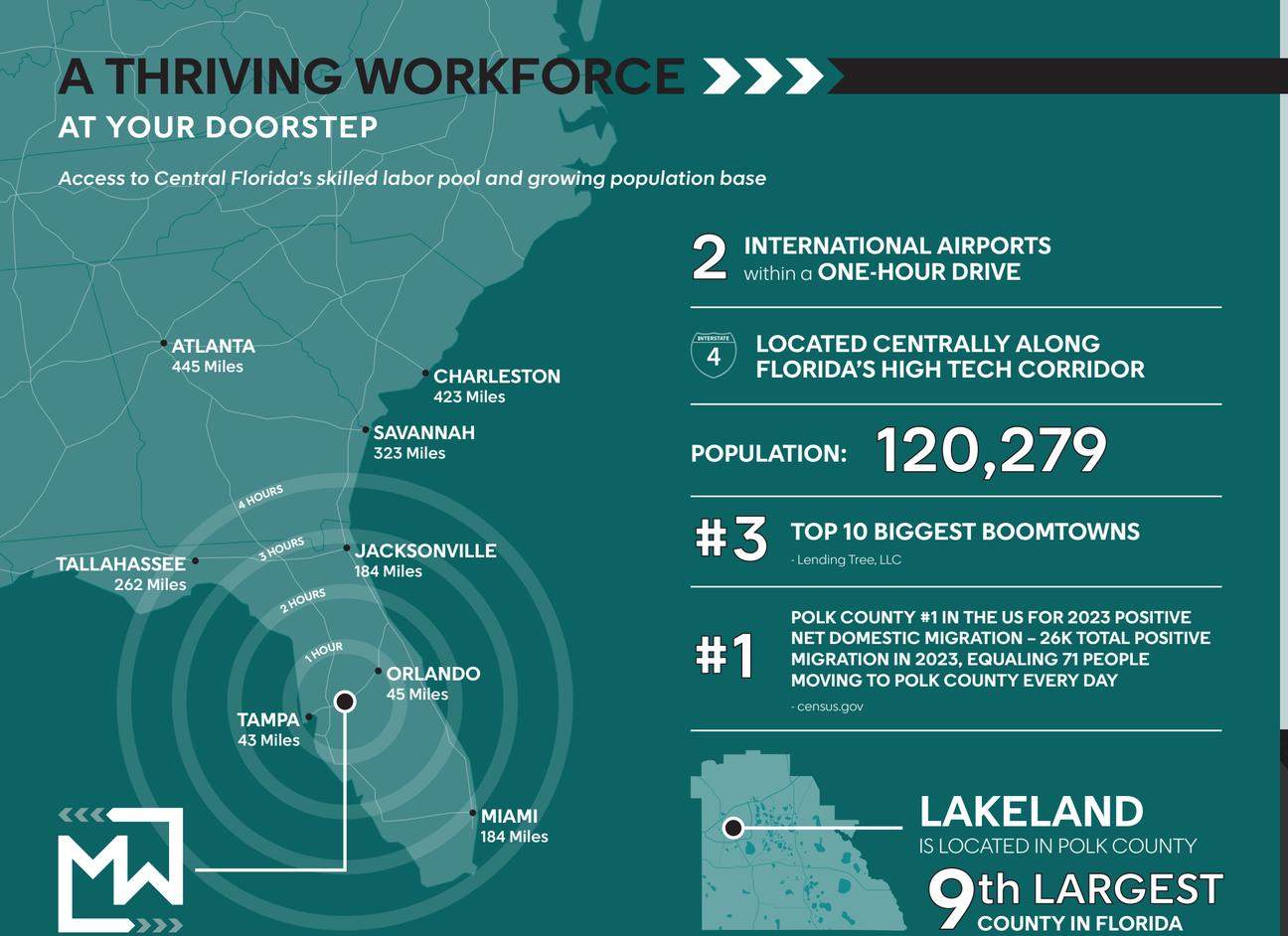
CORPORATE NEIGHBORS

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

A THRIVING WORKFORCE

AT YOUR DOORSTEP

Access to Central Florida's skilled labor pool and growing population base



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

INTERSTATE 4

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

LAKELAND
IS LOCATED IN POLK COUNTY

9th LARGEST
COUNTY IN FLORIDA

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

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