DAVENPORT 27
BUSINESS PARK



PHASE 1
Building 1 - 82,500 SF
Building 2 - 72,000 SF

PHASE 2
Proposed Buildings 3 & 4 - 208,000 SF

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

Delivering Q4 2027

SCANNELL PROPERTIES

JLL

BUILT TO PERFORM

Flexible multi-tenant industrial space designed for diverse business operations

Davenport 27 Business Park introduces a premier Class A multi-building industrial development to Florida's most dynamic logistics corridor. Phase 1 features two purpose-built facilities totaling 154,500 SF—Building 1 at 82,500 SF and Building 2 at 72,000 SF—each designed to accommodate multiple tenants with flexible configurations. Strategically located at State Road 33 North in Polk City and zoned RAC (Regional Activity Center) by Polk County, the park sits within Florida's premier industrial corridor, providing businesses of all sizes with the modern specifications, strategic market access, and operational flexibility that today's growing companies require.



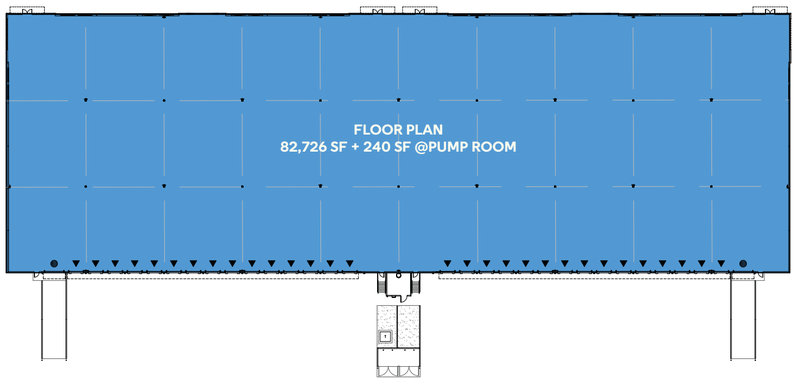
Building 3 – Proposed – 104,000 SF

Building 4 – Proposed – 104,000 SF

BUILDING SPECIFICATIONS

Building 1

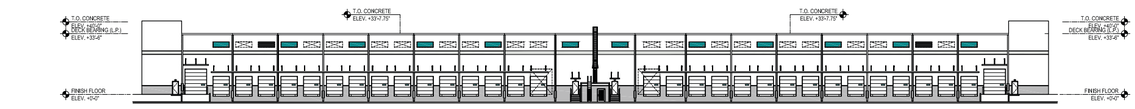
Building-1	82,500 SF
Lot	~4.9 acres
Construction	Tilt-wall
Delivery Date	Q4 2027
Spec Office	1,500 SF
Building Dimensions	165' x 500'
Clear Height	32'
Dock Doors	30
Ramps	2
Loading Design	Rear load
Power	2000 amps
Truck Court	180' shared
Employee Parking	76 auto parks
Parking Ratio	(0.93/1,000 SF)
Sprinklers System	ESFR
Lighting System	LED



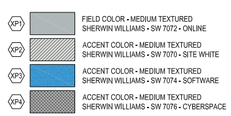
ELEVATION PLANS

Building 1





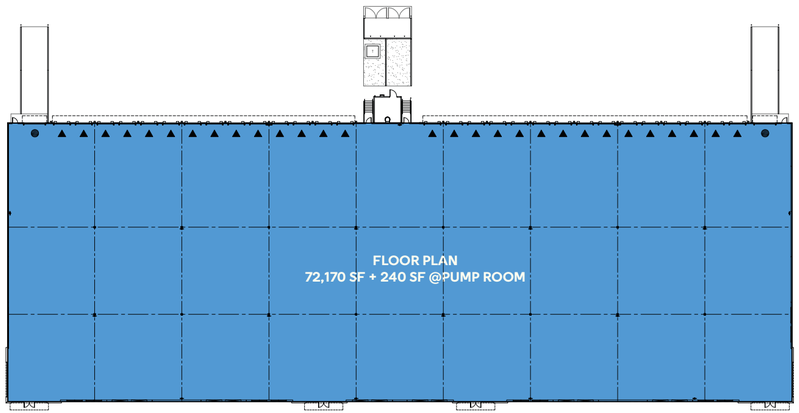




BUILDING SPECIFICATIONS

Building 2

Building-2	72,000 SF
Lot	~4.9 acres
Construction	Tilt-wall
Delivery Date	Q4 2027
Spec Office	1,500 SF
Building Dimensions	160' x 450'
Clear Height	32'
Dock Doors	29
Ramps	2
Loading Design	Rear load
Power	2000 amps
Truck Court	180' shared
Employee Parking	76 auto parks
Parking Ratio	(1.0/1,000 SF)
Zoned	RAC
Sprinklers System	ESFR
Lighting System	LED

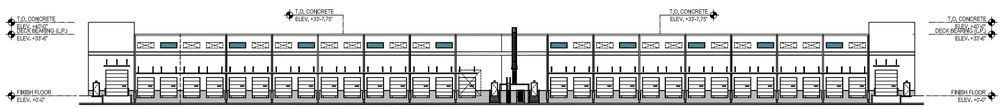


ELEVATION PLANS

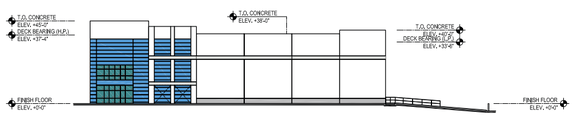
Building 2



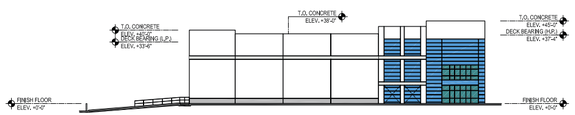
EAST ELEVATION



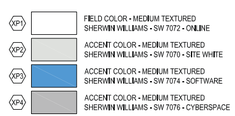
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



SITE ACCESS & CONNECTIVITY

Surronded by industry leader and connected to major transportation routes



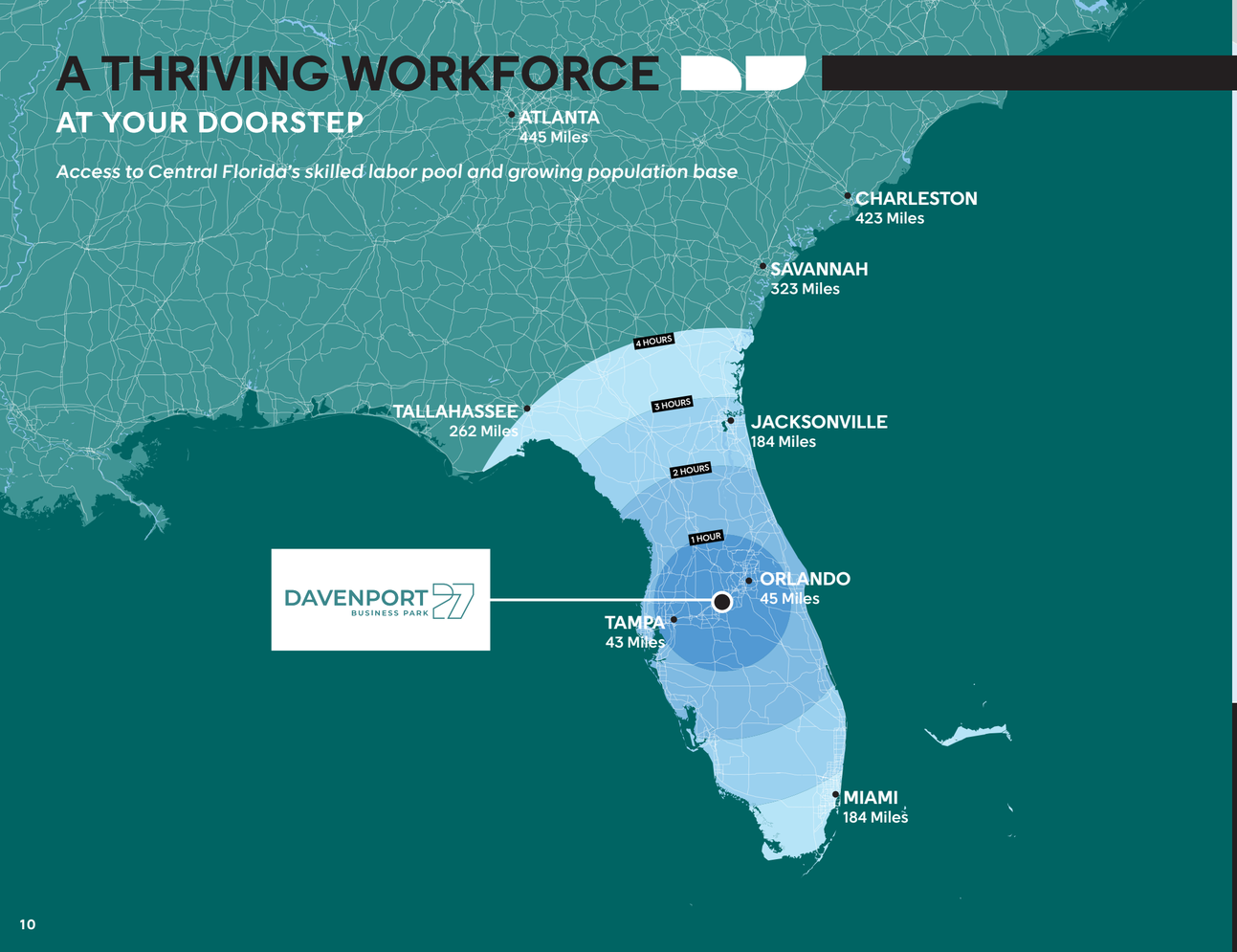
CORPORATE NEIGHBORS

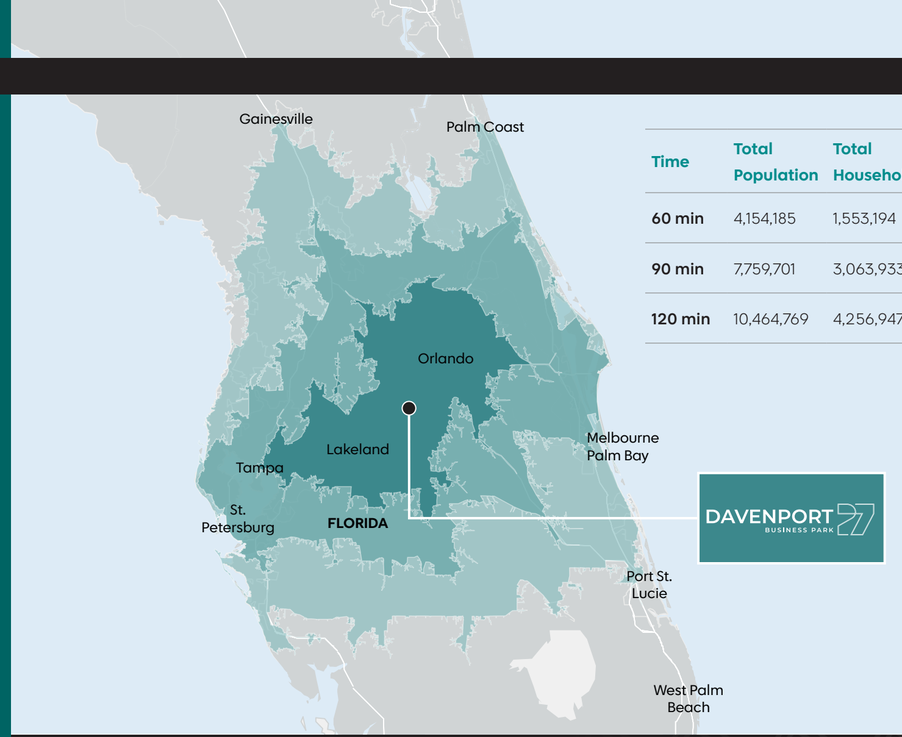
1. Lakeland Supply
2. HCA Lakeland Supply Chain
3. Walmart Sortation Center - FL9
4. Havertys Distribution Center
5. XGS - Lakeland
6. Amazon Warehouse - Polk City
7. Quaker Distribution Warehouse
8. DFL7 - Amazon Delivery Station (Lakeland)
9. Saddle Creek Logistics Services
10. Amazon Supplemental 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





Time	Total Population	Total Households	Average Household Income	Total Businesses	Total Employees
60 min	4,154,185	1,553,194	$106,206	159,554	1,711,949
90 min	7,759,701	3,063,933	$107,922	294,714	3,005,624
120 min	10,464,769	4,256,947	$106,155	399,300	3,907,371

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

DAVENPORT 27
BUSINESS PARK

CONTACT

Bobby Isola, SIOR
Executive Managing Director
bobby.isola@jll.com
+1 407 930 1804

Cameron Montgomery
Executive Vice President
cameron.montgomery@jll.com
+1 407 473 4906

Peter Cecora, SIOR
Executive Managing Director
peter.cecora@jll.com
+1 813 387 1297

JLL SCANNELL PROPERTIES



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.