NE corner of
County Line Rd.
& Drane Field Rd.
Lakeland, FL 33811

LAKELAND COMMERCE CENTER @ COUNTY LINE

900K+ SF AVAILABLE FOR LEASE IN ONE OF THE MOST ACTIVE SUBMARKETS IN CENTRAL FLORIDA

JLL

STONEMONT
FINANCIAL GROUP

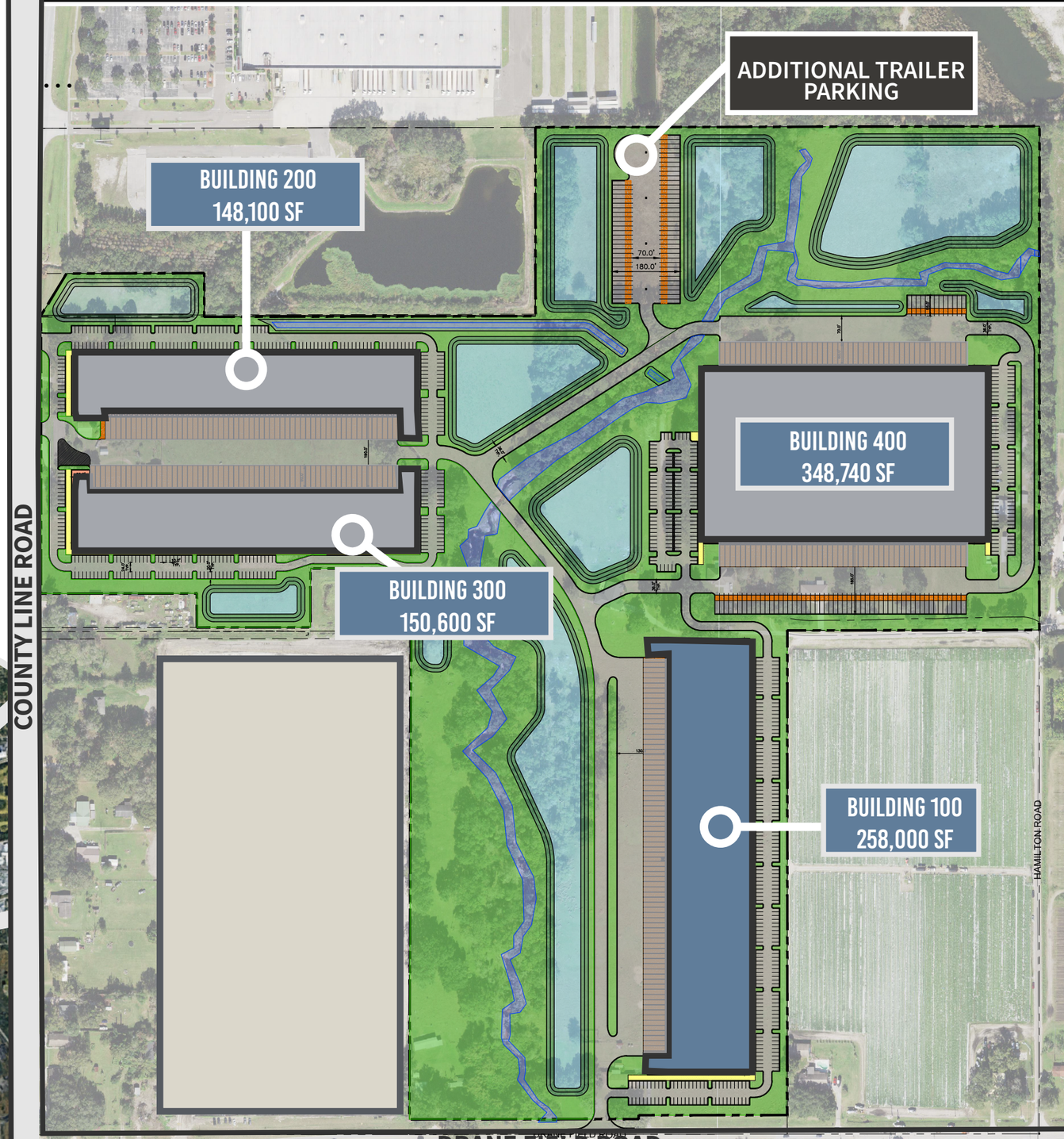
KEY HIGHLIGHTS

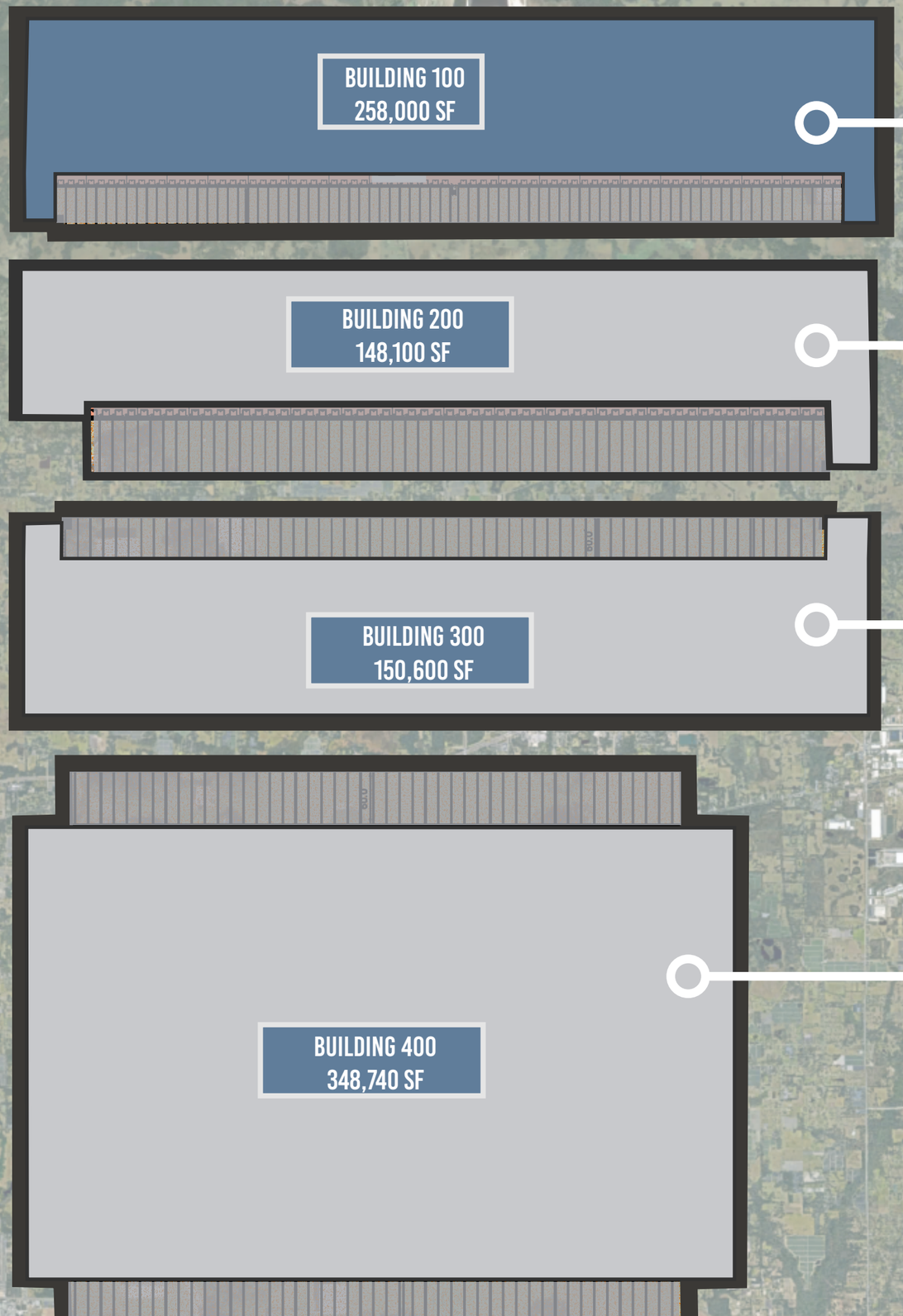
905,440 TOTAL SQUARE FEET

Building type	Rear–load & cross–dock
Total building size	148,100 SF–348,740 SF
Office space	BTS
Clear height	32’–36'
Construction	Tilt–wall
Dock-high doors	55–95
Ramps	2 per building
Sprinkler system	ESFR
Speed bays	60’
Shared truck courts	195’
Additional trailer parking	67 spaces

LOCATION OVERVIEW

CONVENIENTLY LOCATED ON COUNTY LINE ROAD WITH QUICK ACCESS TO I-4, STATE ROAD 52 AND POLK PARKWAY THAT PROVIDES INCREDIBLE CONNECTIVITY TO TAMPA, LAKELAND AND ORLANDO.





Total building size	258,000 SF
Clear height	32’
Dock-high doors	75
Ramps	2
Truck court depth	130’

Total building size	148,100 SF
Clear height	32’
Dock-high doors	55
Ramps	BTS
Truck court depth	130’ shared

Total building size	150,600 SF
Clear height	32’
Dock-high doors	57
Ramps	BTS
Truck court depth	130’ shared

Total building size	348,740 SF
Clear height	36’
Dock-high doors	95
Ramps	BTS
Truck court depth	130’–185’

PHASE ONE

LATER PHASES

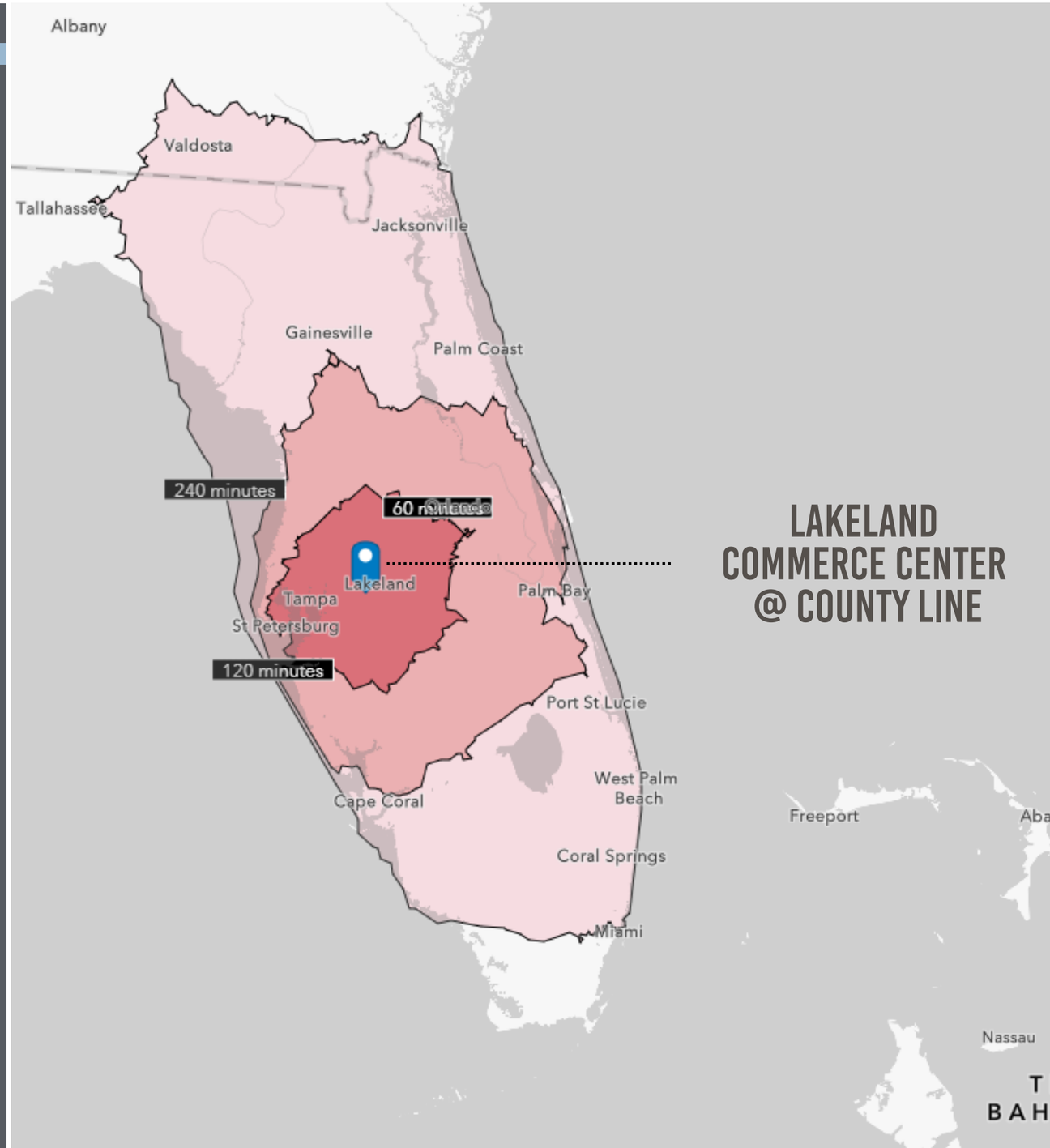
MARKET OVERVIEW

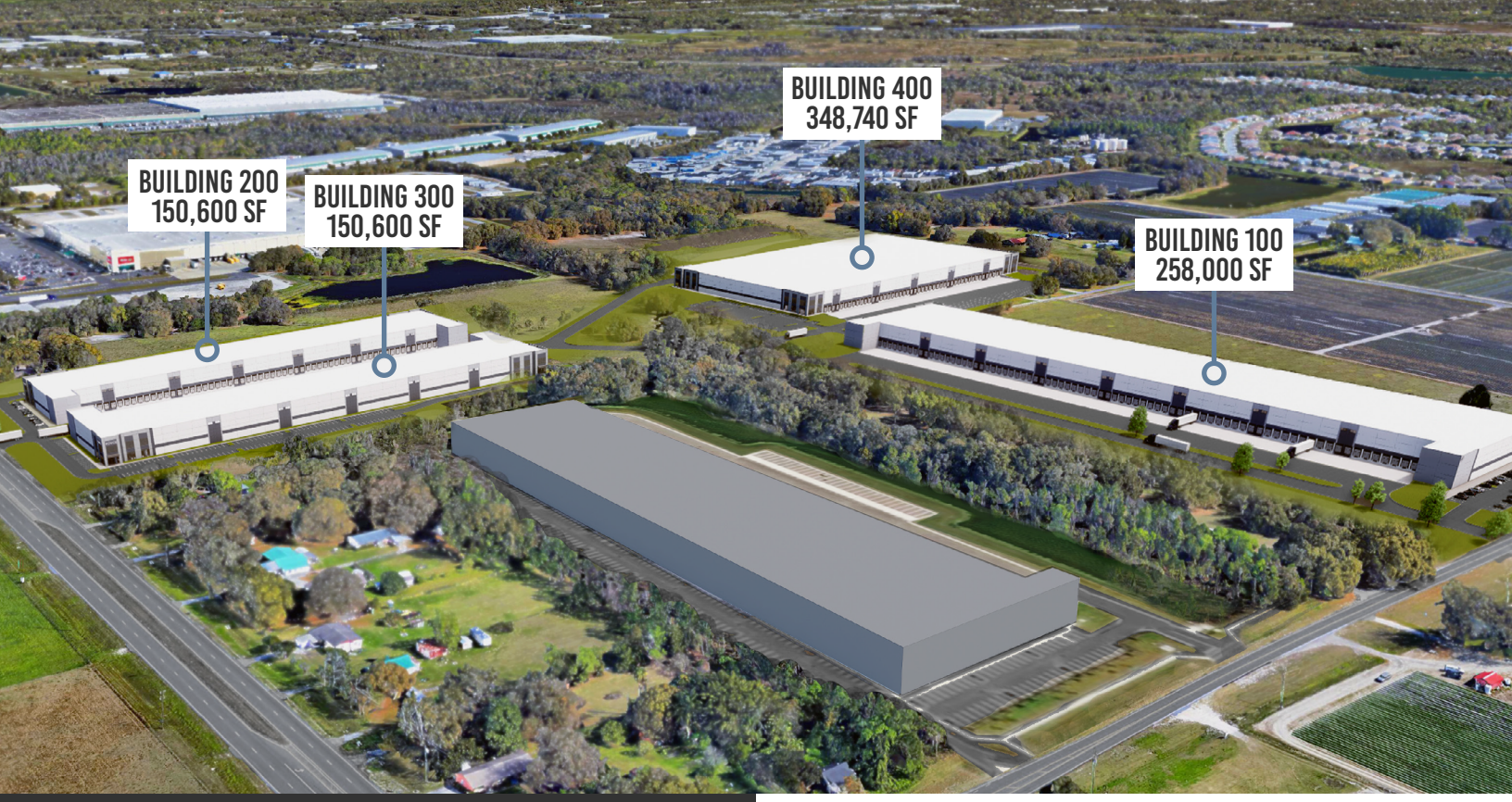
POPULATION SUMMARY	30 MINUTES	60 MINUTES	90 MINUTES
2021 TOTAL POPULATION	802,279	3,598,548	7,505,860
2026 TOTAL POPULATION	854,911	3,918,526	8,124,661
DATA FOR ALL BUSINESSES IN AREA			
TOTAL BUSINESSES:	25,808	135,912	294,975
TOTAL EMPLOYEES:	298,138	1,562,425	3,107,515

DISTANCES

	I-4 3 MILES	LAKELAND AIRPORT 3 MILES	I-75 19 MILES
CSX INTERMODAL 26 MILES	TAMPA 30 MILES	PORT OF TAMPA 30 MILES	TAMPA AIRPORT 35 MILES
	ORLANDO 60 MILES	ORLANDO AIRPORT 62 MILES	I-95 90 MILES

DRIVE TIMES





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