

LCP 300

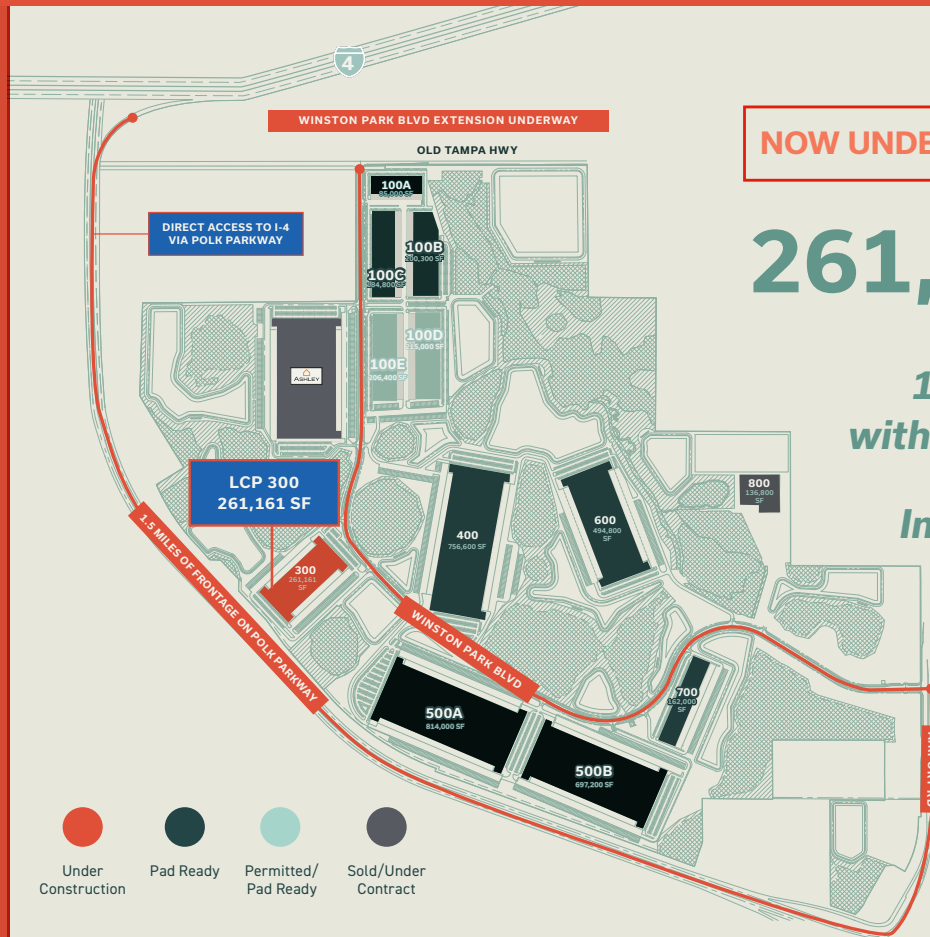
1735 Winston Park Boulevard



Park Features

- Located in the geographic center of Florida
- Direct access to I-4 via Polk Parkway
- Up to 5 million square feet of developable industrial space
- Park-like setting with 2 miles of walking paths
- Generously sized roadways, parking areas, truck courts and turning radius

LAKELANDCENTRALPARK.COM



NOW UNDER CONSTRUCTION

261,161 SF

18-million people
within a 4-hour drive

Immediate access
to Interstate 4

Specifications



Spec Office
2,778



261,161 SF
distribution



36'
clear height



46'3" x 56' typ.
column spacing



82 dock-
high doors



4 drive-in
doors



Electric Vehicle
(EV) Charging
Stations



190' truck
court depth



Cross-dock
facility



101
trailer stalls



Electrical Service
two (2) 750 KVA
Transformers



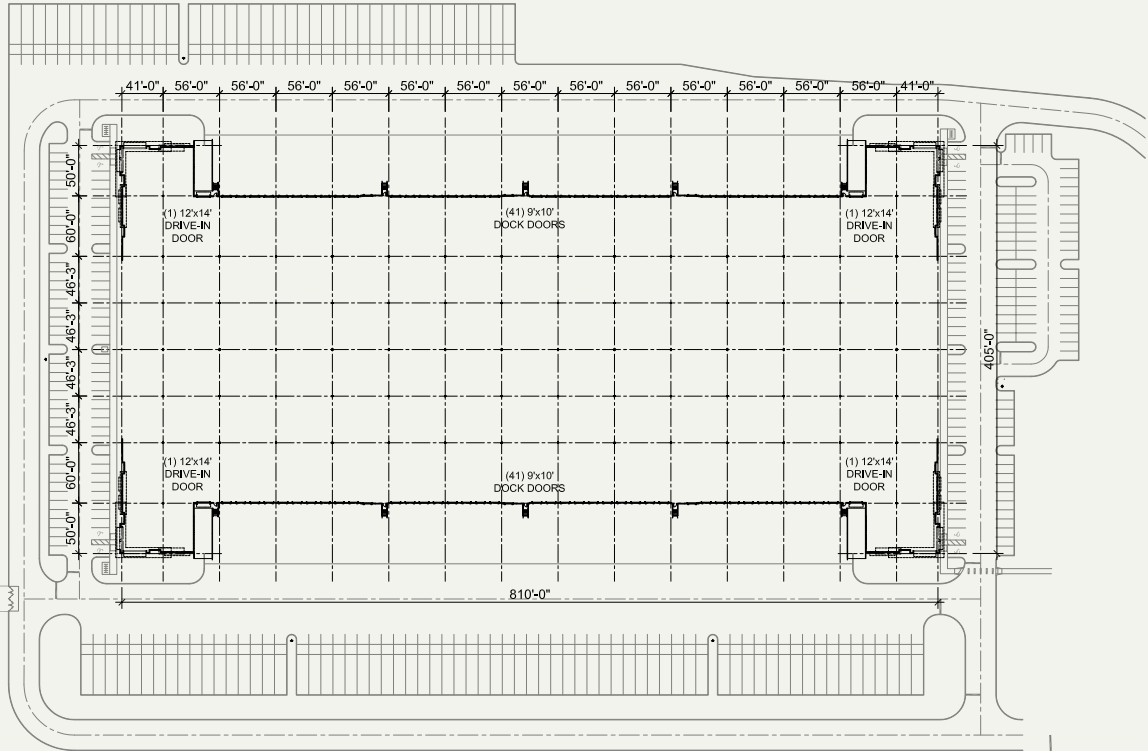
192
auto stalls



ESFR
sprinklers



LED
lighting



Expand Your Reach

in the Southeast

The gold standard for logistics, Lakeland Central Park's central location offers remarkable access to more than 18 million customers, major regional transportation hubs, and several key markets across the Southeast, all within just a few hours.

With seamless access to all the area's major freeways, including I-4, I-75, SR60, and Highway-27, Lakeland Central Park allows for round trip deliveries to most Florida residents within the same day, keeping business moving as efficiently as possible.

Drive Times:

Major Cities

30 min to Tampa

60 min to Orlando

3 hours to Jacksonville

3.75 hours to Miami

5 hours to Savannah

6.75 hours to Atlanta

Major Transportation Hubs

40 min to Tampa Int'l Airport

54 min to Orlando Int'l Airport

30 min to Port of Tampa

1.5 hours to Port Canaveral

32 Million People

within a 8-hour Drive





Where Innovation Has Room to Grow

- **Centrally located** for same-day connectivity to key Florida markets
- **Up to 5 million SF** of developable industrial space
- **Upon completion of Phase 2, every site within the park will be pad-ready**, accelerating delivery timelines. Available sites range in size to accommodate 162,000 to 1,650,000 square feet.
- **Immediate access to Interstate 4** with no traffic signals or railroad crossings
- **1.5 miles of frontage along Polk Parkway** provides great branding opportunities
- **Generously sized roadways**, parking areas, and truck courts
- **Scalable solutions** to meet market requirements of all sizes
- **Two major international airports** and shipping ports less than an hour away
- **High concentration of warehouse/transportation labor** with growing population base
- **Within 100-miles** of the three fastest growing counties in the United States
- **Flexible ownership structure** receptive to sale of completed buildings, or partially-developed sites

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Developed by Parkway

PARKWAY

