

No Boundaries

Just Possibilities



LAKELANDCENTRALPARK.COM



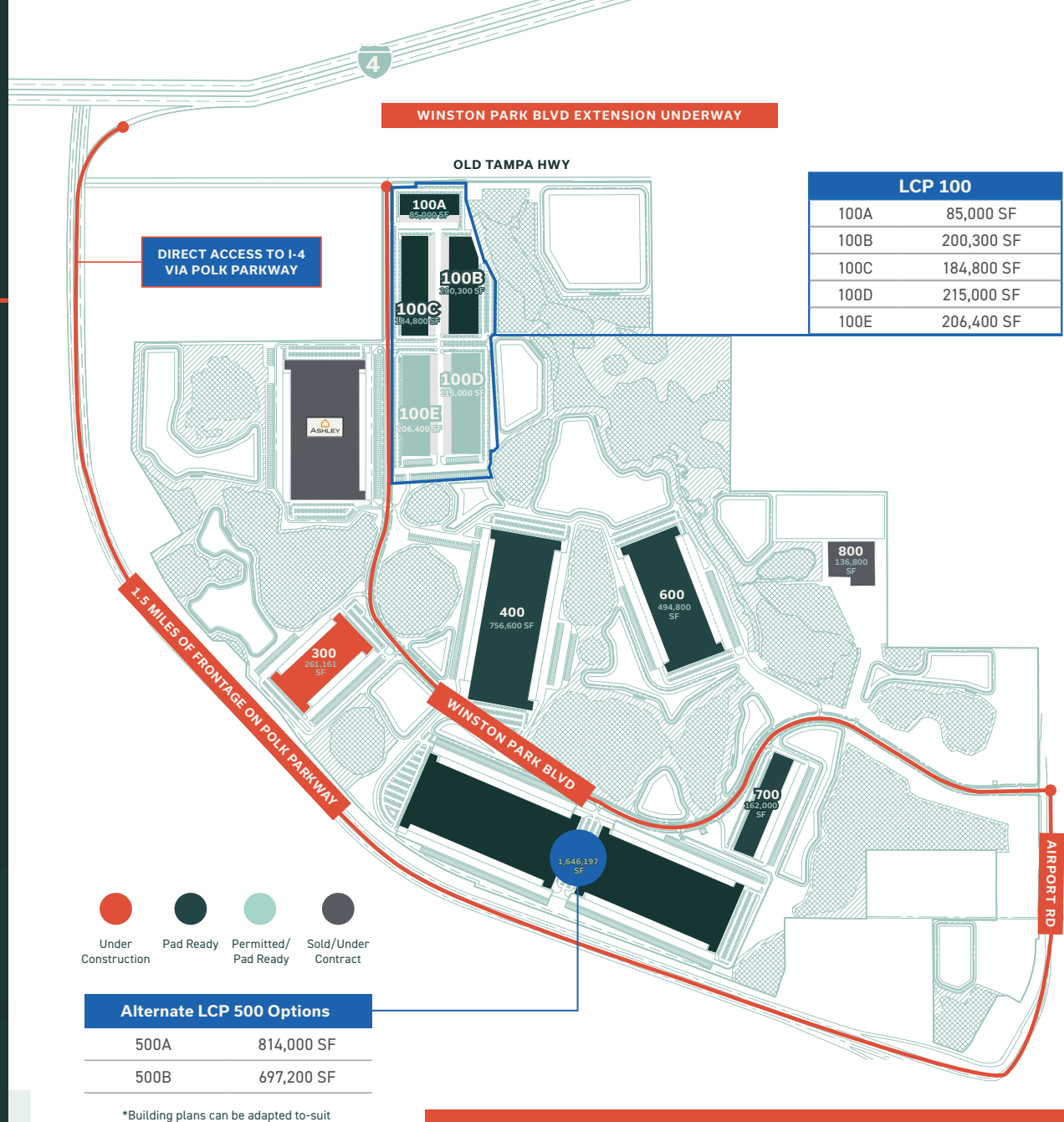
Entitled for up to 5 million square feet

Contiguous sites allow for expansion

BLDG	SQ FT	DIM.	SIZE (AC.)	CAR	TRAILER
100A	85,000	500 x 170	47.16 AC	120	0
100B	200,300	830 x 250	47.16 AC	210	0
100C	184,800	840 x 220	47.16 AC	200	0
100D	215,000	860 x 250	47.16 AC	220	52
100E	206,400	860 x 240	47.16 AC	185	51
300	261,161	810 x 320	17.81 AC	235	95
500	1,646,197	2,700 x 570	81.36 AC	760	325
400	756,600	1,460 x 510	41.76 AC	455	230
600	494,800	1,140 x 420	29.29 AC	340	115
700	162,000	900 x 180	12.66 AC	170	70

Utility Providers

Electric	Lakeland Electric
Water	Lakeland Water Utilities
Natural Gas	TECO



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.



Built for Business

Designed for Efficiency

From global customers seeking regional distribution space to scalable solutions for growing companies, Lakeland Central Park is geared to help tenants of all sizes flourish. With large, adaptable contiguous space and state-of-the-art design, The Park empowers companies to meet the demands of today's rapidly evolving climate.

- Up to 5 million SF of developable industrial space
- Build-to-suit and spec development opportunities
- Flexible solutions to cater to the specific needs and uses of specific tenants of all sizes
- Available excess employee parking and trailer drop capabilities
- Cross-dock facilities with 40'+ interior clear heights
- Ability to accommodate users with outside storage components
- Generously sized roadways, parking areas, and truck courts



Where Innovation Has Room to Grow

Positioned to become the preeminent industrial park in Central Florida

Lakeland Central Park offers a best-in-class experience that includes customizable building options within a park setting, delivering an unparalleled location and superior access to help companies expand their reach.

With five million SF of developable industrial space spanning 740-acres, Lakeland Central Park is designed to accommodate a wide array of specific tenant needs, providing critical growth opportunities for manufacturing, logistics, and distribution companies serving the Southeast and beyond.



Park setting with more than 2 miles of walking paths

1.5 miles of frontage along Polk Parkway provides great branding opportunities

The Gold Standard for Logistics

- **Centrally located** for same-day connectivity to key Florida markets
- **Immediate access to Interstate 4** with no traffic signals or railroad crossings
- **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
- **Multiple points of ingress and egress**

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

A Booming Hub for Business

Combined with a dense concentration of bulk occupiers and a sizeable, growing labor force, Lakeland's rapid expansion is catching the eye of companies across the nation. In recent years, Lakeland and immediately adjacent submarkets have seen large investments from major corporations such as **Target, Amazon, Ace Hardware, Lowe's, Home Depot, PepsiCo, Publix, Walmart and many others.**

Lakeland's reasonably priced housing, excellent schools, and high-quality of living have helped the city rank among the fastest-growing cities in the U.S., providing businesses access to a robust and educated talent pipeline, built to exceed their growing demands.

#1

Top City to Buy a House
Business Insider

#4

Top 10 Metropolitan Areas in Population Growth
U.S. Census

#7

Best Cities for First-Time Home Buyers
WalletHub

#8

Top 10 Metropolitan Area in Manufacturing Jobs
Brookings Institution

#10

Safest Places to Live
US News & World Report



- 11+ million people within 100 miles
- 3 Deepwater Seaports within 75 miles
- 5 International Airports within 75 miles
- 330+ Miles of Rail in Polk County
- 5th Fastest Growing County in the USA (2024)



Florida

- #1 State for Attracting & Developing Skilled Workforce
- #1 State for overall job growth
- #2 Largest Foreign Tradezone Network in the U.S.
- #3 Best State for Business
- #5 State Best Business Tax Climate
- 10% Above Pre-pandemic Level for Employment

For more information on Lakeland Central Park, please contact:



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Developed by Parkway

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