

INDUSTRIAL OUTDOOR STORAGE FOR LEASE

2705 E Main St | Lakeland, FL 33801



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PROPERTY OVERVIEW

- **Industrial Outdoor Storage Opportunity** – With over ±4.60 acres of land, this property boasts a coverage ratio of just 1.19%. This offers operators the rare ability to expand, while also allowing service-based operators to have room for outdoor storage and truck parking/equipment storage.
- **Strategic Location** – This site is conveniently located just 15 min away from Interstate 4 (I-4), the major east-west highway connecting Tampa and Orlando. Operators have easy access to major transportation routes, facilitating efficient distribution and logistics operations across Central Florida (±35 Miles to Tampa, ±50 miles to Orlando).
- **Favorable Industrial Zoning** – This property contains Heavy Industrial Zoning which permits a wide variety of uses consisting of (but not limited to) Auto Wrecking & Junkyard, Outdoor storage of Medium & Heavy-Duty Trucks, Semi-Trailers, Multi Trailers, Construction Equipment, and much more.
- **Available Immediately** – This location is available For Lease immediately. The site is fully fenced & graded and includes a small building with office space for employees.



FINANCIAL SUMMARY

LOCATION SUMMARY

Address	2705 E Main St, Lakeland, FL 33801
Parcel No.	24-28-15-000000-044110
MSA	Lakeland-Winter Haven
County	Polk County
Property Use Code	4925 - Auto Wrecking & Junkyards

PROPERTY SUMMARY

Total Building SF	±2,424 SF
Total Acreage	±4.67 AC
Usable Acreage	±3.75 AC
Total Lot Square Feet	±203,382 SF
Coverage Ratio	1.19%
Building Construction	Metal with Stucco
Outdoor Storage	Fully Fenced & Graded

FOR LEASE



**CONTACT
BROKER**
LEASE RATE



±3.75 AC
USABLE ACREAGE



±2,424 SF
ENCLOSED
BUILDING



1.19%
COVERAGE
RATIO





LAKELAND AUTO SALVAGE



RALEIGH STREET METAL RECYCLING



92 ± 29,000 VPD



SUBJECT PROPERTY



E MAIN ST



S COMBEE RD ± 18,000 VPD

± 29,000 VPD

**SUBJECT
PROPERTY**

E MAIN ST



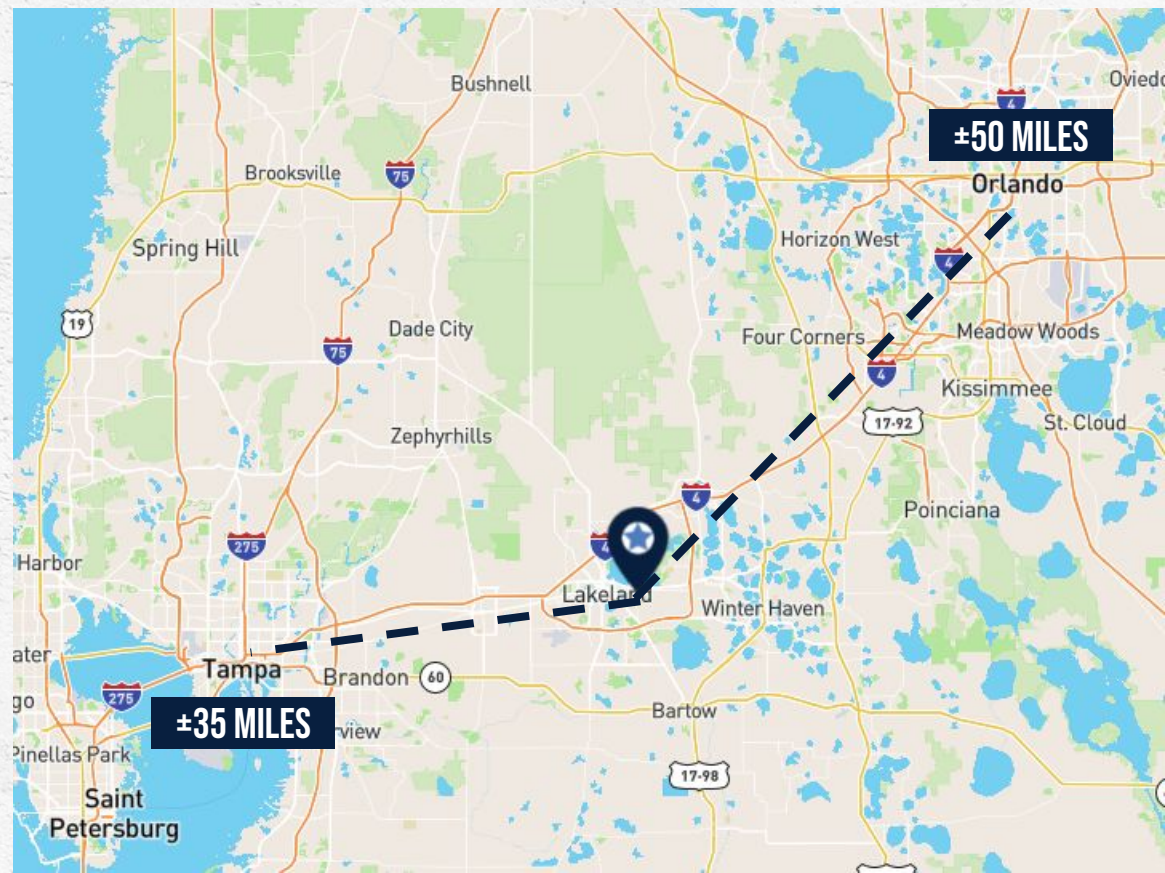
MARKET OVERVIEW

LAKELAND, FL

Lakeland, Florida is a thriving hub of growth and opportunity strategically located between Tampa and Orlando along the I-4 corridor. Renowned for its business-friendly environment, Lakeland offers exceptional connectivity to major markets, ports, and highways, making it an ideal location for industrial operations. The city is home to a robust logistics and distribution network, supported by a skilled workforce and a strong local economy. With its commitment to economic development and expansion, Lakeland is perfectly positioned for businesses looking to establish or grow their operations.

The area boasts a diverse mix of amenities, combining the convenience of urban living with the charm of a close-knit community. Lakeland's revitalized downtown offers an array of dining, shopping, and entertainment options, while its picturesque lakes and abundant green spaces provide a high quality of life for employees and their families. Additionally, the city's proactive leadership and strategic planning have fostered a climate where businesses of all sizes can thrive, from small startups to global enterprises.

This industrial property in Lakeland benefits from a prime location with easy access to major transportation routes and proximity to key regional markets. Its setting within a dynamic and rapidly growing area ensures it is well-positioned to meet the demands of today's industrial and logistical needs.



DEMOGRAPHICS			
	1-MILE	3-MILE	5-MILE
POPULATION			
Five-Year Projection	6,196	53,221	128,126
Current Year Estimate	5,657	47,930	114,448
Growth Current Year-Five-Year	9.52%	11.04%	11.95%
HOUSEHOLDS			
Five-Year Projection	2,137	19,691	50,832
Current Year Estimate	1,949	17,418	44,990
Growth Current Year-Five-Year	9.67%	13.05%	12.98%
INCOME			
Average Household Income	\$64,385	\$77,217	\$85,178

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of 2705 E Main St | Lakeland, FL 33801 ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.