



KEY LOGISTICS CENTER

AVAILABLE FOR LEASE

- ▶ 841,849 TOTAL SF AVAILABLE
- ▶ CLASS-A CROSS DOCK – 1ST GENERATION
- ▶ IMMEDIATE INTERSTATE ACCESS

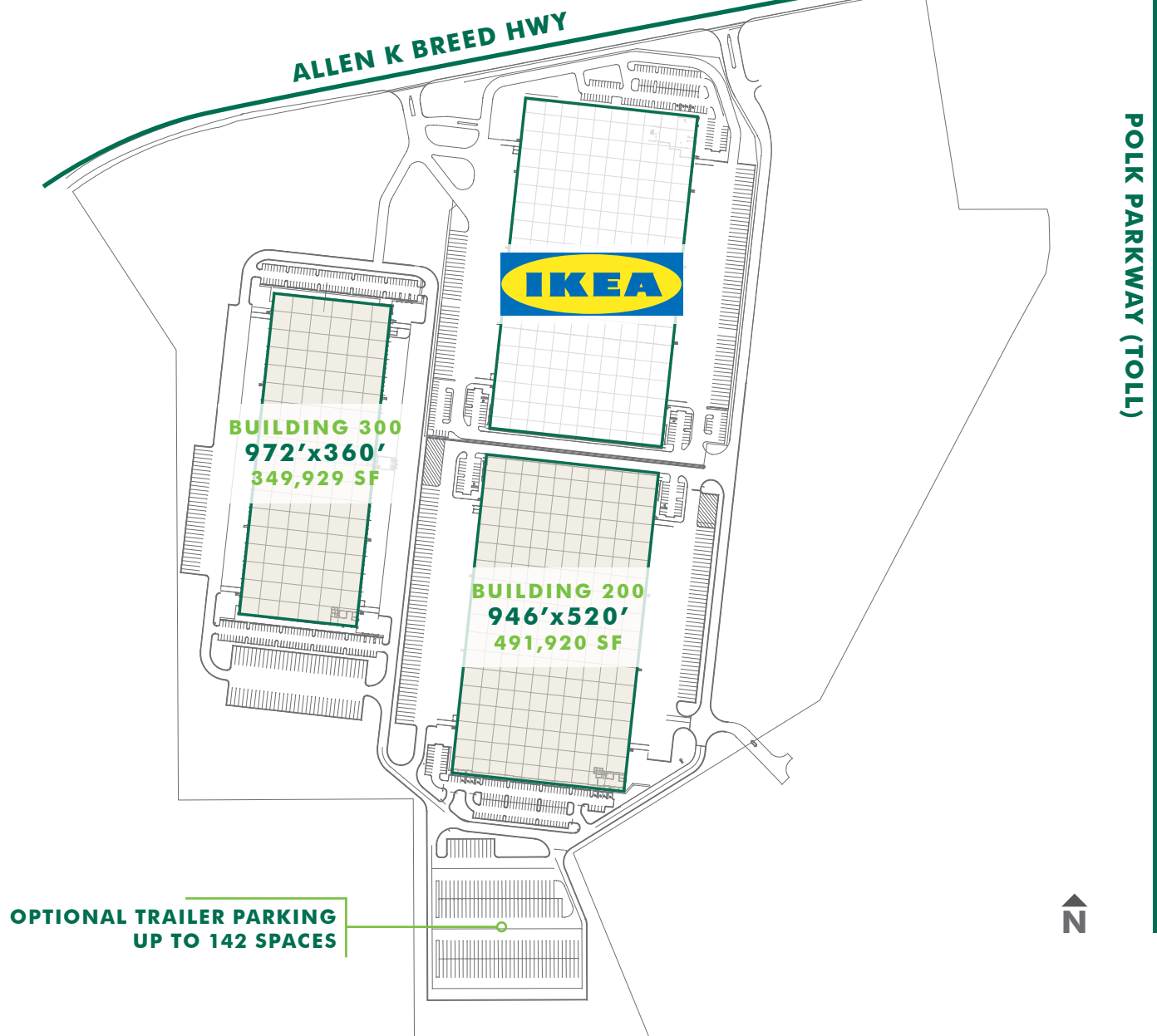
5300 ALLEN K BREED HWY, LAKELAND, FL 33811



**ALPHA
INDUSTRIAL
PROPERTIES**

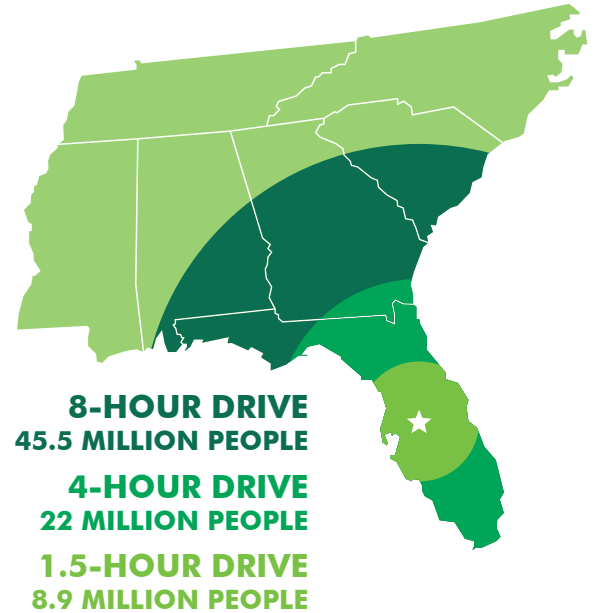
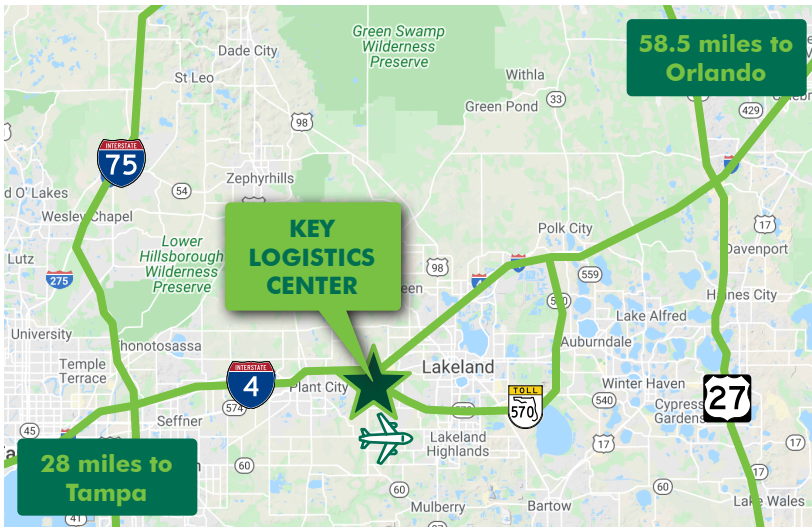
CBRE

SITE PLAN

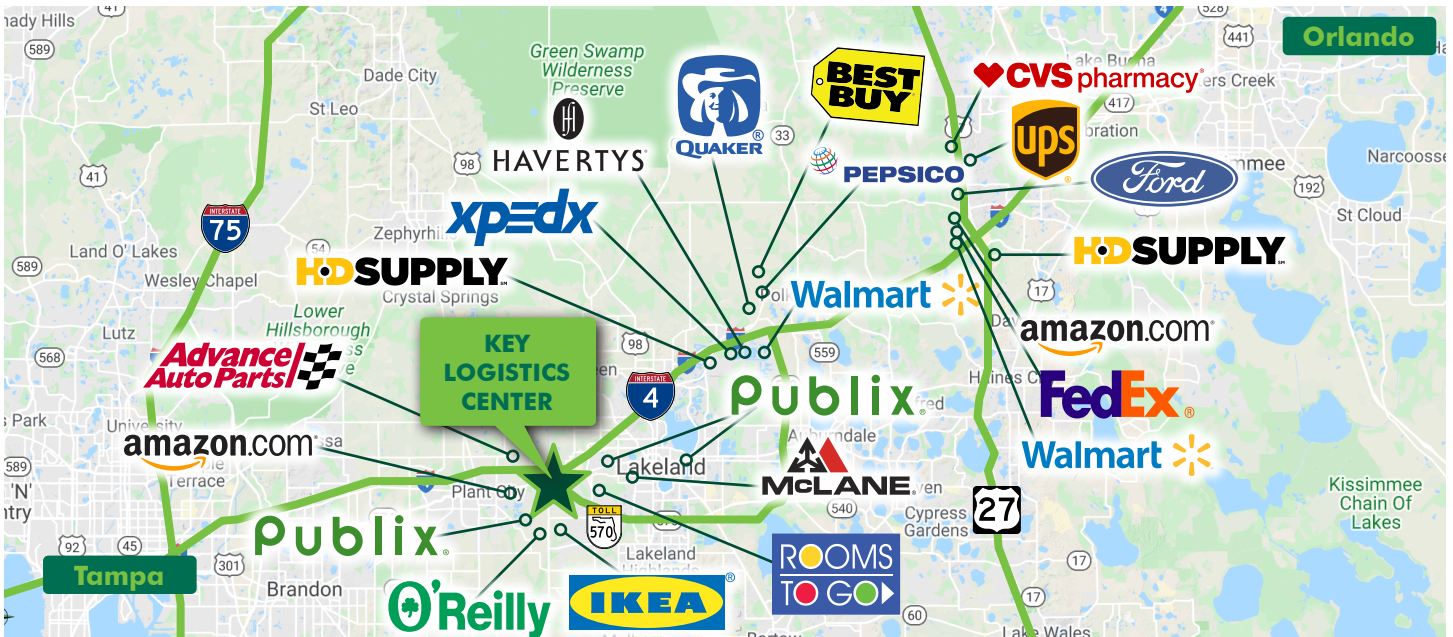


LOCATION HIGHLIGHTS

- + 8-hour drive to 45.5 million people
- + Immediate access to County Line Road & U.S 92
- + 0.6 miles to the Polk Parkway
- + 1.0 mile to the Interstate 4 interchange
- + 4 miles to Lake Lakeland Linder International Airport
- + 18 miles to Interstate 75 (via Interstate 4)
- + 28 miles to Tampa
- + 58.5 miles to Orlando



REGIONAL DISTRIBUTION CENTERS

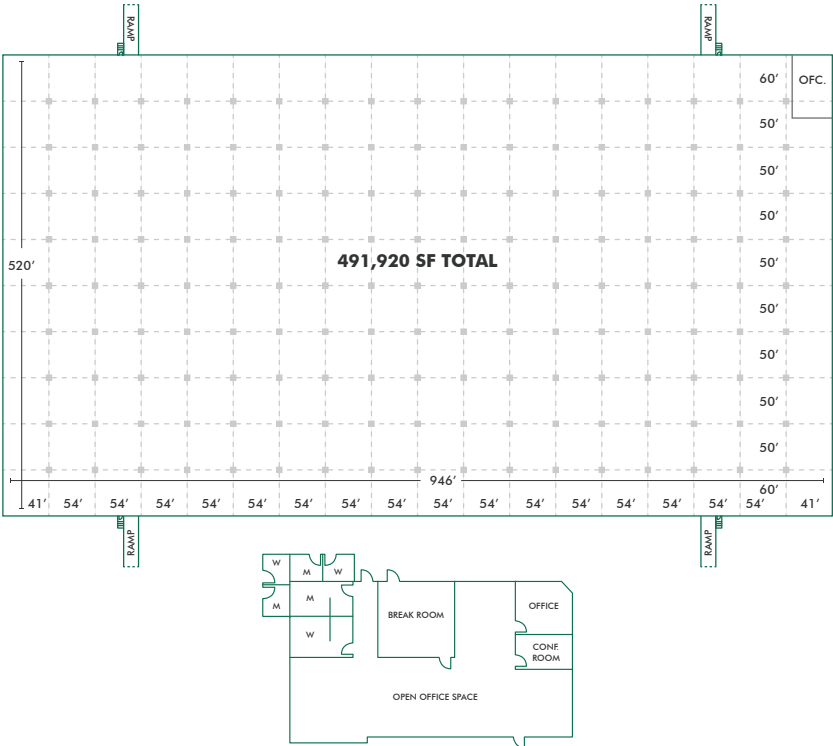


KEY LOGISTICS CENTER | 5300 ALLEN K BREED HWY, LAKELAND, FL 33811

BUILDING 200

CLASS-A CROSS DOCK – FIRST GENERATION

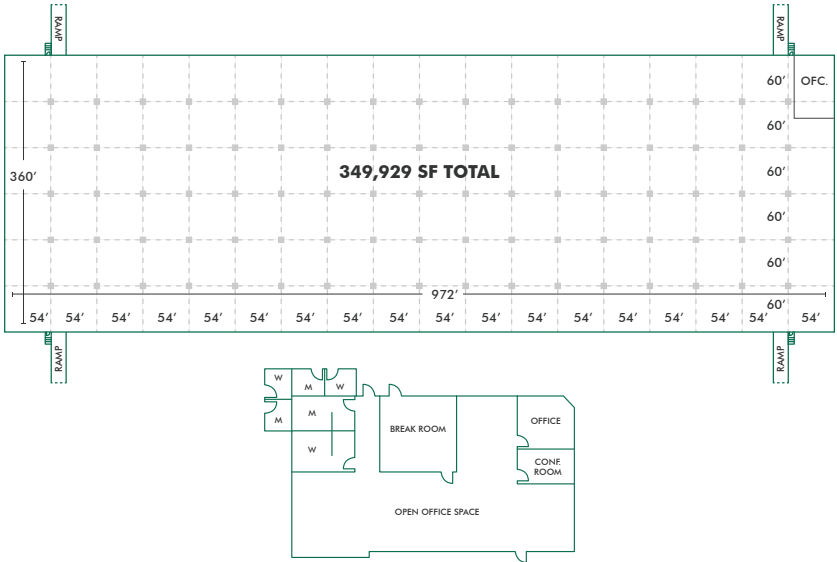
TOTAL SF	491,920
SPEC OFFICE SF	3,623
DOCK DOORS	92
RAMPS	4
CLEAR HEIGHT	36'
COLUMN SPACING	54'x50'
SPEED BAY	60'
TRAILER PARKING	104
TRUCK COURT DEPTH	130'
AUTO PARKING	193
SPRINKLER	ESFR
FLOOR SLAB	7" slab
ELECTRICAL	4,000 amps of power
OVERHEAD DOOR DIMENSIONS	9x10 OH Doors 12x14 Drive in Ramps
ROOF	R-12
UTILITIES	Lakeland Utilities (Water & Sewer)



BUILDING 300

CLASS-A CROSS DOCK – FIRST GENERATION

TOTAL SF	349,929
SPEC OFFICE SF	3,623
DOCK DOORS	104
RAMPS	4
CLEAR HEIGHT	36'
COLUMN SPACING	54'x60'
SPEED BAY	60'
TRAILER PARKING	100
TRUCK COURT DEPTH	130'
AUTO PARKING	191
SPRINKLER	ESFR
FLOOR SLAB	7" slab
ELECTRICAL	4,000 amps of power
OVERHEAD DOOR DIMENSIONS	9x10 OH Doors 12x14 Drive in Ramps
ROOF	R-12
UTILITIES	Lakeland Utilities (Water & Sewer)



KEY LOGISTICS CENTER

CLASS A CROSS DOCK BUILDINGS IN THE MIDDLE OF ORLANDO & TAMPA READY FOR IMMEDIATE OCCUPANCY!

Key Logistics Center is a class A, state-of-the-art, multi-building industrial park. The project features two cross-dock buildings, (building 200 with **491,920 SF** and building 300 with **349,929 SF**) for a total of **841,849 SF for lease**. Each building features off dock trailer parking, 36' clear ceiling height, ESFR, and access to an adjacent trailer parking yard. Key Logistics Center is within minutes of Interstate-4 and the Polk Parkway, within an hour of Orlando and Tampa and an 8 hour drive to 45.5 million people!



**BOTH BUILDINGS HAVE OFFICE BUILT OUT AND
ARE READY FOR IMMEDIATE OCCUPANCY!**



**IMMEDIATE ACCESS TO INTERSTATE 4 AND
THE POLK PARKWAY**



**WITHIN TWO HOURS OF NINE MILLION PEOPLE –
IN THE MIDDLE OF IT ALL!**



**STATE-OF-THE-ART DESIGN MEETING THE NEEDS
OF TODAY'S WAREHOUSE/DISTRIBUTION USER**

TAMPA BAY MSA: 3.1 MILLION RESIDENTS

KEY LOGISTICS CENTER



WHY LAKELAND / POLK COUNTY

THE CROSSROADS OF ORLANDO AND TAMPA

The Central Florida Industrial Market has seen dramatic changes over the past several years as supply chains adjust to customers expecting their product orders fulfilled in days or hours instead of in weeks. As a result, distributors have turned toward a “To Florida, From Florida” strategy with a statewide hub serving the third most populous state. There is no better location to distribute statewide than the Interstate 4 corridor running from Tampa to Orlando. Polk County is situated between Orlando and Tampa and has become one of the hottest secondary industrial markets in the country. Key Logistics is truly “in the middle of it all” with its location on the Interstate 4 corridor between these two growing metro areas.

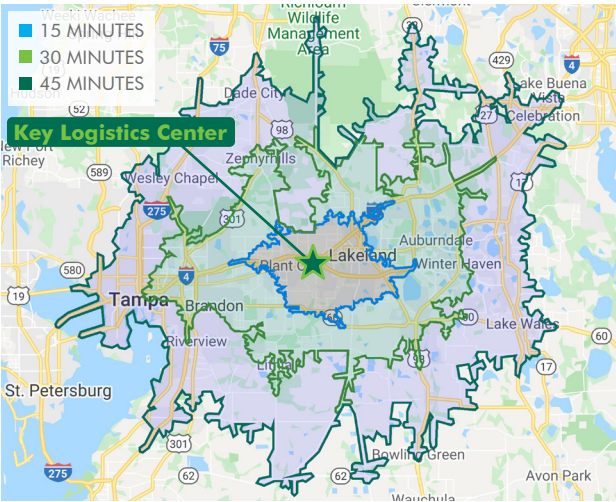
With industrial tenants, we see three major trends impacting their decision:



+ Transportation Costs – Key Logistics provides immediate access to Interstate 4 and the Polk Parkway in one of the fastest growing industrial markets in the country.



+ Labor Costs and Availability – Polk County enjoys a diverse workforce ready to meet the demands of warehouse/distribution firms looking to locate at Key Logistics Center.



	COMMUTE TIME		
	15 MINUTES	30 MINUTES	45 MINUTES
WORKFORCE (16+ YEARS)	110,121	373,800	954,070
HIGH SCHOOL OR EQUIVALENT	58,811	192,633	357,606
BLUE COLLAR WORKERS/PERCENT	27,190/ 24.6%	83,733/ 22.4%	178,827/ 18.7%
LABOR/SALARY	MARKET		NATIONAL
WORKER	\$25,484		\$27,450
FORKLIFT	\$27,701		\$29,742
SUPERVISOR	\$51,487		\$53,404



+ Functional Utility – Key Logistics Center was built with the sophisticated supply chain user in mind. With features including 36’ clear height and trailer storage (with additional adjacent offsite trailer storage possible) as well as office already built out making each building move-in ready, Key Logistics stands ready to serve today’s warehouse user with a state-of-the-art design.



– THE MIDDLE OF IT ALL

ORLANDO MSA: 2.1 MILLION RESIDENTS



CONTACT US TODAY

FOR TOURS, PRICING AND DETAILS

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