



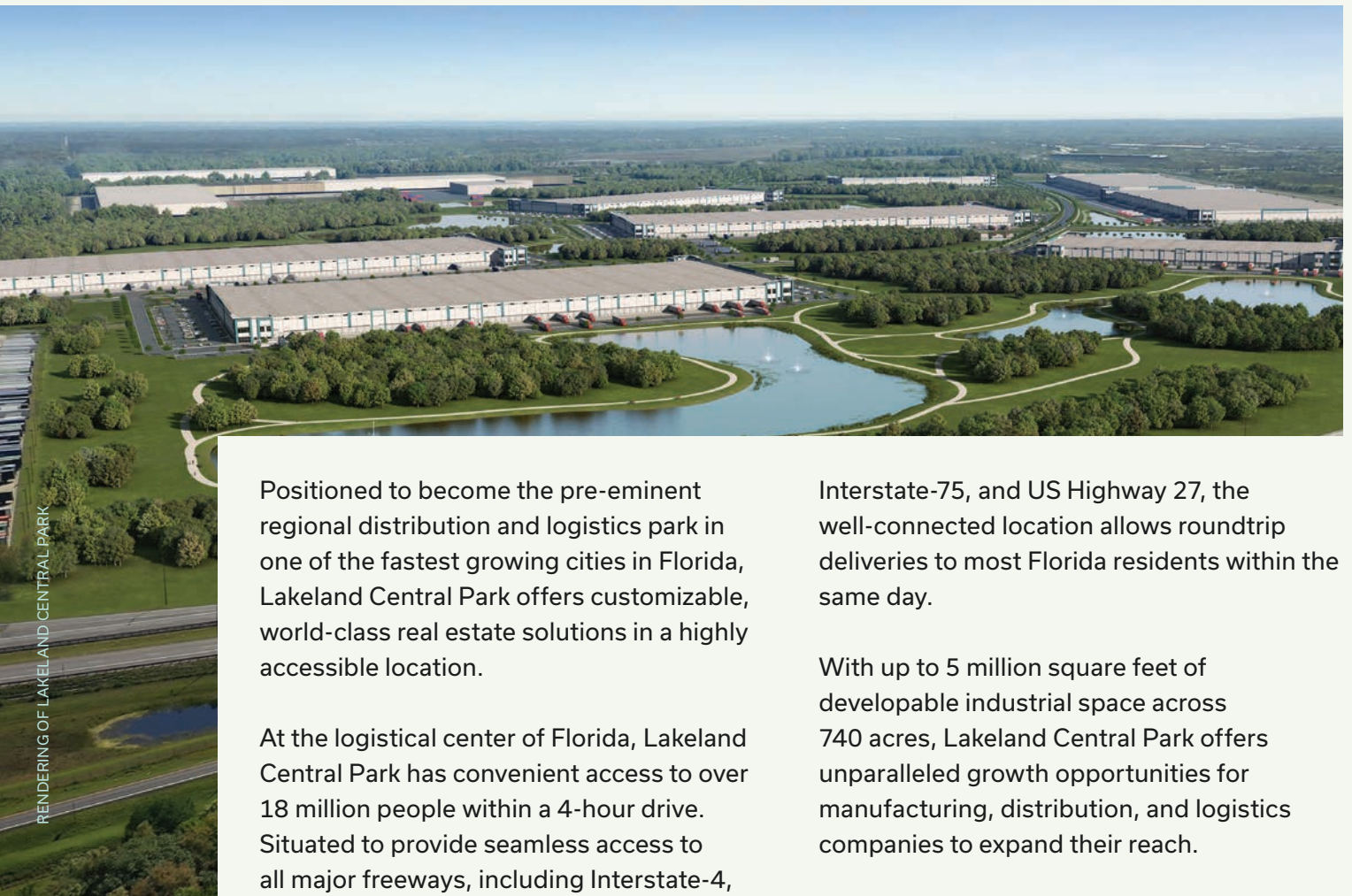
# A World-Class Experience at an Industrial Epicenter



[LAKELANDCENTRALPARK.COM](http://LAKELANDCENTRALPARK.COM)

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# A comprehensive logistics park in a growing Florida industrial epicenter.



Positioned to become the pre-eminent regional distribution and logistics park in one of the fastest growing cities in Florida, Lakeland Central Park offers customizable, world-class real estate solutions in a highly accessible location.

At the logistical center of Florida, Lakeland Central Park has convenient access to over 18 million people within a 4-hour drive. Situated to provide seamless access to all major freeways, including Interstate-4,

Interstate-75, and US Highway 27, the well-connected location allows roundtrip deliveries to most Florida residents within the same day.

With up to 5 million square feet of developable industrial space across 740 acres, Lakeland Central Park offers unparalleled growth opportunities for manufacturing, distribution, and logistics companies to expand their reach.

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## Delivering Confidence

Parkway Property Investments, LLC ("Parkway") is a privately owned real estate investment firm with more than 22 million square feet of assets under management. Led by a team with a strong track record across the U.S., Parkway owns, develops, and manages institutional quality commercial real estate throughout the Sunbelt. At Parkway, we see ourselves as partners in helping businesses create the best environment to grow their business and enrich the lives of their team.



We handle every aspect of the development process, working directly with our clients to integrate their company culture into the project and deliver a workplace with qualities to help attract, retain, and develop talent. Our goal, through attentive stewardship and investment, is to ensure that each development is not just a place to go to work, but also a dynamic community.

PROPERTY  
ADVANTAGES

- Build-to-suit and spec development opportunities
- Large, contiguous sites allow for expansion options for tenants as they grow
- Comprehensive infrastructure including redundant fiber delivered to the sites
- Cross-dock facilities with 40’ interior clear height to structure
- Inexpensive power
- Available excess employee parking and trailer drop capability
- Park-like setting with more than 2 miles of walking paths
- Easily secured sites

LOCATION  
ADVANTAGES

- Geographic center of Florida
- 18-million people within a 4-hour drive
- Roundtrip access to the entire state within a single day
- Immediate access to Interstate-4, US Highway 27, and Polk Parkway
- 1.5 miles of frontage on Polk Parkway
- Multiple points of ingress/egress
- Two major international airports and shipping ports less than an hour away
- Strong labor base

ENTITLEMENTS

Industrial	Utilities
Size: 5,025,000 SF	Electric: Lakeland Electric
County: Polk	Water: City of Lakeland
Sub Market: Lakeland	Sewer: City of Lakeland
Location: Polk Parkway & I-4	Gas: TECO Energy
Gross Acres: 740	Fiber: Frontier Communications

DEMOGRAPHICS

	One Hour	Two Hours	Four Hours
Radius from Lakeland:			
Total Population:	3,465,296	9,313,593	18,182,672
Total Households:	1,270,496	3,714,460	7,160,145
Avg Household Income:	\$76,050	\$75,316	\$77,944
Businesses:	132,338	344,486	747,968
Workforce:	1,588,887	3,637,863	7,447,016

Source: ESRI

# Location Overview



## LOCATION

Excellent distribution location for Orlando, Tampa, Miami, Jacksonville and beyond.

Easy access to all major freeways, including I-75, I-4, and US 27.

18 million people within a 4-hour drive.

# About Lakeland



Known for its strong labor base, Lakeland Winter-Haven is growing at a robust rate. Ranked among the fastest-growing cities in the U.S., companies can be assured that the talent pipeline will meet their growing demands.

Lakeland is located along Interstate-4 between Orlando and Tampa and is a critical shipping and distribution hub for central Florida and the Southeast U.S. Lakeland is identified as a Top 100 place to live by US News, distinguished by high quality, affordable housing, great schools, and an enviable quality of life.

The Lakeland Economic Development Council has identified ten targeted industries that match the community's strengths, goals, and assets. These industries provide the best opportunity to create high-skill jobs. They are corporate HQ, supply chain and logistics, value added manufacturing, medical device packaging, financial services, data centers, flavor and essences, software and IT, aviation, and life sciences.

Lakeland has an excellent Economic Development Council that is excited about attracting more distribution and logistics users.

Companies with large investments in the Lakeland market include:

- Amazon
- Advanced Auto Parts
- Ace Hardware
- Cardinal Health
- Home Depot
- Haverty's
- IKEA
- McKesson
- O'Reilly Auto Parts
- PepsiCo.
- Publix
- Rooms To Go
- Saddle Creek Logistics Services
- Southern Glazer's Wine and Spirits
- Walmart

**#1**

Fastest Growing City  
in the U.S.

-Bloomberg

**#1**

Top City to Buy a  
House

-Business Insider

**#5**

Top U.S. Housing  
Markets

-Realtor.com

**#6**

Safest Places to  
Live

-US News & World Report

**#7**

Healthiest Housing  
Markets in Florida

-Smart Asset

**#8**

Best Places to Work  
in Manufacturing

-Smart Asset

**#9**

Top Places People  
are Moving to

-US News & World Report

**#10**

Mid-Sized Metro  
Job Growth

-Business Facilities Metro, 2018





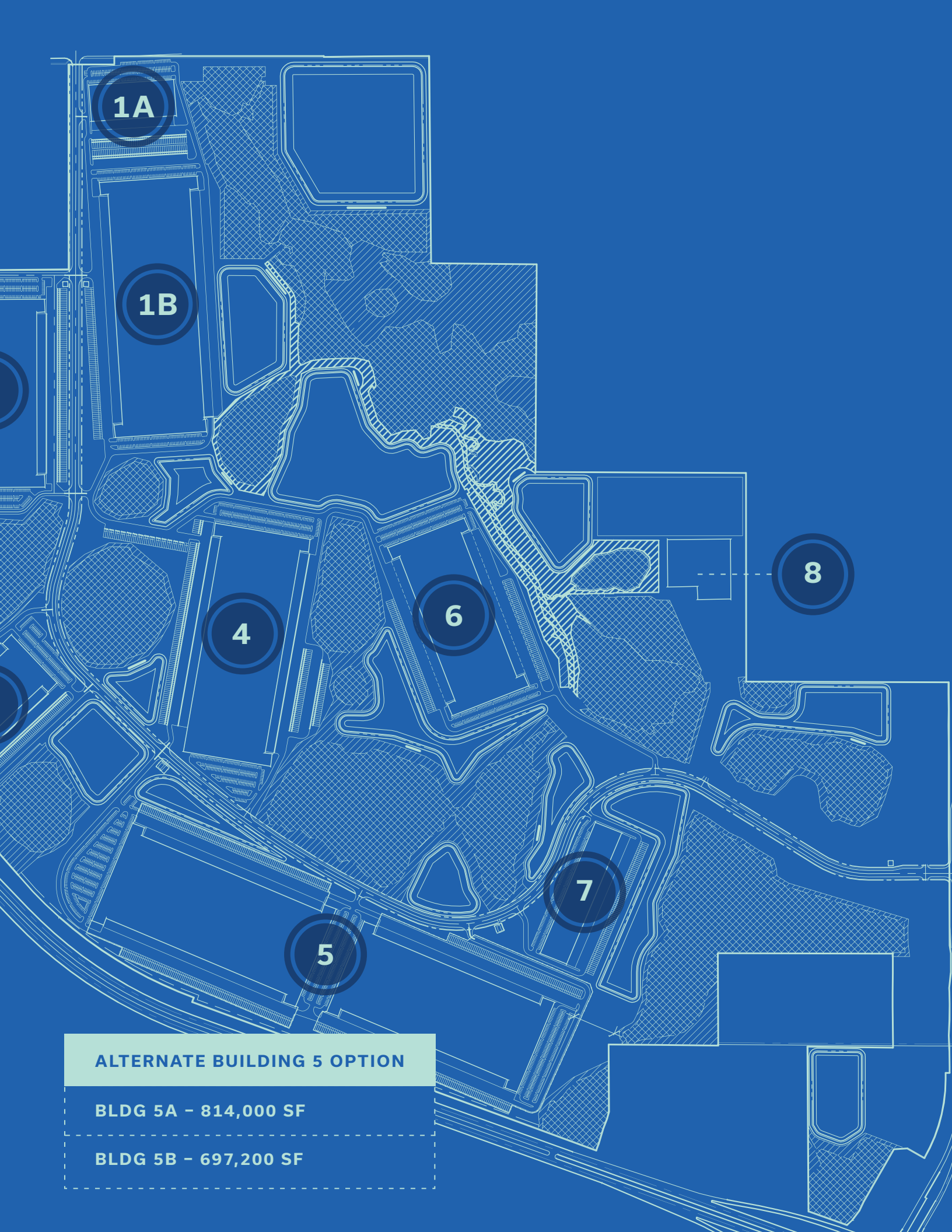
RENDERING OF BUILDING 2

**708,100 SF  
AVAILABLE  
1<sup>ST</sup> HALF 2023**

**Entitled for up to 5 Million Square Feet of Connected  
Space in a Convenient, Central Location**

BLDG	DIM.	SQ FT	CAR	TRAILER
1A	560x230	128,800	200	50
1B	1,620x520	863,900	232	200
2	1,190x585	708,100	460	185
3	810x320	276,100	235	95
4	1,460x510	756,600	455	230
5	2,700x570	1,646,197	760	325
6	1,140x420	494,800	340	115
7	900x180	162,000	170	70
8	400x380	136,800	TBD	0



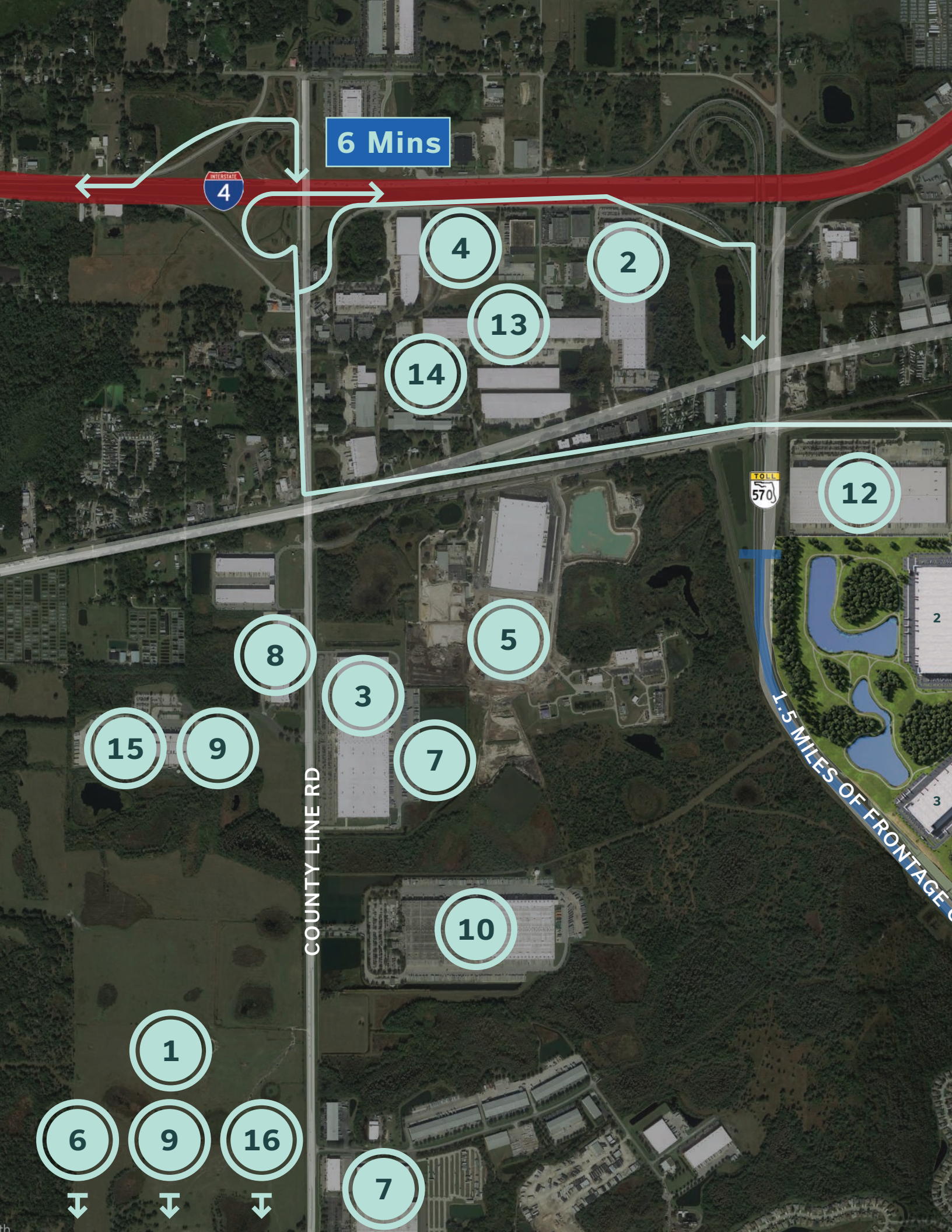


**ALTERNATE BUILDING 5 OPTION**

**BLDG 5A - 814,000 SF**

**BLDG 5B - 697,200 SF**





6 Mins

INTERSTATE  
4

4

2

13

14

12

8

5

3

15

9

7

10

1

6

9

16

7

COUNTY LINE RD

TOLL  
570

1.5 MILES OF FRONTAGE



10

## Access And Major Tenants

### TENANT KEY

1. Ace Hardware (Nov 2021)
2. Advanced Discount Auto Parts
3. Amazon Distribution Center
4. Carpenter Co
5. DHL
6. Nestle Water
7. O'Reilly Auto Parts
8. Phillips Feed & Pet Supply
9. Plastipack
10. Publix
11. Rooms to Go
12. Southern Wine & Spirits
13. Star Distribution
14. Structall Building Systems
15. Save-A-Lot Distribution Center
16. Tredit Tire

11

OLD TAMPA HWY

AIRPORT RD

1 Min

92

4

5A

5B

8

6

4

1B

1A

TOLL  
570



# Why Lakeland Central Park?

## PROJECT OVERVIEW

Lakeland Central Park is developed to become one of Florida's premier warehouse logistics and distribution parks. Lakeland Central Park is comprised of over 740 acres near the intersection of Interstate-4 and the Polk Parkway and is entitled for over 5,000,000 square feet of warehouse construction.

Strategically located near I-4, US 27, I-75, Florida's Turnpike, SR 98 and SR 60, Lakeland is in the geographic center of Florida and benefits from unparalleled access to highway infrastructure. A truck driver with a 53' trailer of merchandise departing from Lakeland can make a round trip delivery to most Florida residents within the same



## VISION

We seek the best tenants in the logistics and distribution business. We recognize that attracting and retaining the most capable and experienced employees is critical to our tenants' success. Parkway has vast experience providing an amenity rich environment for the benefit of our office tenants. In designing the Park, we have consulted with the most experienced and demanding logistics and

distribution companies and have created the Park to be responsive to those requirements. We have designed Lakeland Central Park to create a best in class work environment within a world class logistics park.

We deliver confidence and agility so you can focus on navigating your business.



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## PROPERTY DESIGN

The Park is designed to satisfy the most demanding standards of the most discriminating and experienced logistics and distribution companies in America. The property benefits from an abundance of land and will contain generously sized roadways, driveways, parking areas, truck courts, and turning radii. All buildings will be able to accommodate paved areas for above typical truck drops and employee parking requirements. Designs contemplate 24-hour roving security.

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## ON-SITE AMENITIES

Lakeland Central Park has available entitlements that will permit a future hotel and appropriate community-serving retail. The property has over two miles of jogging trails, contemplated to be anchored by a fitness facility with showers and a locker room available for employees. Lakeland Central Park infrastructure will include redundant high-speed internet fiber feeds available to every site.

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## BUILDING DESIGN

Each building site will be thoughtfully graded and will be surrounded by preserved wetlands and on-site retention lakes. This design limits vehicular access to driveways while also allowing each driveway to be easily secured.

Lakeland Central Park offers a broad range of building size options and is uniquely able to meet the needs of tenants with large contiguous cross dock requirements.

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## PUBLIX

Publix Supermarkets deliver more groceries to more locations in Florida than any other company. The company was founded in Winter Haven, Florida in 1930, acquired the Lakeland Grocery Company and their warehouses in 1945, and in 1950 commenced construction of a "state of the art" warehouse and grocery distribution facility in Lakeland that Publix continues to use to this day. With over 200,000 employees across the Southeast US, Publix is the largest employee-owned company in America. Publix has been efficiently delivering perishable products throughout the State of Florida and the Southeast US from its Lakeland location for 70 years. The headquarters are located a few hundred yards from the Airport Road entrance to Lakeland Central Park.



With unparalleled location and access, flexible building capabilities, and a park-like setting, Lakeland Central Park delivers a best-in-class experience for companies and their employees to expand their reach.



LAKELAND  
CENTRAL  
PARK



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