

**4070 South Pipkin Road  
Lakeland, Florida 33811**

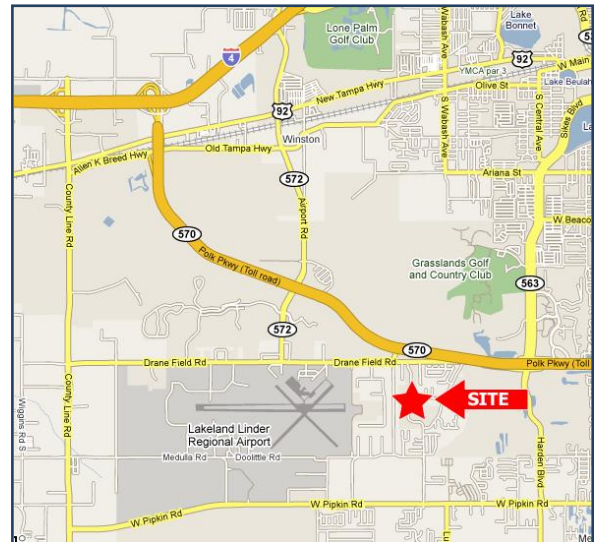
**BUCKNER  
COMMERCIAL PROPERTIES**

## AVAILABLE FOR LEASE



### Features

- Available Square Feet: **Up To - 37,000 Sq. Ft.**
  - Available Bay(s) 4-8 (See Building Plan)
- Total Square Feet: 59,200 SF
- Construction: Concrete Tilt Wall
- Building Dimension: (185' x 320')
- Ceiling Height: 30'
- Column Spacing:
  - Front Three Bays 41'-8" x 40'
  - Rear Staging Bay 60' x 40'
- Overhead Doors:
  - Twelve (10' x 10')
  - One (12' x 14') Drive-In Ramp Door
- Warehouse Lighting: T8 Hi Bay Florescent
- Fire Sprinkler System: ESFR
- Concrete Slab: 5" Reinforced
- Automobile Parking Spaces: 52 Total On-Site
- Location Provides Immediate Access to I-4 Via Polk Parkway



**Contact: David A. Buckner, SIOR**

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Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof.

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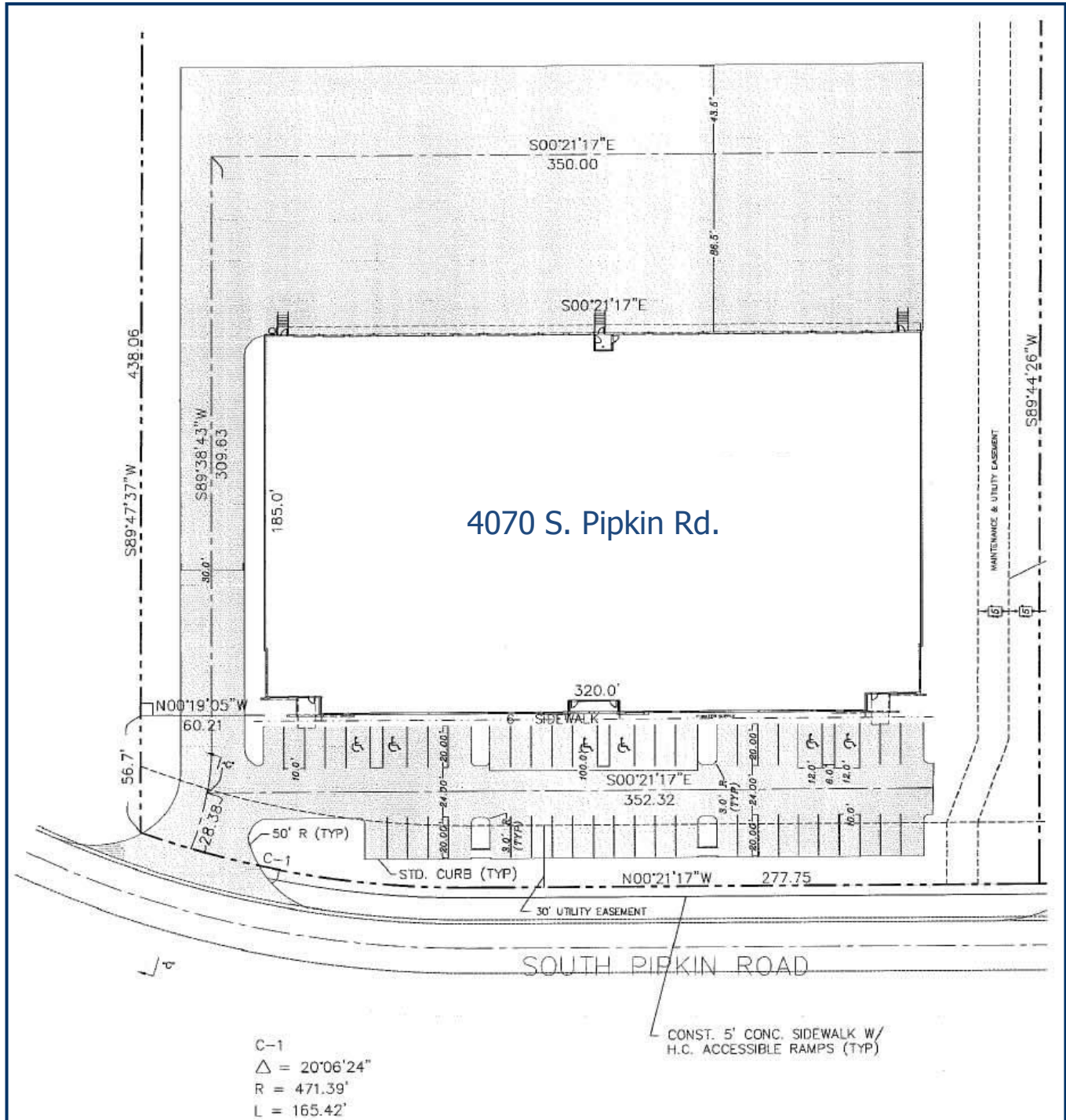
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## Site Plan



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