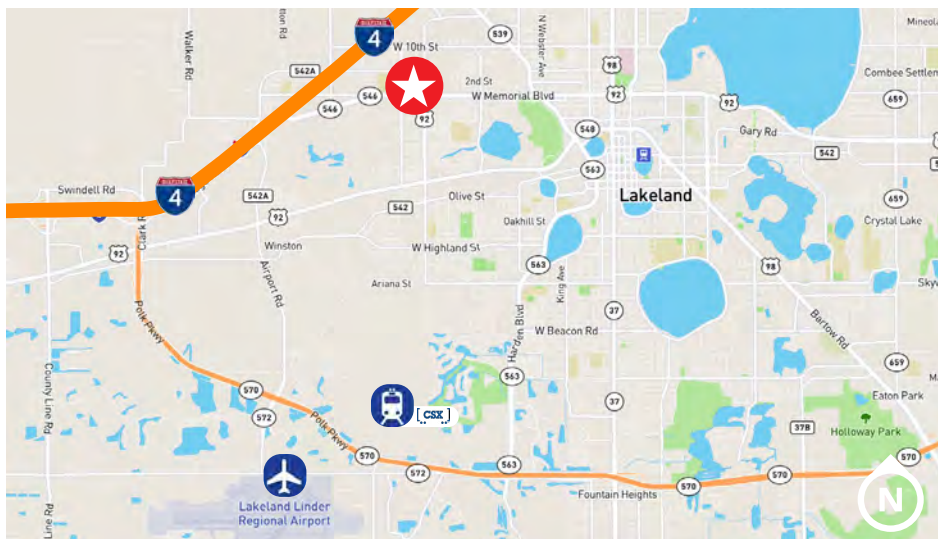




# INDUSTRIAL BUILDING FOR SUBLEASE

2323 W Memorial Blvd, Lakeland, FL 33815

Light Industrial building available for sublease with convenient I-4 Access



## ASKING RATE:

Contact For Details



## AVAILABILITY:

**Building:** 16,504± SF

**Land:** 2.75± AC

**Immediately Available**

**LED:** January 31, 2031



## DETAILS:

**Fencing:** fenced lot

**Parking:** 20 surface spaces

**Zoning:** C3

**Year Built/Renovated:** 1988/1991

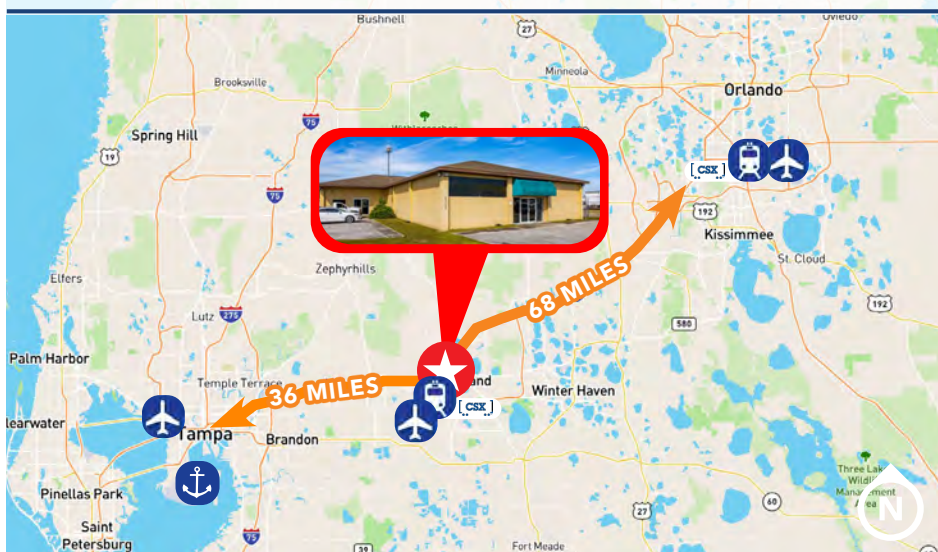
**Clear Height:** 10'-12'

**(2) Drive-in doors**

**(2) Detached storage buildings**

**100% HVAC in offices**

## IDEAL CONNECTIVITY BETWEEN ORLANDO AND TAMPA



**HARBERT**  
REALTY SERVICES

**DAMIEN MADSEN**

dmdasen@harbertrealty.com | 407.256.2844

**JOSH SMITH, SIOR**

jsmith@harbertrealty.com | 407.739.8602

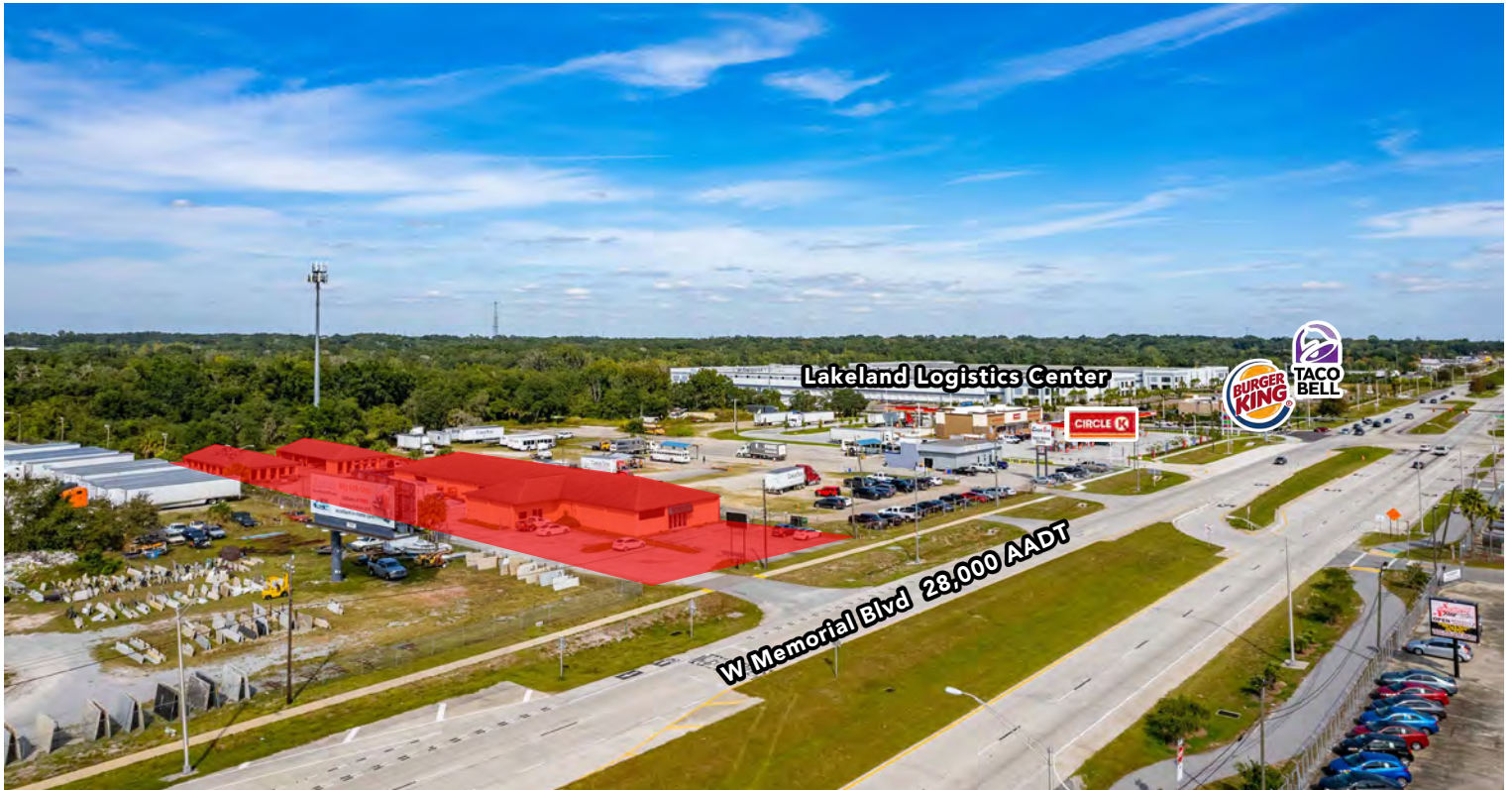
The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

**For More Information: HarbertRealty.com**  
400 S Park Ave, Suite 225, Winter Park, FL 32789

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## PROPERTY PHOTOS



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## LOCATION OVERVIEW



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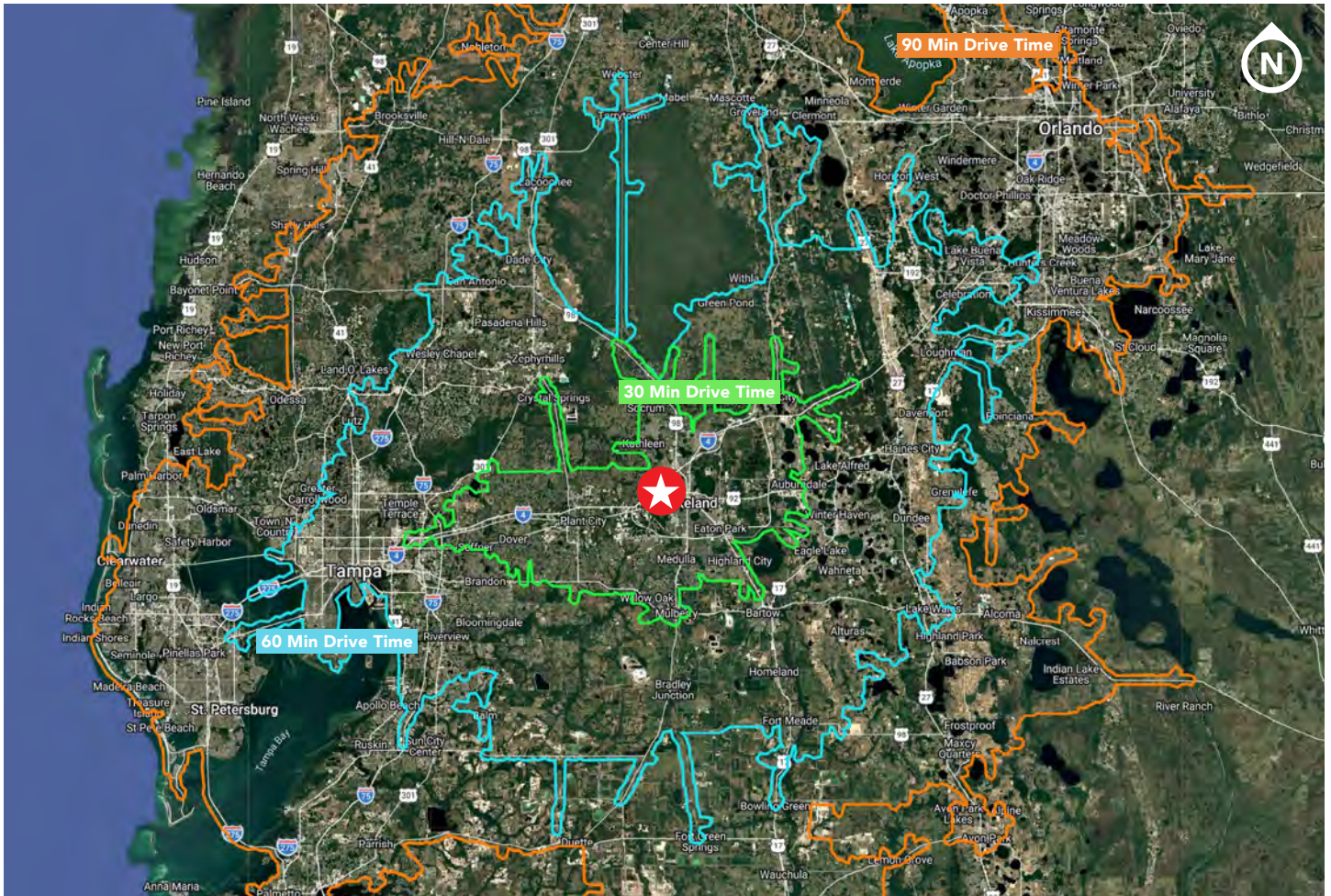
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## CONNECTIVITY & DEMOGRAPHICS



### SIGNIFICANT DRIVE TIMES

- 36 minutes ..... to Tampa International Airport
- 10 minutes ..... to Lakeland Linder Intl Airport
- 2 minutes ..... to I-4
- 1 hour 15 minutes ..... to Downtown Orlando
- 35 minutes ..... to Downtown Tampa
- 40 minutes ..... to Port of Tampa
- 36 minutes ..... to I-75

### 5,10,15 MILE DEMOGRAPHICS

POPULATION	5 MILE	10 MILES	15 MILES
2025 Estimated Population	128,169	345,197	507,075

EMPLOYEES	5 MILE	10 MILES	15 MILES
2025 Estimated Employees	63,288	114,391	155,434

BUSINESSES	5 MILE	10 MILES	15 MILES
2025 Estimated Businesses	7,197	16,528	22,922



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