

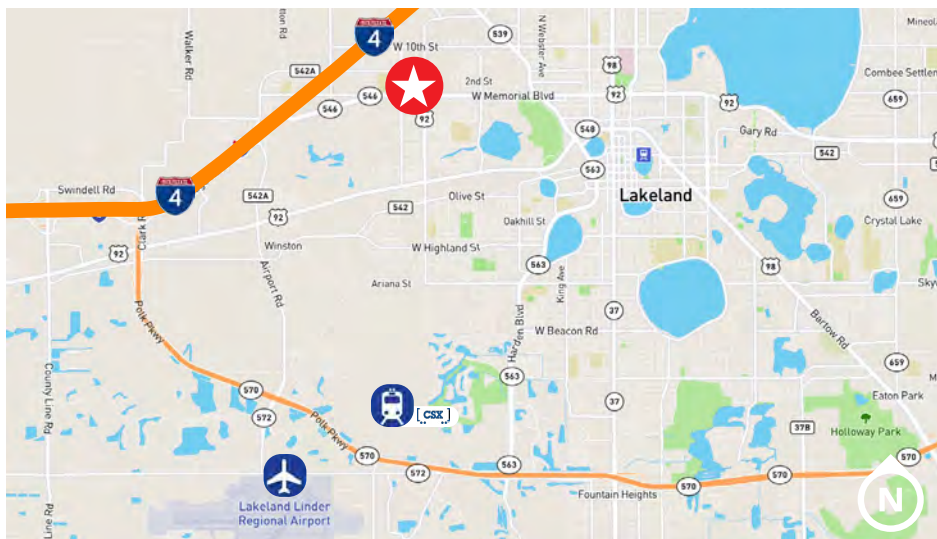
**3 MONTHS
FREE RENT**



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

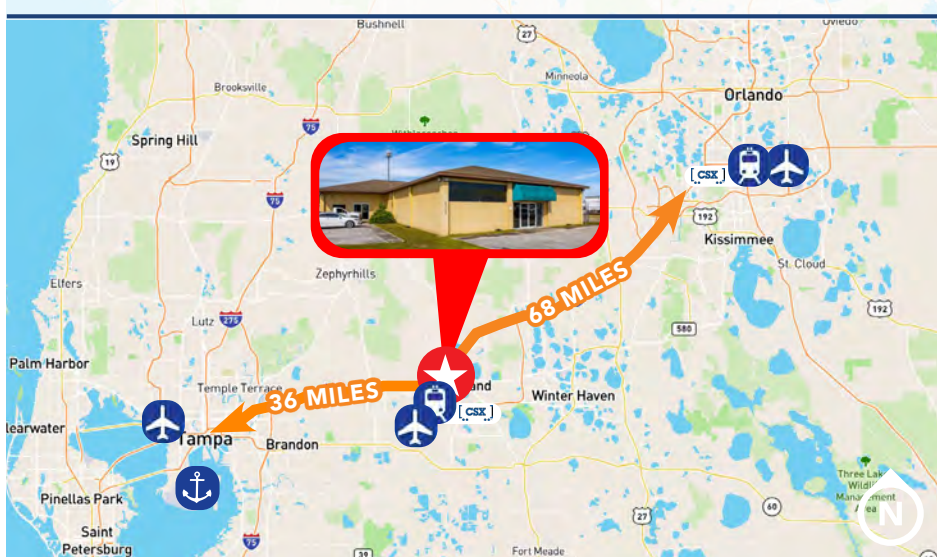
Clear Height: 10'-12'

(2) Drive-in doors

(2) Detached storage buildings

100% HVAC in offices

IDEAL CONNECTIVITY BETWEEN ORLANDO AND TAMPA



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.



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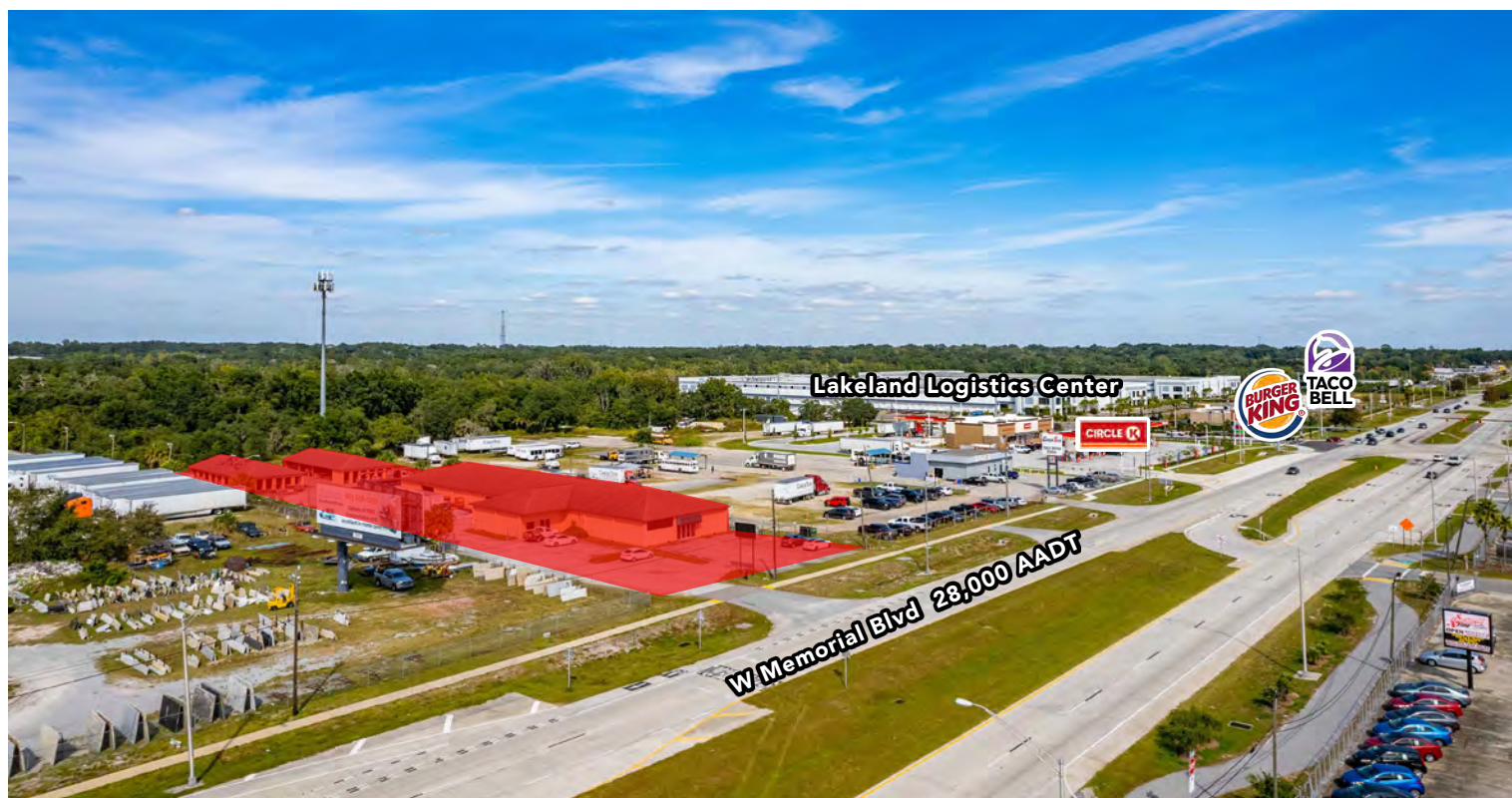
For More Information: HarbertRealty.com

400 S Park Ave, Suite 225, Winter Park, FL 32789

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PROPERTY PHOTOS



HARBERT
REALTY SERVICES

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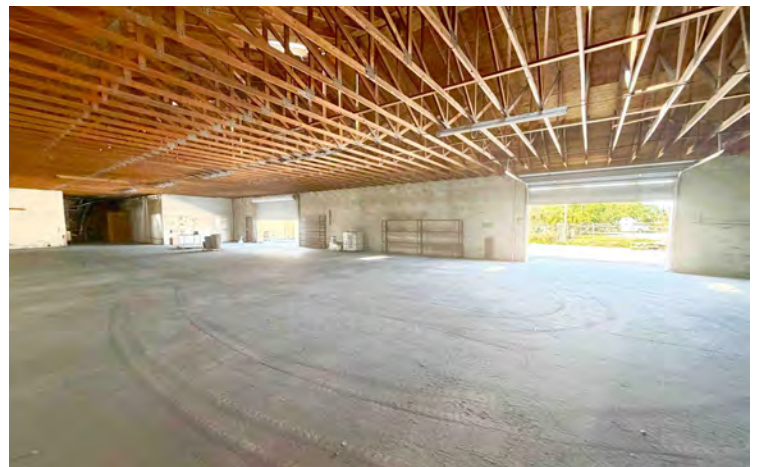
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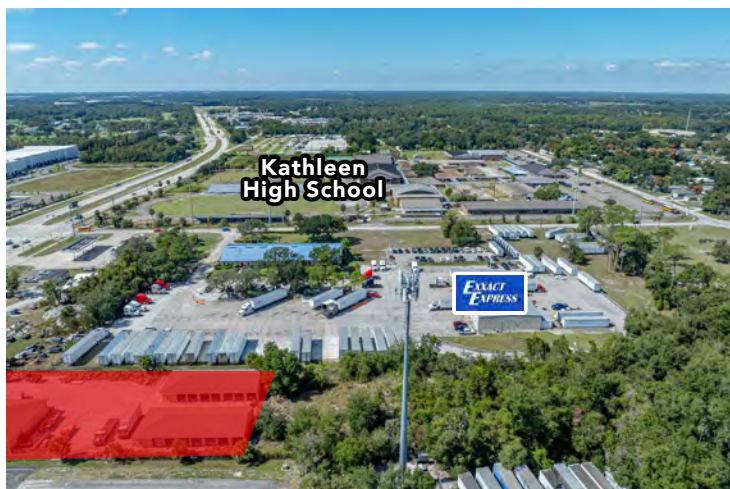
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LOCATION OVERVIEW



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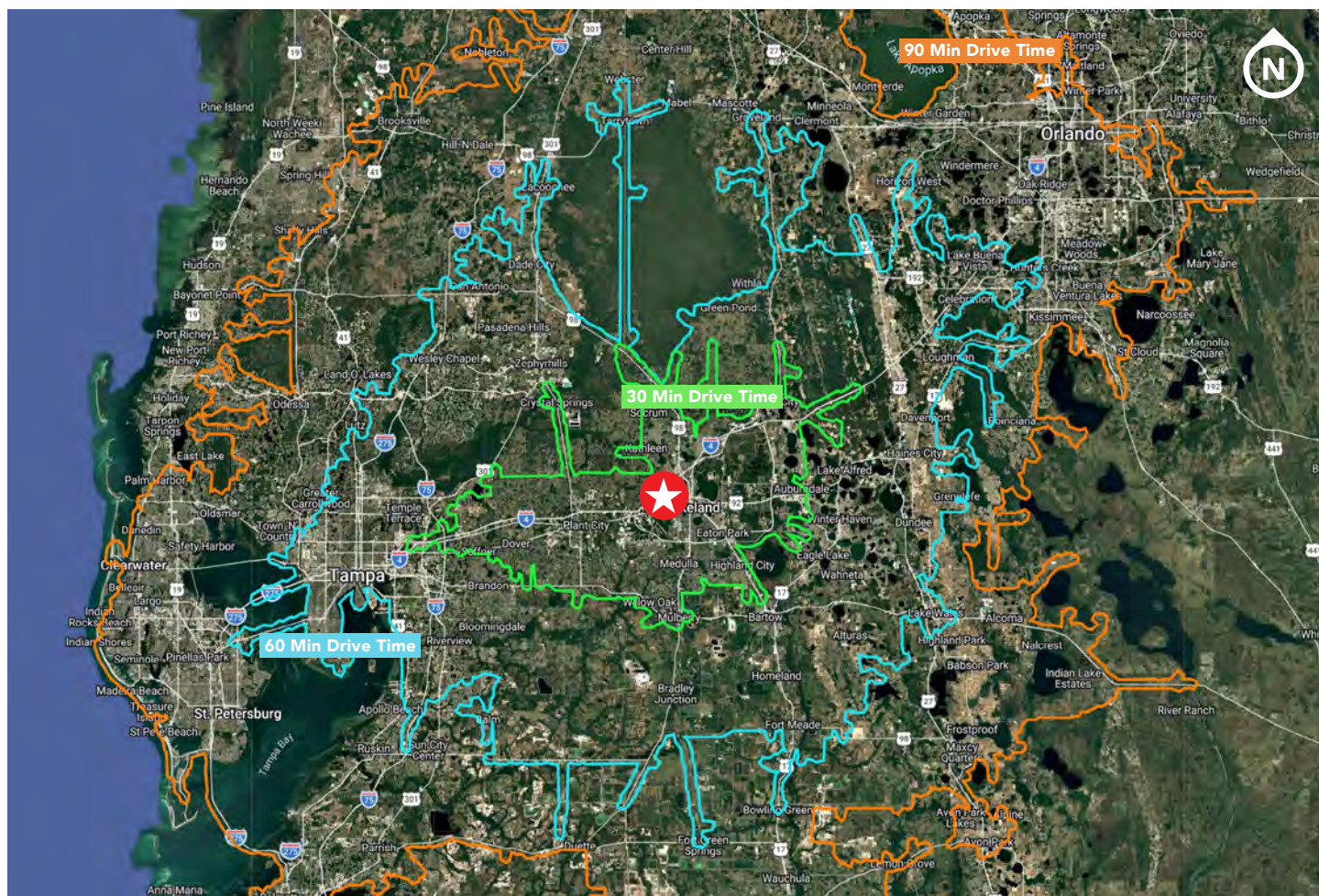
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CONNECTIVITY & DEMOGRAPHICS



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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