

\$50,400 - 2160 Edgewood Drive S 109, LAKELAND

MLS® #TB8443394

\$50,400

Bedroom, Bathroom, 10,000 sqft
Commercial Lease on 1.07 Acres

N/A, LAKELAND, FL

2160 Edgewood Dr, Lakeland, FL 33803
Commercial Warehouse with Paint Booth,
Office, and Full A/C & Heat

For Lease \$4,200/month (Triple Net)
2,500 sq. ft. | 1 Bath | 3-Year Minimum Lease

This versatile commercial mixed-use warehouse offers exceptional visibility right off South Edgewood Drive—one of Lakeland's most heavily traveled corridors. With McKeel Academy nearby and consistent daily traffic, the location provides high exposure perfect for an auto body, mechanic, paint, or general business operation.

Property Features:

- 2,500 sq. ft. warehouse with open floor plan and durable concrete flooring
- Professional paint booth with full ventilation and filtration system (vents through roof)
- Full central A/C and heat throughout the entire building
- Space for multiple vehicle lifts or other equipment setups
- Private office and restroom inside
- Expansive paved parking lot with ample room for customer parking, trailers, or equipment
- Zoned for mixed commercial use, providing flexible business



opportunities

High-visibility frontage along South Edgewood Drive with constant traffic flow

Lease Details:

\$4,200/month Triple Net (NNN)

Tenant responsible for all utilities, taxes, insurance, and maintenance

Security deposit: \$4,200

Minimum lease term: 3 years

This is a rare opportunity to secure a fully climate-controlled commercial warehouse in a high-traffic area of Lakeland ready for immediate occupancy and adaptable to a variety of business needs.

Contact us today to schedule a showing opportunities like this on Edgewood Drive don't last long!

Built in 2009

Essential Information

MLS® #	TB8443394
Price	\$50,400
Square Footage	10,000
Acres	1.07
Year Built	2009
Type	Commercial Lease
Sub-Type	Mixed Use
Status	Active

Community Information

Address	2160 Edgewood Drive S 109
Area	Lakeland
Subdivision	N/A
City	LAKELAND

County Polk
State FL
Zip Code 33803-3665

Interior

Cooling Central Air
of Stories 1

Exterior

Foundation Slab

Additional Information

Date Listed October 30th, 2025
Days on Market 13
Flood Zone Code X

Listing Details

Listing Office REALTY HUB



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