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# Several Industrial Projects for Polk County Announced

**I-4 Corridor, County Line Road are hot spots for developers.**

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THE LEDGER

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LAKELAND | Home construction is still dragging but industrial developers apparently haven't slowed their pace.

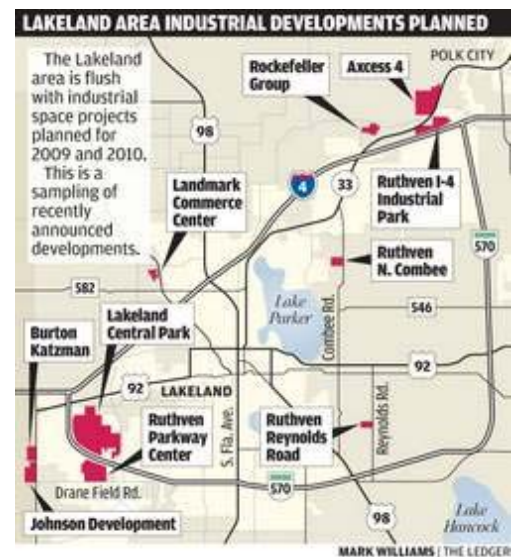
Local and national developers recently previewed millions of square feet worth of industrial projects at a Lakeland Economic Development Council meeting, giving a glimpse of what's to come in 2009 and beyond.

Projects discussed include:

Indianapolis-based Browning Investments is planning the Access 4 Logistics Center for a 104-acre site off State Road 33 (just north of Interstate 4) in Polk City. Scheduled to break ground in February, the project includes more than 1.2 million square feet of warehouse and distribution space. Construction is scheduled to finish in the third quarter of 2009.

Highland Equities, a subsidiary of Lakeland-based Highland Homes, is waiting on city approval for a 48-acre, 750,000-square-foot industrial/commercial subdivision near Sleepy Hill Road in North Lakeland. Highland will handle the leasing and sale of lots for the project, titled Landmark Commerce Center. Buildings on the lots will be required to have masonry or pre-cast, tilt-wall slabs.

"This is a niche for small- or moderate-size businesses who want to own their land and building," said George Lindsey, vice president of development for Highland Homes. Lots probably won't become available until the first quarter of 2010.



Lakeland-based developers The Ruthvens are planning more than 1 million square feet of space in 10 buildings at an industrial park site off I-4, across from the University of South Florida Polytechnic site. Construction should begin in mid-2009, said Greg Ruthven, director of development. The Ruthvens also

have plans for 633,000 square feet of space at a development off North Combee Road; 437,000 square feet at a site between Drane Field Road and the Polk Parkway; and more than 50,000 square feet at a Reynolds Road site.

Rockefeller Group Development Corp. of New York is planning a commerce park with space exceeding 1 million square feet at a site between SR 33 and Old Polk City Road. The company is taking build-to-suit orders now, and expects to have spec space available in the first quarter of 2010.

Jacksonville-based Flagler Development will build the Lakeland Central Park on 305 acres bordered by the Polk Parkway, County Line Road and Airport Road. A mix of warehouse, office and retail spaces have been outlined, but no other details were available at presstime.

Michigan developers Burton Katzman are under contract for 300 acres off County Line Road for an industrial park.

Johnson Development of Spartanburg, S.C., plans to build more than 900,000 square feet of space for an unnamed project off County Line Road in Plant City.

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