



PROPERTY FOR SALE

1745 W. OLIVE ST., LAKELAND, FL

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

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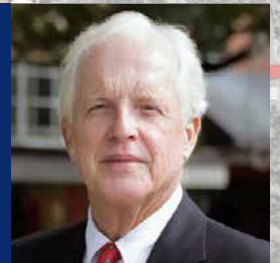
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EXECUTIVE SUMMARY

1745 W. OLIVE ST., LAKELAND, FL 33815

The subject property features 15,328 +/- sf of metal warehouse on 1.42 +/- acres in Lakeland, FL. It has excellent access to I-4 and is near other major distribution centers including Publix, Rooms To Go, Amazon, Southern Wine and Spirits and more.

A CSX rail line runs along the property, but a spur would need be installed for rail access. Two of the three buildings are dock high and a third is grade level. There are two small offices, and the large outdoor area could be used for outside storage. Adjacent 16,370 SF warehouse facility is also listed for sale.

Site Address:	1745 W. Olive St., Lakeland
County:	Polk
PIN (Property Identification Number):	23-28-23-108500-001000
Land Size:	1.42 +/- acres
Building Size:	15,328 +/- Total SF (14,352 +/- Heated SF)
Column Spacing:	Clear Span
(Effective) Year Built:	1985
Property Use:	Warehousing
Utilities:	Water and Sewer (City of Lakeland)
Zoning:	I-2: Medium Industrial District (City of Lakeland)
Taxes:	\$0.00 (Non-Profit Exemption)
Traffic Count:	3,200 cars/day on Olive St.
Asking Price:	\$680,000

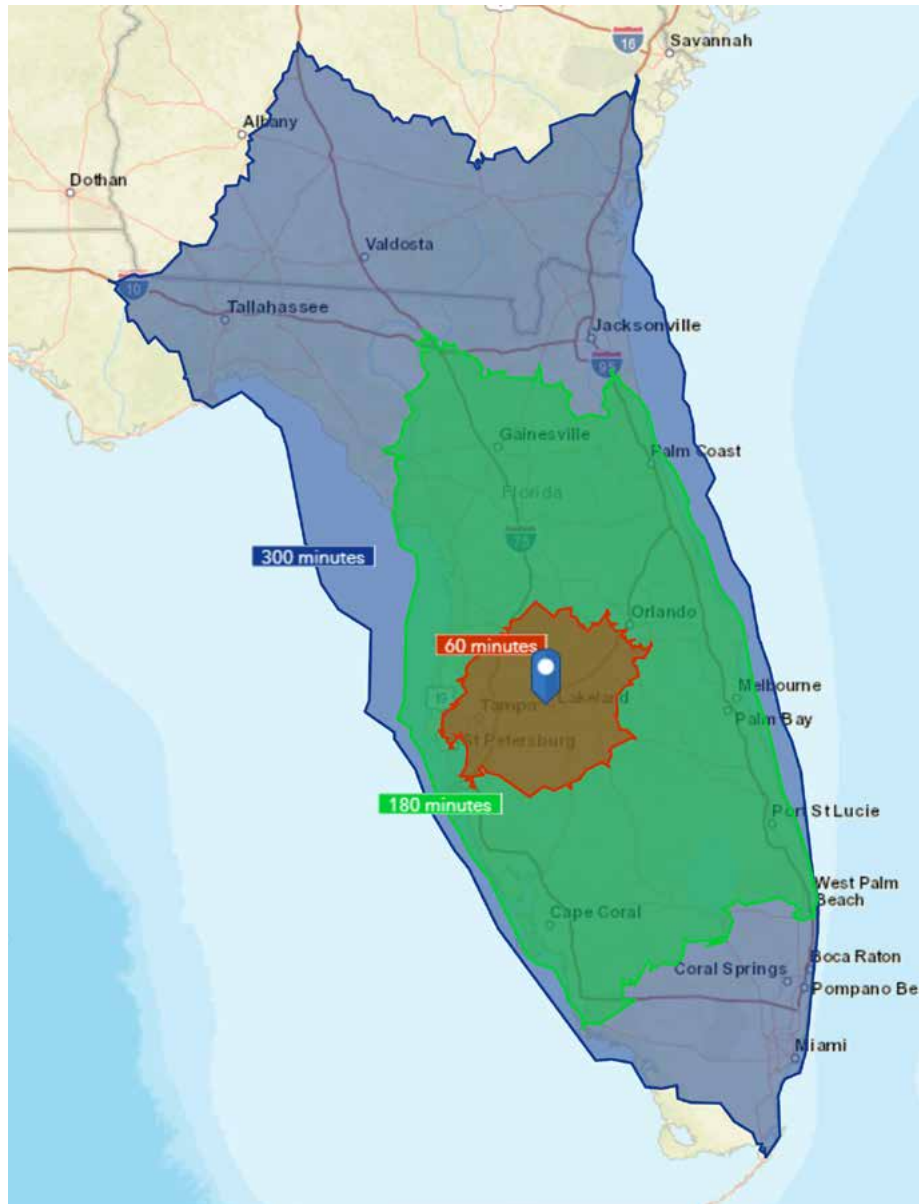


Located in Lakeland, FL along the I-4 corridor,
with excellent proximity to I-4.

REGIONAL LOCATION MAP

INDUSTRIAL DEMOGRAPHICS

1, 3, 5 Hour Drive Time



	1 Hour	3 Hours	5 Hours
Population	3,165,948	12,173,747	20,514,497
Households	1,180,189	4,880,890	7,997,588
Median Age	38.3	43.9	42.2
Median Household Income	\$52,804	\$51,432	\$51,751
Average Household Income	\$74,010	\$73,613	\$74,826
Per Capita Income	\$28,107	\$30,043	\$29,659

- More than 20,000,000 people within 5 hours!
- The 5 hour mark allows the truck driver 5 hours out, 1 hour to unload, and 5 hours back for an 11 hour trip.



The subject property features 260 +/- FT of frontage on W. Olive St., and has potential for rail access that runs along the north side of the property.

SITE AERIAL

Aerial view looking west





Ground Level Loading



Security Fencing



Dock-high Loading



Ample Outdoor Storage Area

ZONING



Medium Industrial District (I-2)

The intent of the I-2 District is to permit the establishment of a broad range of business park, industrial and wholesale uses. Any retail shall be limited and subordinate to the principal use.

The uses permitted include those which usually have relatively moderate external impacts. Such uses do not create an appreciable nuisance of hazard. The I-2 District also provides for some industrial uses which typically have more external impacts, subject to conditional use review.

COMMERCIAL

✓ INDUSTRIAL

LT'D DEVELOPMENT

MOBILE HOME

MULTIPLE FAMILY

OFFICE

PUD COMMERCIAL

PUD INDUSTRIAL

PUD MIXED

PUD MOBILE HOME

PUD MULTIPLE FAMILY

PUD OFFICE



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