



PROPERTY DESCRIPTION

Total of 22,500 SF available with 4,350 SF of modern and renovated office, 18,150 SF of air conditioned warehouse with 2,000 SF of mezzanine, 24' clear height, sprinkler system, LED lights, 3 phase power, 4 dock high and 2 ramp access.

Approximately 7,000 SF of yard storage available behind the building. Total of 45 parking spaces on site and truck parking available nearby.

Former 6,000 SF cold storage/freezer, the wall panels and cooling equipment are still in place however repairs/replacement of the space will be needed to make it a functional cold storage space.

OFFERING SUMMARY

Building Size:	22,500 SF
Lot Size:	1.88 Acres
Built / Renovated:	2000 / 2020
Loading:	4 Dock High & 2 Ramp
Parking:	45 Spaces
Climate Controlled:	Warehouse
Power:	3 Phase
Office:	4,350 SF
Former Cold Storage (Cooler & Freezer):	6,000 SF
Yard Storage / Truck Parking:	7,000 SF on site + truck parking available nearby
Market:	Tampa / St Petersburg
Submarket:	Lakeland MSA

DEMOGRAPHICS 10 MILES 50 MILES 100 MILES

Total Households	106,959	1,519,079	3,554,004
Total Population	287,518	3,897,174	9,037,891
Average HH Income	\$60,930	\$64,160	\$62,191

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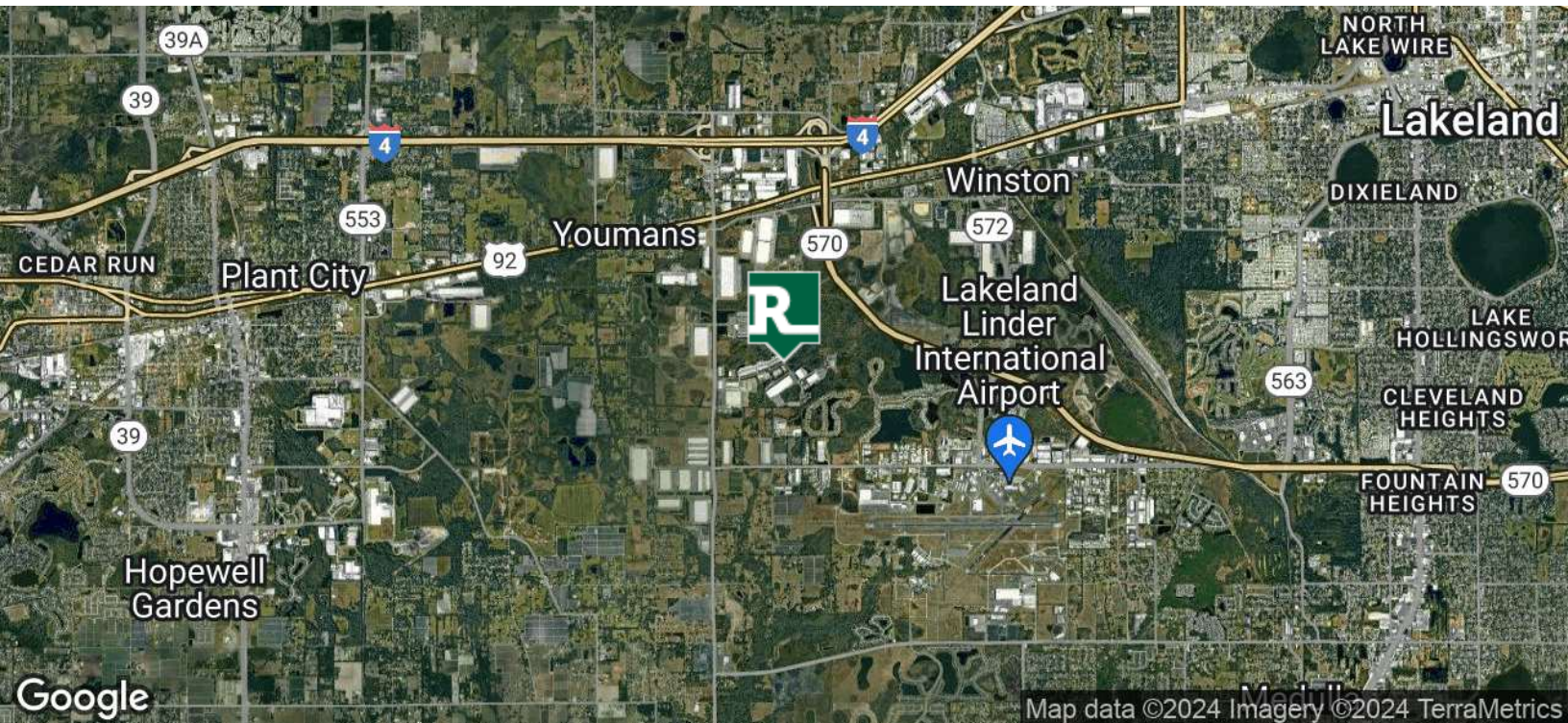


Central Florida's
Warehouse Specialist

FREE STANDING WAREHOUSE/FLEX

3025 WHITTEN RD, LAKE LAND, FL 33811

FOR LEASE



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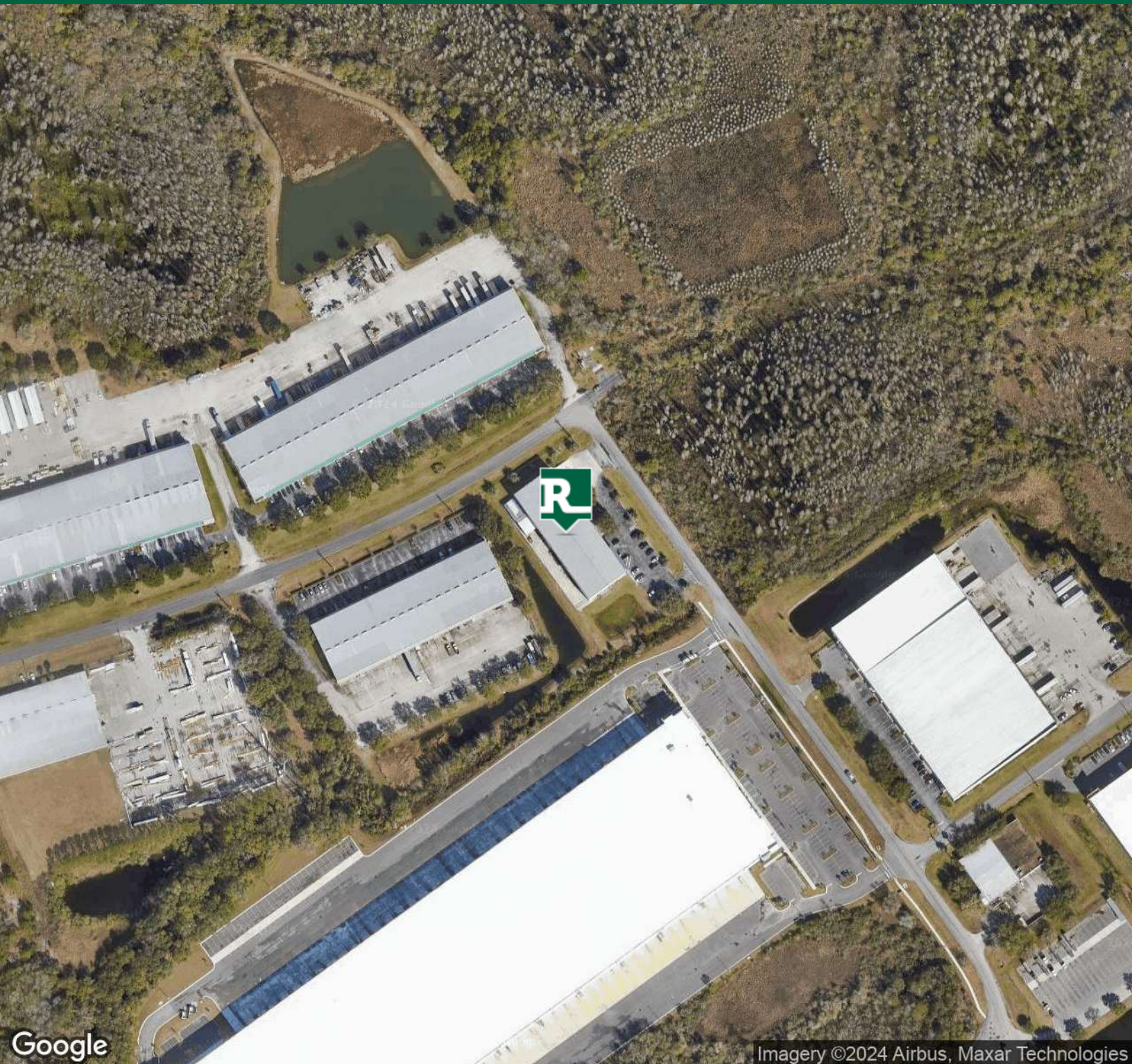


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FLORIDA *within* REACH

 **300+**
MILES OF RAIL
IN POLK COUNTY

 **10**
MILLION PEOPLE
WITHIN 100 MILES

 **3**
INTERNATIONAL AIRPORTS
WITHIN 60 MILES

 **3**
DEEPWATER SEAPORTS
WITHIN 75 MILES



WHY CENTRAL FLORIDA & LAKELAND?

Get to know Florida's newest hot spot for business. There's a reason why Publix Super Markets, Amazon, Legoland Florida Resorts and Florida's Natural all call Polk County home.

Ideally located between two major metro areas, Central Florida boasts a fertile business environment that offers a potent blend of connectivity, workforce talent and low operating costs.

With access to over 10.5 million people within a 100-mile radius, Lakeland is at the center of it all in Florida. Whether you need proximity to talent, infrastructure, customers, clients, entertainment or our beautiful beaches and landscape, we have a place for you. Join one of the "fastest growing cities in the U.S".

LAKELAND QUICK FACTS:

- #1 TOP CITIES TO BUY A HOME
- #1 FASTEST GROWING CITY IN US
- #7 BEST PLACE TO MOVE IN THE US
- #1 BEST PLACE TO START A BUSINESS
- #10 MID-SIZED METRO JOB GROWTH
- #61 BEST PLACES TO LIVE IN THE US
- #8 BEST MANUFACTURING JOBS
- #5 BEST PLACES TO START A HOME BASED BUSINESS
- Amazon - 4,160,000 SF (5 distribution center)
- Amazon Air Cargo - 283,000 SF
- Walmart - 2,000,000 SF (2 distribution center)
- Ikea (2019) - 325,000 SF & Medline (2017) - 830,000 SF
- PepsiCo (2017) - 600,000 SF & Best Buy - 650,000 SF

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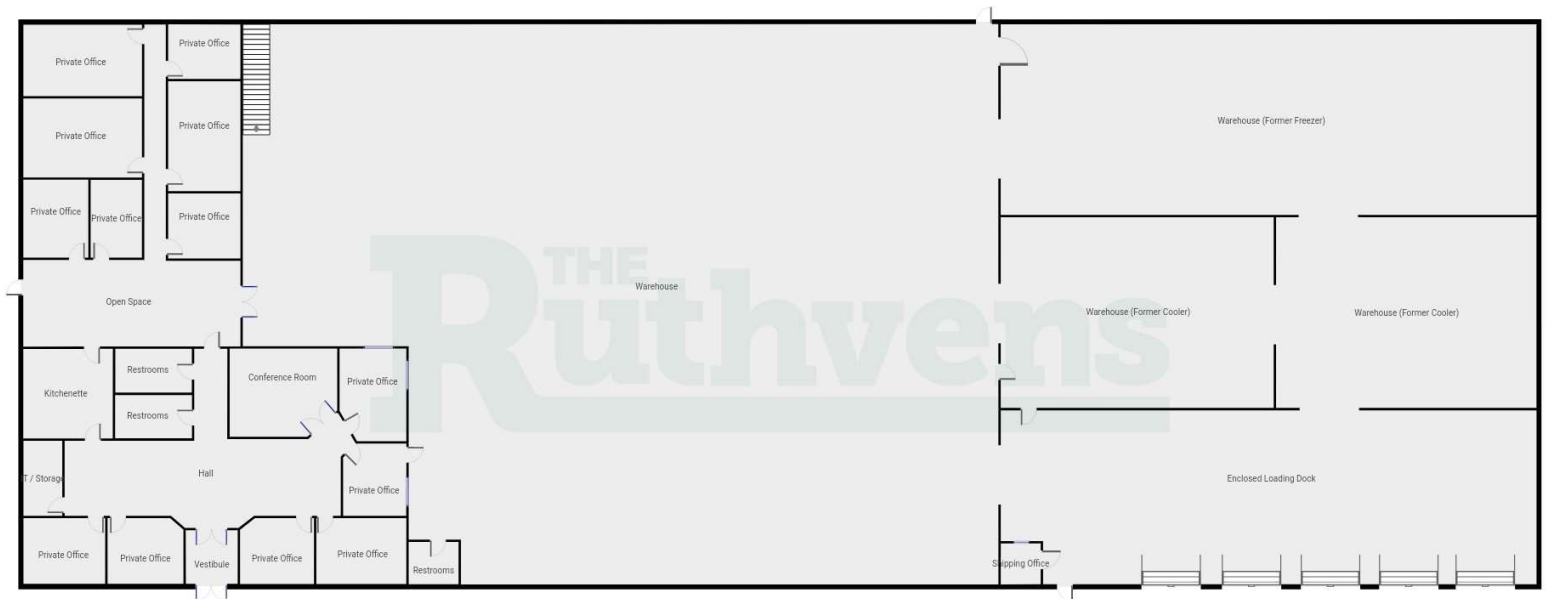


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Current Floor Plan



Yard Storage in the Back



4 Dock High and 1 Double Ramp

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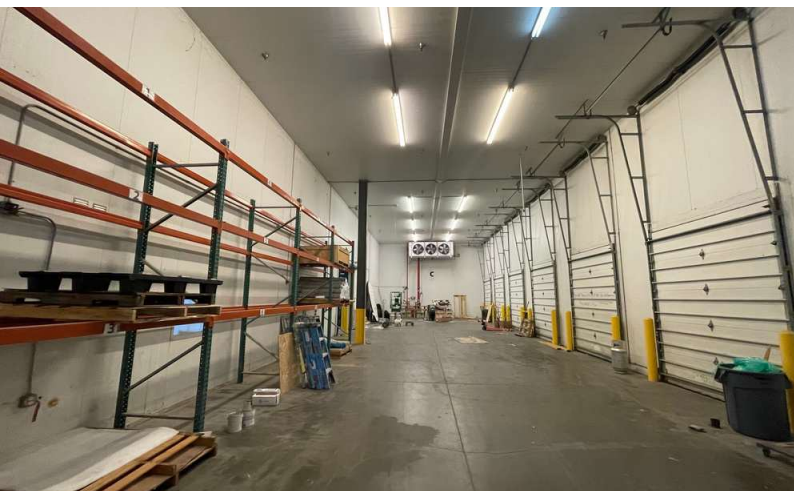
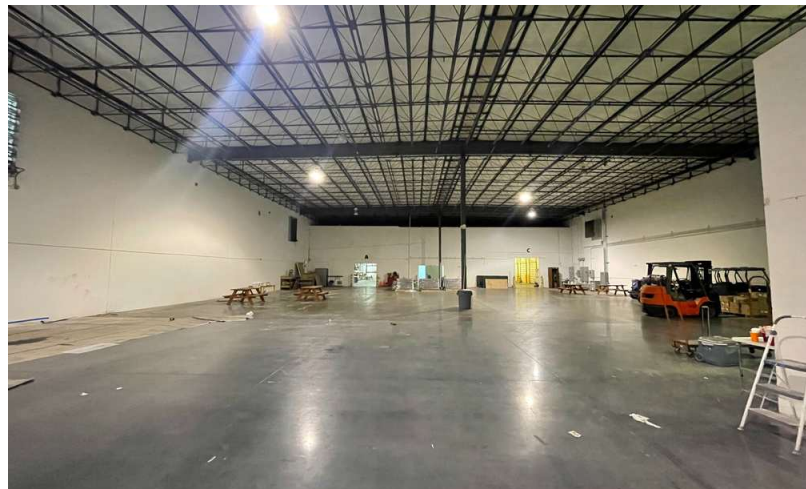
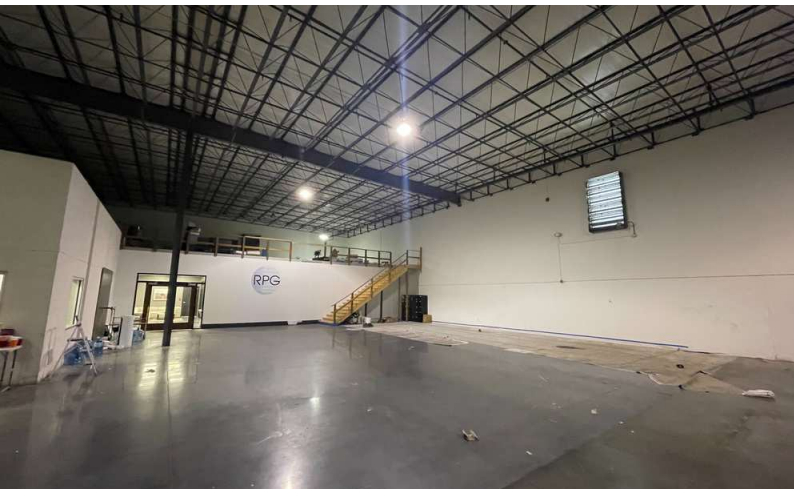


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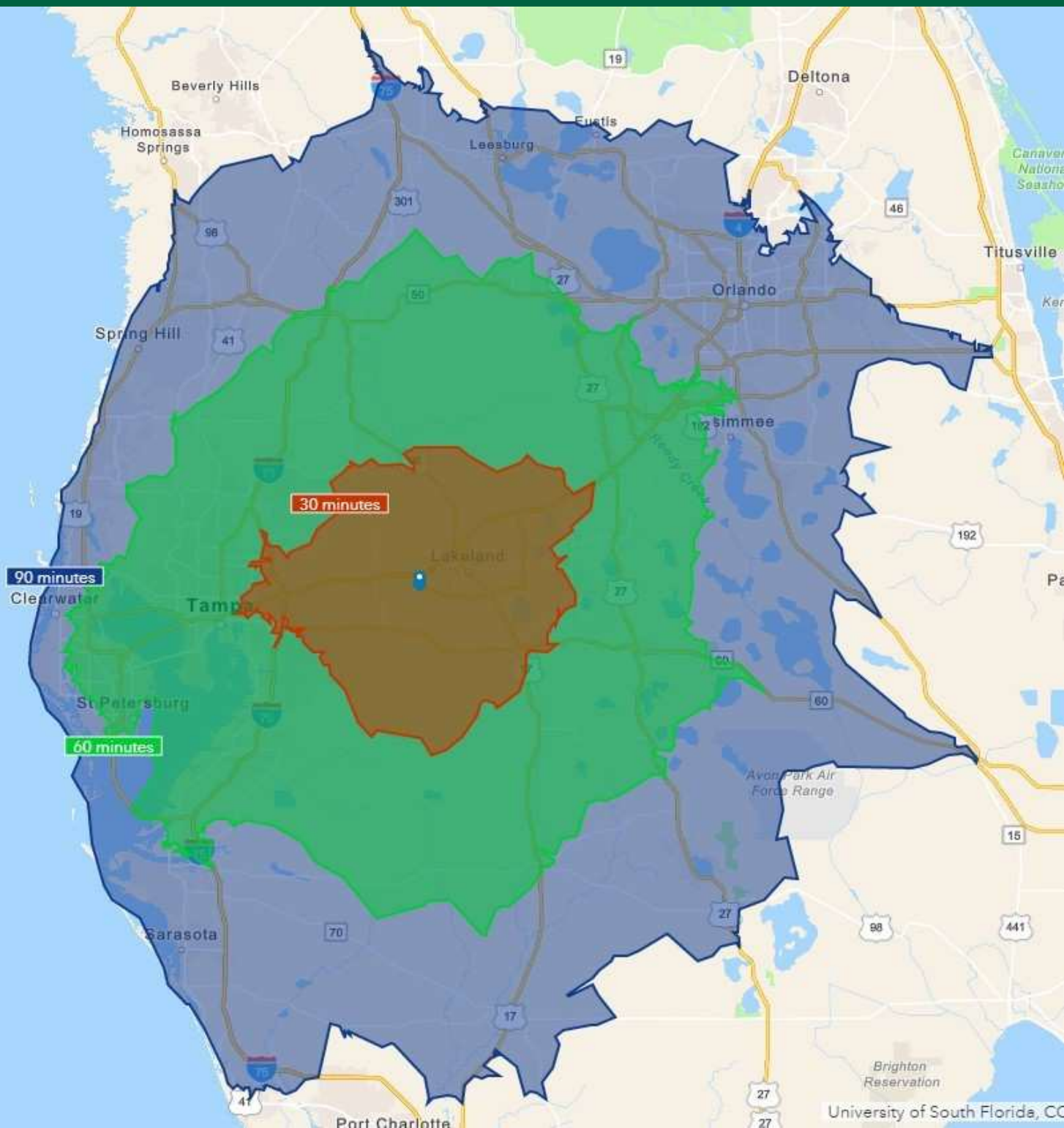
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POPULATION	10 MILES	50 MILES	100 MILES
Total Population	287,518	3,897,174	9,037,891
Average Age	37.4	40.2	41.6
Average Age (Male)	36.0	39.2	40.5
Average Age (Female)	38.7	41.2	42.6

HOUSEHOLDS & INCOME	10 MILES	50 MILES	100 MILES
Total Households	106,959	1,519,079	3,554,004
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$60,930	\$64,160	\$62,191
Average House Value	\$186,640	\$233,036	\$237,331

ETHNICITY (%)	10 MILES	50 MILES	100 MILES
Hispanic	16.9%	17.7%	16.8%

* Demographic data derived from 2020 ACS - US Census

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ALEX DELANNOY, MICP

Vice President of Brokerage

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PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

EDUCATION

FGCAR Commercial Real Estate University Courses

Lipsey School of Real Estate - Commercial MICP Designation

MEMBERSHIPS

Certified Commercial Investment Member Institute (CCIM), Candidate

Society of Industrial and Office REALTORS (SIOR), Member Associate

Manufacturing & Supply Chain of Mid Florida

NAIOP Member of Central Florida

National Realtor Association

Lakeland Realtor Association

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