



FOR SALE
OFFICE SPACE
\$1,194,555

12,315 SF LAKE WALES OFFICE/WAREHOUSE CONDO ON HWY 27

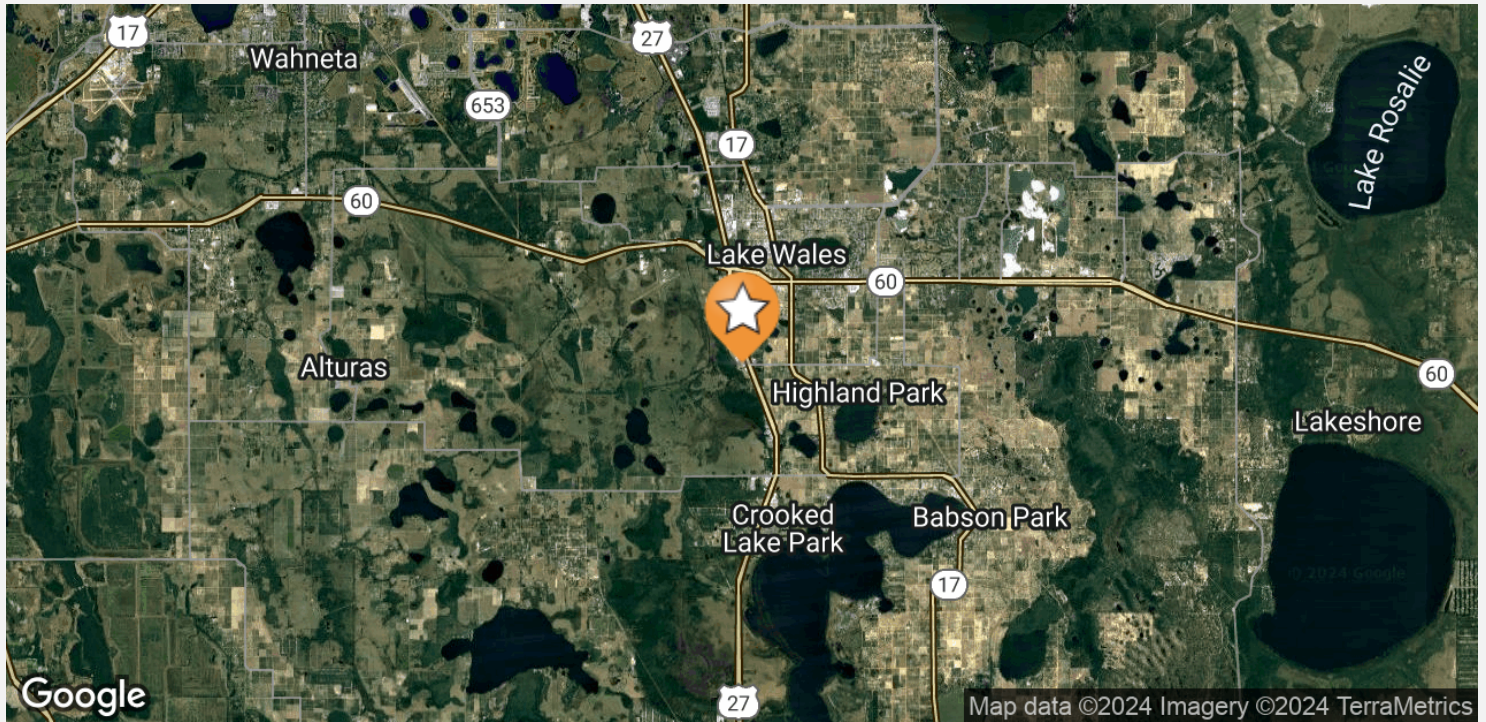
1901 LONGLEAF BLVD. UNIT 1, LAKE WALES, FL 33859



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OFFERING SUMMARY

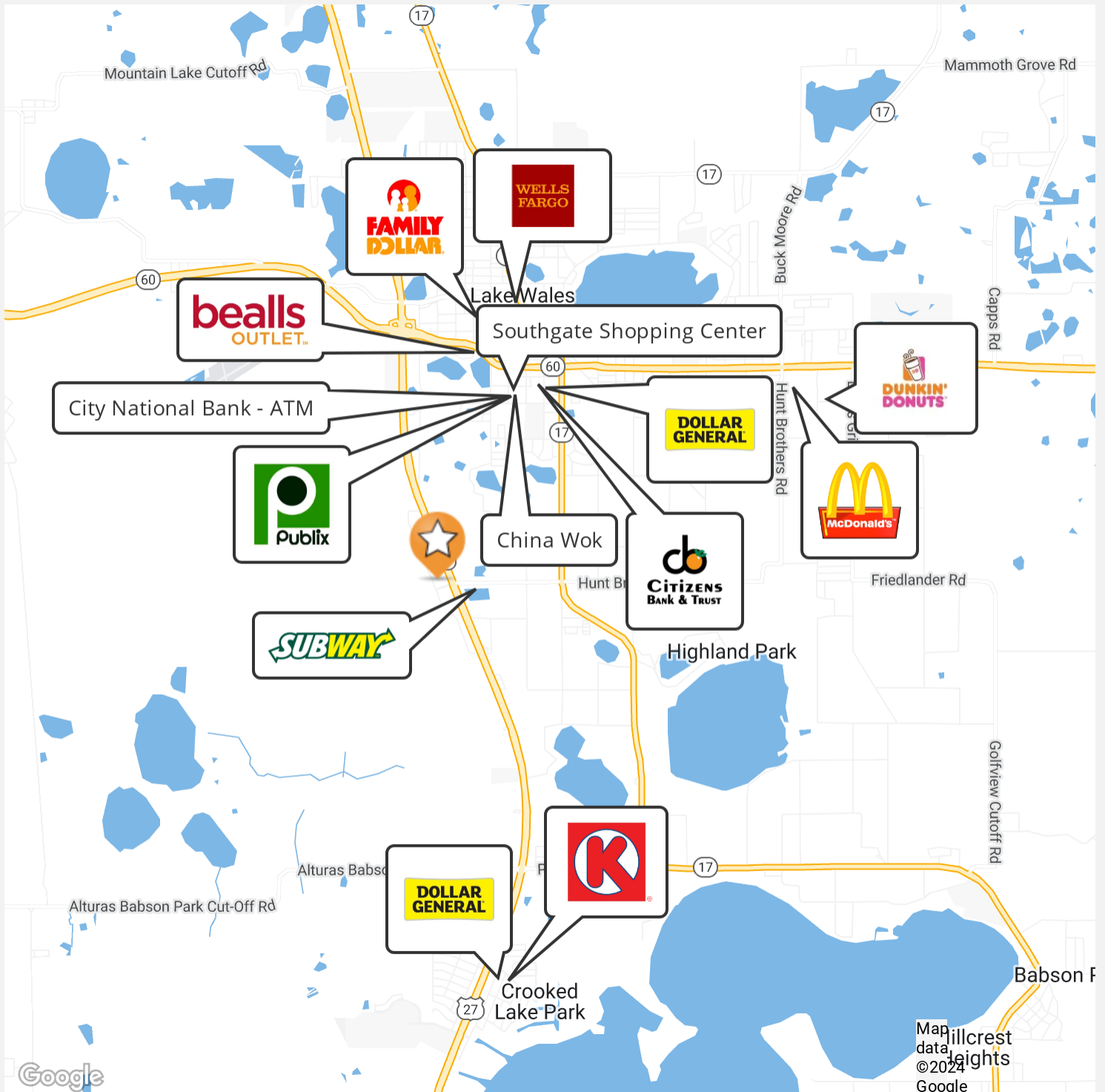
Acres	0.28 Acres
County	Polk
Income	\$80,048
Utilities	City of Lake Wales Duke Energy
Taxes	\$8,838
Parcel IDs	273014927044000010
Listing Price	\$1,194,555
Price Per Acre	\$4,266,268
Coordinates	27.8720379, -81.5957525
Real Estate Taxes	\$10,395

PROPERTY OVERVIEW

This 12,315 SF office/warehouse property is a condominium in a business park on Hwy 27 in Lake Wales. It includes approximately 3,000 SF of built-out office space with 9 private offices, 4 bathrooms, a break room with a sink, and a conference room. The warehouse is clear span and includes one dock high-roll-up door and a door with a ramp. The warehouse is also fully air-conditioned. The building has ceilings that start at 24' high in the front of the building and slopes to 21' in the back. A TPO roof and virtually every kind of power is available including 3 Phase. Parking is provided by the condo association making this ideal for office warehouse or showroom warehouse uses. Allowed uses include light manufacturing, distribution, professional and medical service businesses. Longleaf Business Park, renamed Lake Wales Commerce & Technology Park, is located on Hwy 27 less than 2 miles from State Rd. 60 and only 9 miles from the CSX Intermodal Facility.

PROPERTY HIGHLIGHTS

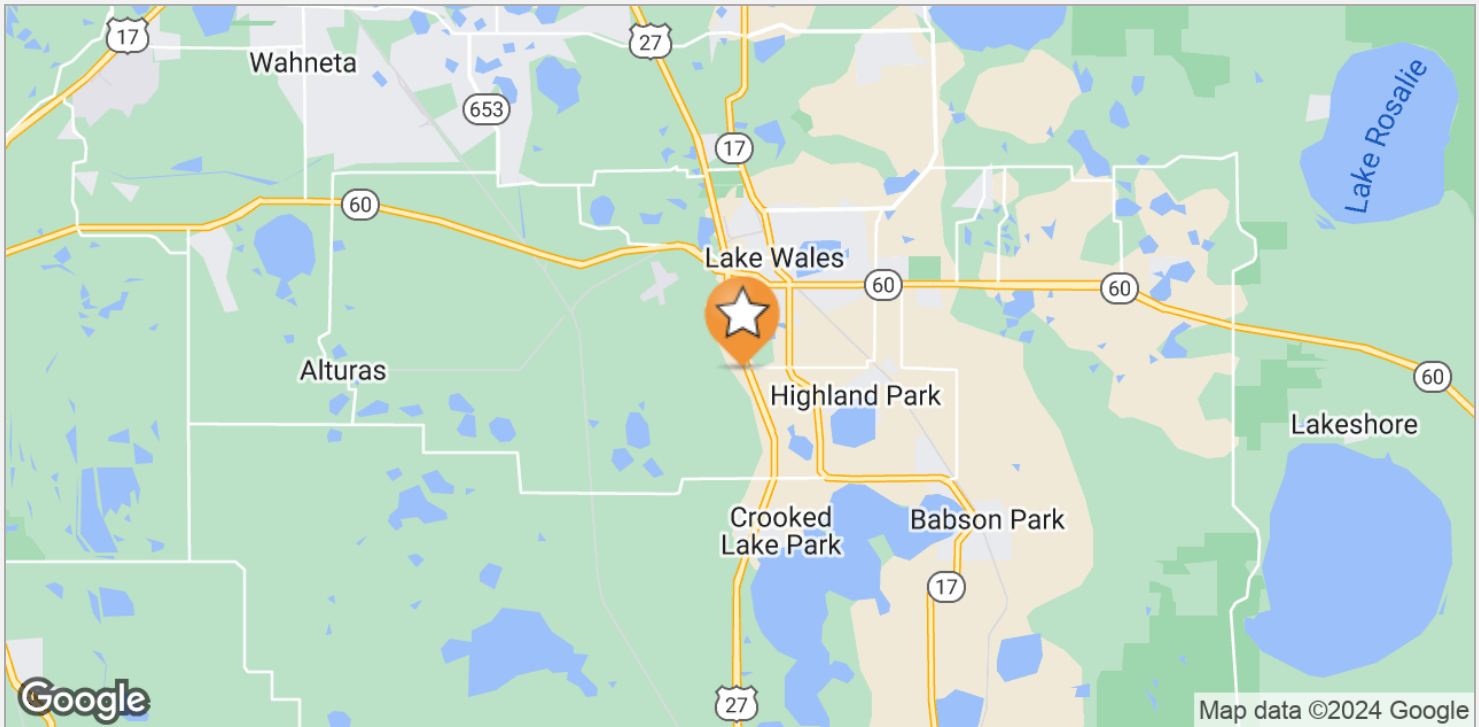
- Dock High Door
- 3,000 SF of Office Space
- Air Conditioned Warehouse
- 3 Phase Electric



Additional Photos

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ERIN CARDEN CCIM

Commercial REALTOR®



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PROFESSIONAL BACKGROUND

After graduating from Florida Southern College in Lakeland, FL, Erin became a licensed real estate agent in 2002. She promptly purchased her first investment property and started working for Crosby & Associates, Inc. For seven years she gained experience in commercial sales and leasing, market research, land development and financial analysis under the mentorship of Benjamin Crosby. Here she learned the importance of market timing, trends and independent research and analysis. She built a personal portfolio of investment properties that included residential and commercial renovations. These projects honed her skills in landlord-tenant negotiations and property management. She furthered her education at the CCIM Institute and in 2008 obtained the prestigious CCIM Designation.

After a leave of absence to start her family, she returned to Crosby & Association in 2018 with extensive commercial property management experience and a passion for community redevelopment in Polk County, FL. She specializes in Land Development as well as Brick-and-Mortar Commercial Properties in Central Florida. Erin resides in Winter Haven with her husband of 20 years and two daughters.

EDUCATION

B.A. from Florida Southern College
CCIM Designation (Certified Commercial Investment Member)
Realtors Land Institute - Site Selection Course

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Members (CCIM) Institute
Member Florida CCIM Chapter
East Polk County Association of Realtors