



FOR SALE
OFFICE SPACE
\$1,312,500

10,500 SF OFFICE/SHOWROOM/WAREHOUSE CONDO
FOR SALE

1750 LONGLEAF BLVD., UNIT #11, LAKE WALES, FL 33859



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CORPORATE OFFICE
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VIDEO

OFFERING SUMMARY

Sale Price:	\$1,312,500
Available SF:	
Lot Size:	0.24 Acres
Year Built:	2006
Building Size:	10,500 SF
Zoning:	BP- Business Park

PROPERTY OVERVIEW

What a fantastic space for your large office and/or showroom needs! This office/warehouse property is a condominium in a business park on Hwy 27 in Lake Wales. It is approximately 10,500 SF and is fully built out for office and under AC. Includes a beautifully built out entry, office, and conference room, and two kitchen areas. Clear span and includes one dock high roll up door. Building has ceilings that start at 24' high in the front of the building and slopes to 21' in the back. Virtually every kind of power 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. A 5,400 SF unit is also available in this building if more space is required.

PROPERTY HIGHLIGHTS

- 10,500 SF Completely Under A/C
- Beautifully built-out for office or showroom
- TPO Roof
- 3 Phase Electric
- City Utilities
- Parking Provided



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Complete Highlights

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LOCATION INFORMATION

Building Name	10,500 SF Office/Showroom/Warehouse Condo
Street Address	1750 Longleaf Blvd., Unit #11
City, State, Zip	Lake Wales, FL 33859
County	Polk

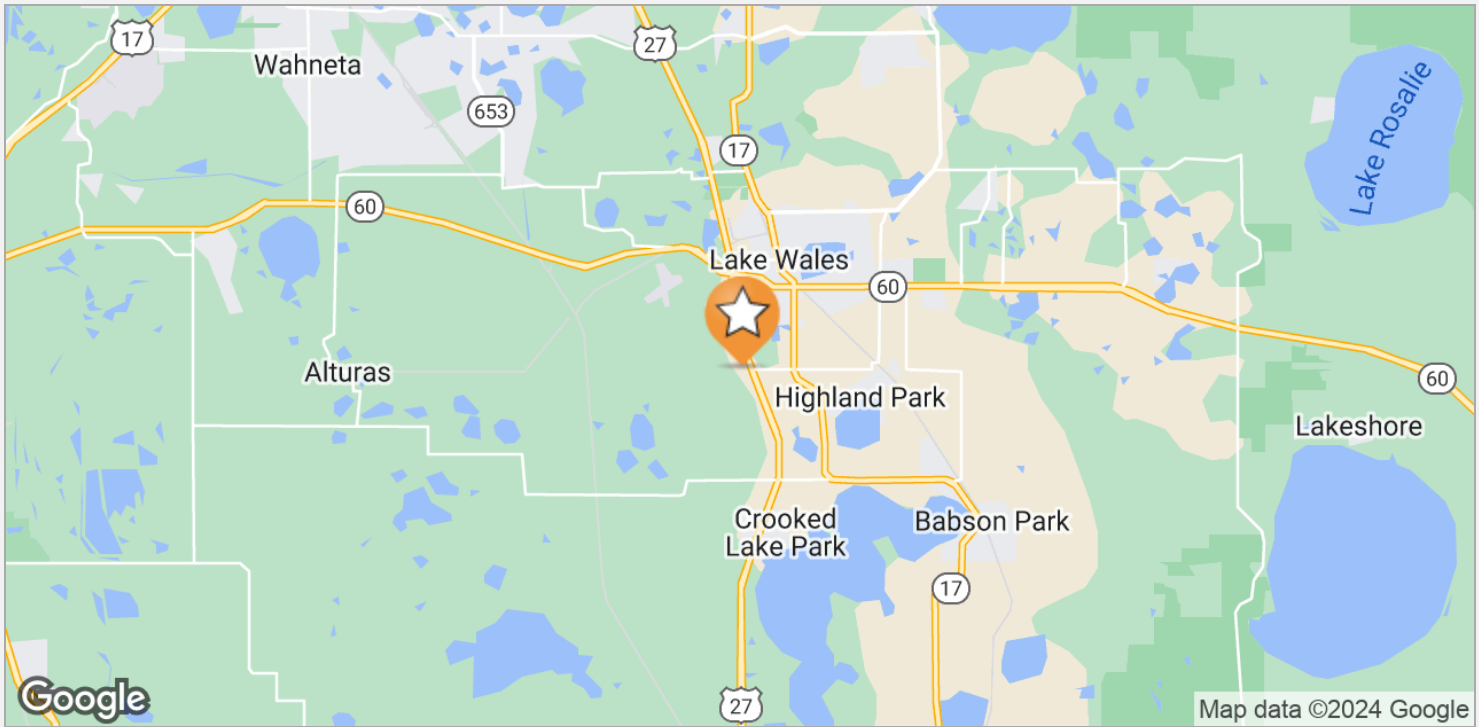
BUILDING INFORMATION

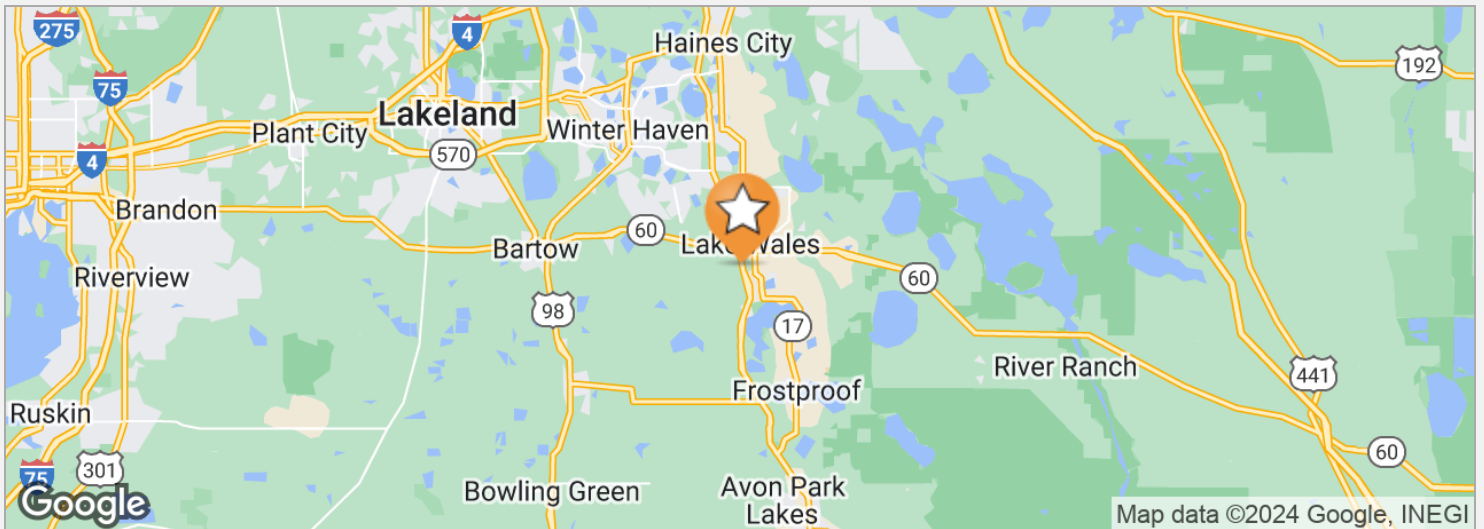
Building Class	B
Ceiling Height	24 ft
Minimum Ceiling Height	21 ft
Number of Floors	1
Year Built	2006
Free Standing	No

PROPERTY HIGHLIGHTS

- 10,500 SF Completely Under A/C
- Beautifully built-out for office or showroom
- TPO Roof
- 3 Phase Electric
- City Utilities
- Parking Provided
- 21'-24' High Ceilings
- Dock High Door

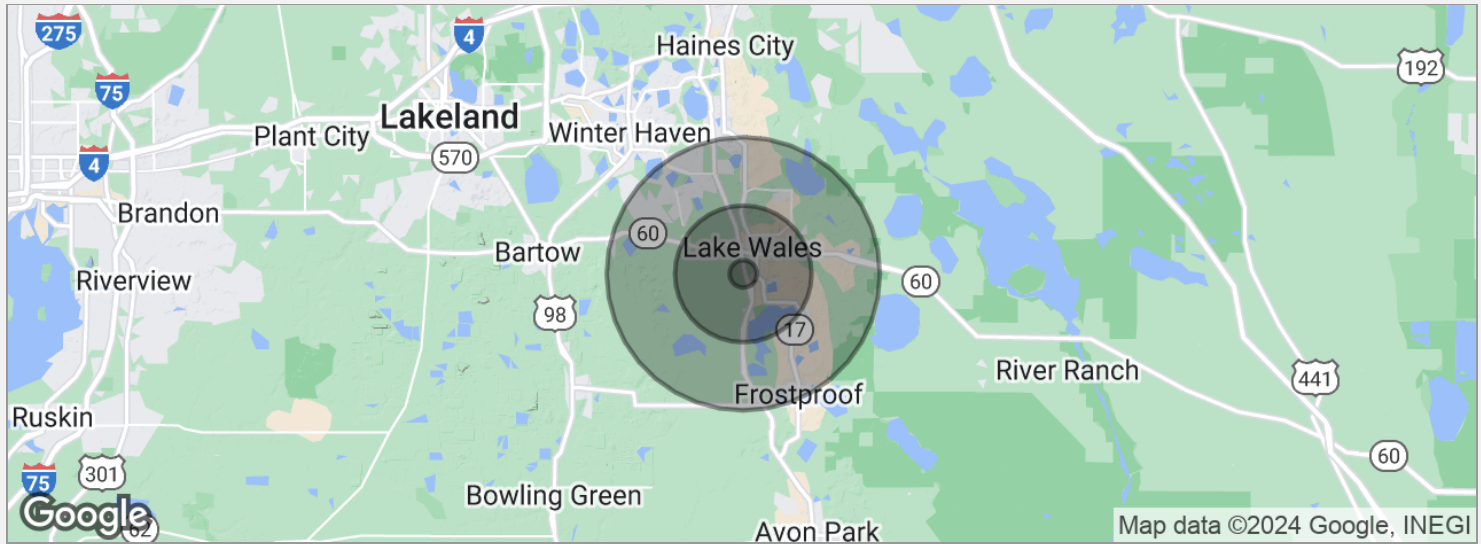






DRIVING DIRECTIONS

From US Hwy 27 & State Rd. 60 in Lake Wales, proceed south on Hwy 60 approximately 1.8 miles to the lighted intersection of Hwy 27 & Longleaf Blvd. Once you enter the Park follow Longleaf Blvd. to the right and it is the first building on your left.



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,297	22,732	67,976
Median age	38.5	41.6	42.1
Median age (male)	35.0	40.0	40.5
Median age (Female)	41.1	42.4	42.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	523	9,232	26,959
# of persons per HH	2.5	2.5	2.5
Average HH income	\$42,867	\$50,457	\$53,927
Average house value	\$121,676	\$134,101	\$167,607

* Demographic data derived from 2020 ACS - US Census

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