Lake Wales Industrial & Technology Park (Pad Ready Development)

1801 LONGLEAF BLVD,

Lake Wales, FL 33859

PRESENTED BY:

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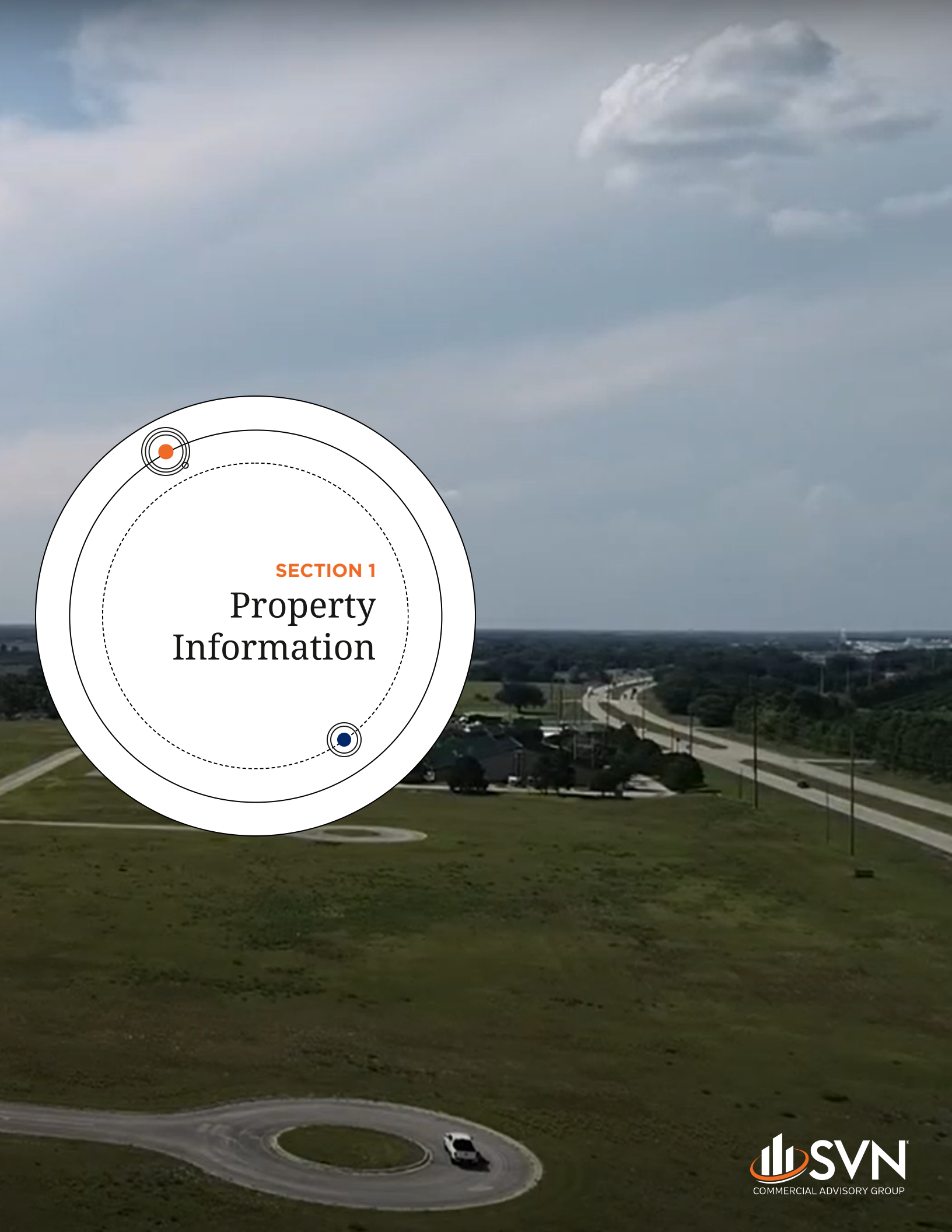
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

Property Information

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LOCATION DESCRIPTION

The Lake Wales Commerce and Technology Park is located on Rt 27 South of Lake Wales, FL. These shovel-ready lots offer an ideal setting for light manufacturing, distribution, professional and medical services businesses. Lots range from 1.65 +/- acres to 4.30 +/- acres. Available utilities include city water, sewer and water reuse, natural gas, fiber optic, and electric service.

Current Tenants:
Kegel
Merlin Entertainments
Tru Green
AT&T
Vertpac LLC
Core Rehabilitation
Joseph F Miranda Inc
Soval
Studio 41b

BUILD TO SUIT LEASE OPPORTUNITY

- Industrial Build to Lease opportunity from 50,000-150,000 Square feet within 27 acre industrial and technology park
- Exceptional location for distribution, logistics, or light manufacturing
- 36 feet clear height or as per specification of tenant
- Multiple docks
- Subdividable facility
- Custom column spacing as per specification of tenant
- Concrete tiltup construction
- LED lighting | Parking | Truck turnaround
- 7 miles from the winterhaven Intermodal Logistics Terminal
- Access to I-4 and I-75 in the fastest growing Mid-Florida corridor of Lakeland-Lake Wales - Winterhaven
- VIDEO: https://www.youtube.com/watch?v=WeY0mG_xoKo

LOT 21 DESCRIPTION

Pad & Permit ready 3.8 acres for 50,000-150,000 SF warehouse
Landlord can accommodate additional pads for 100,000 - 150,000 SF for qualified tenant

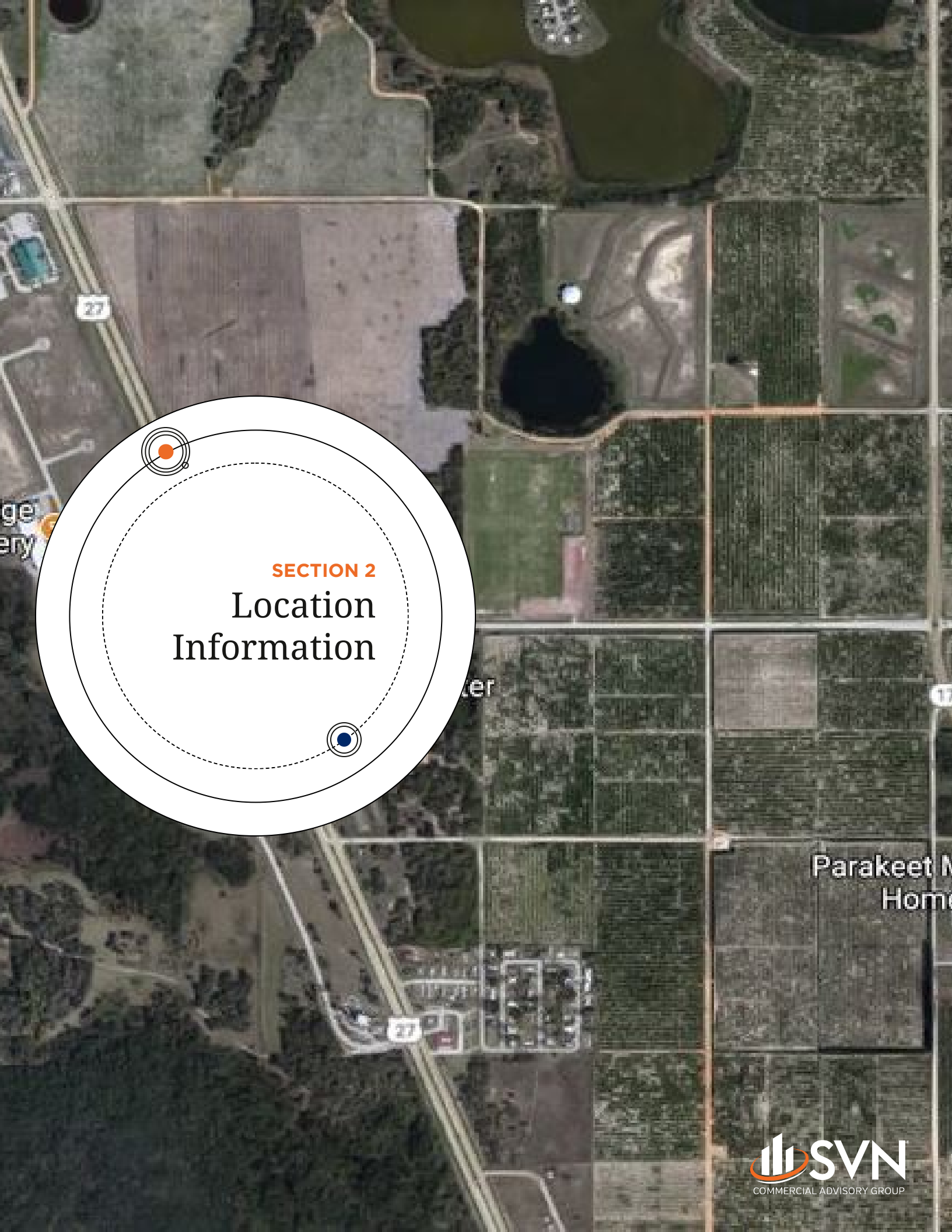
PROPERTY VIDEO

https://www.youtube.com/watch?v=WeY0mG_xoKo

OFFERING SUMMARY

LEASE RATE:	Negotiable
LOT SIZE:	27 Acres
BUILDING SIZE:	50,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	957	5,462	11,018
TOTAL POPULATION	2,266	13,469	27,204
AVERAGE HH INCOME	$33,699	$48,193	$51,649



SECTION 2

Location Information

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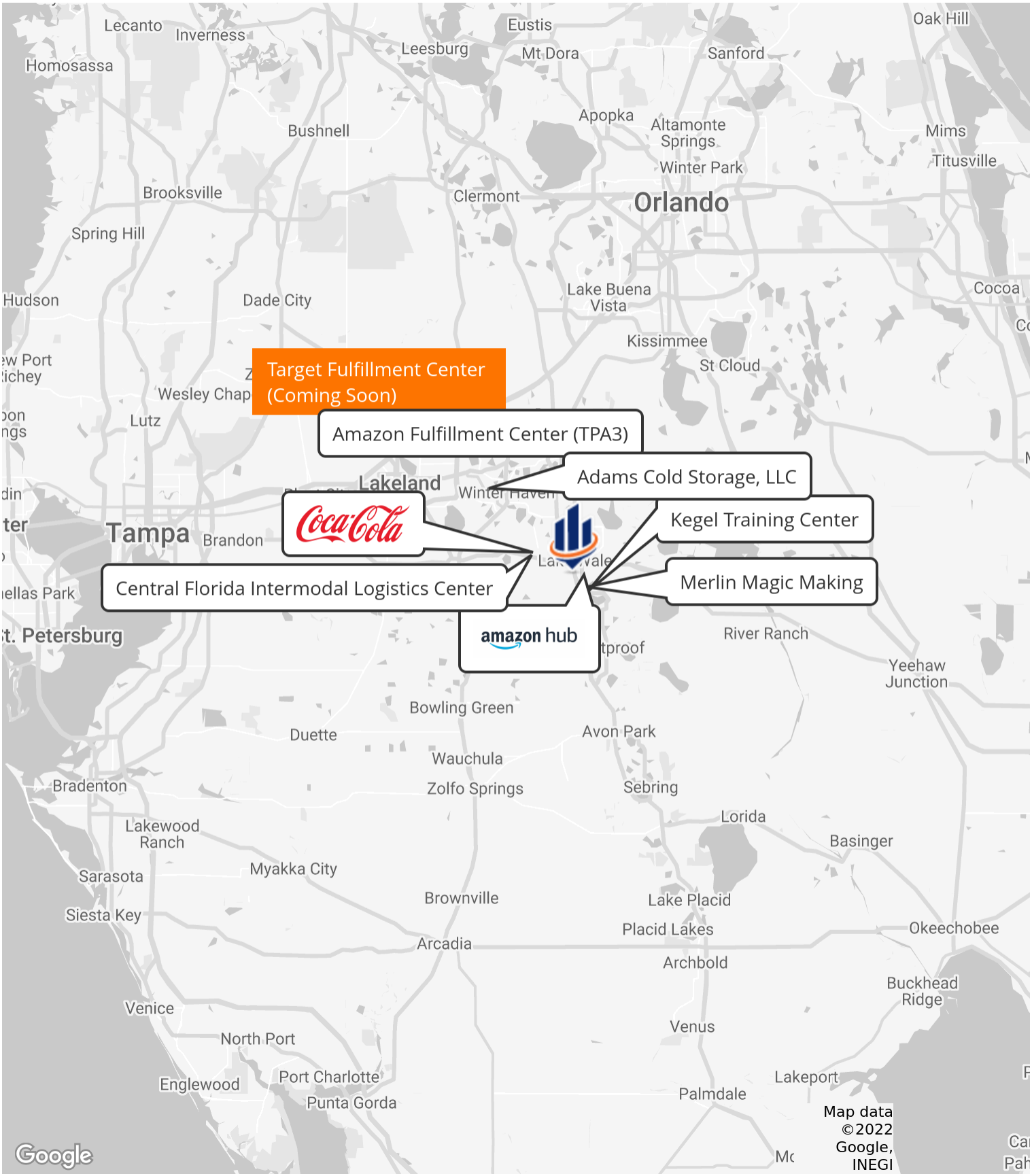
AREA MAP

9100 AADT
Burns Ave
Nationwide Interlock
Intoxalock IGNITION INTERLOCK
E.R. JAHNA INDUSTRIES
U-LOCK-IT STORAGE
amazon hub
Take Flight! LAKE WALES Municipal Airport
28000 AADT
ups
Southgate SHOPPING CENTER
28500 AADT
5200 AADT
24840 AADT
Loves
Hunt Brothers Rd
Map data ©2022 Google

REGIONAL INDUSTRIAL MAP



SECTION 3

Demographics

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SID BHATT, SIOR

POLK COUNTY

ECONOMIC DEVELOPMENT

LATEST REPORT
ON POLK COUNTY, FLORIDA'S
JOB MARKET

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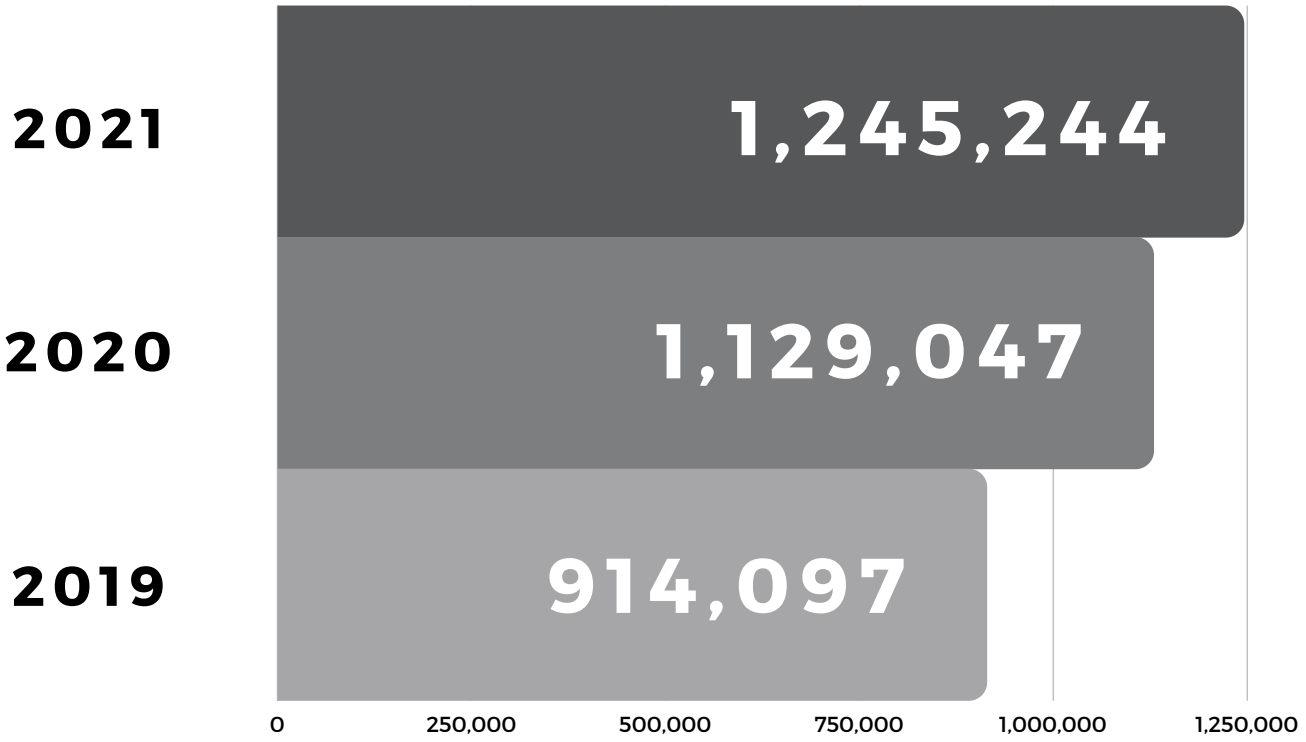
POPULATION (30M RADIUS)



BENEFITS OF DEVELOPING IN POLK COUNTY

- Polk county Ad Valorem Tax Exemption (AVTE)
- Polk County Impact Fee Mitigation Program
- Duke Energy Economic Development Rider Program
- TECO Energy Economic Development Rider Program
- Foreign Trade Zone (FTZ 79)

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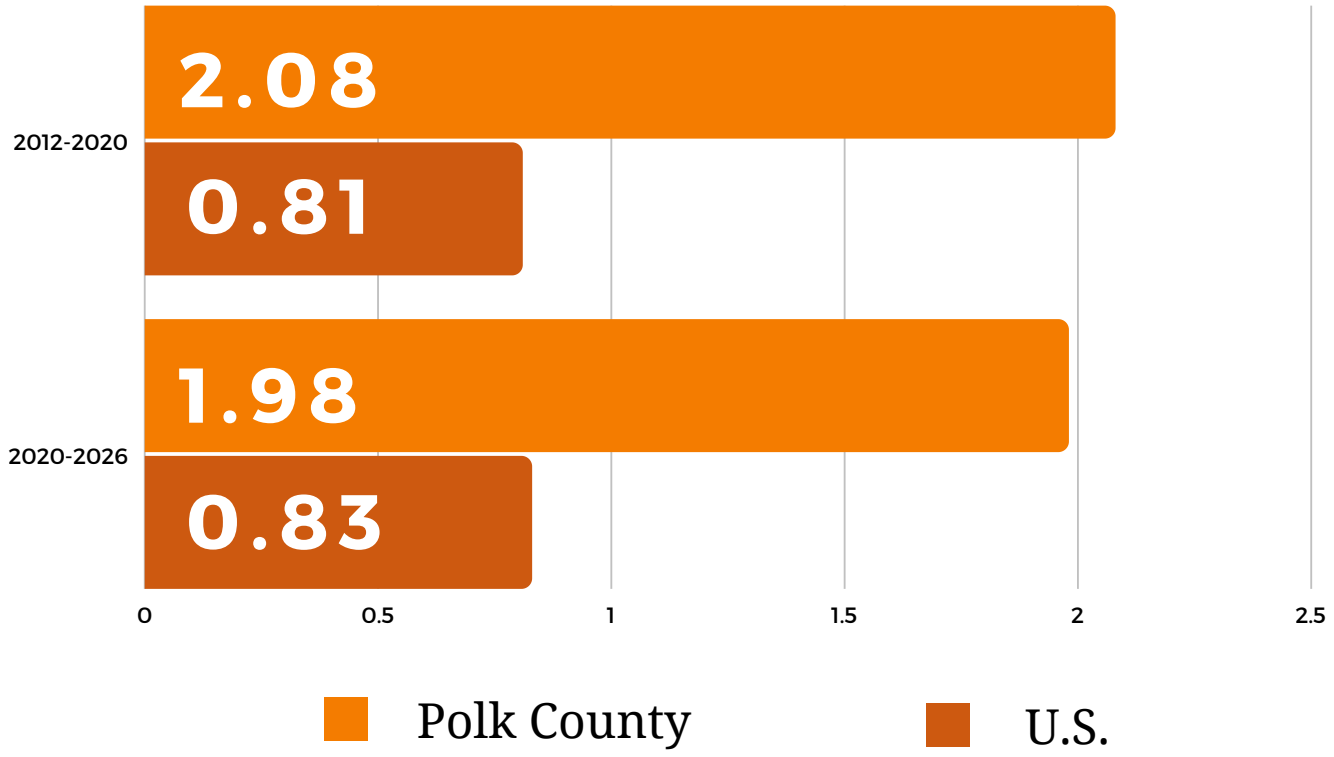
% ANNUAL POPULATION GROWTH



413,224
EMPLOYEES

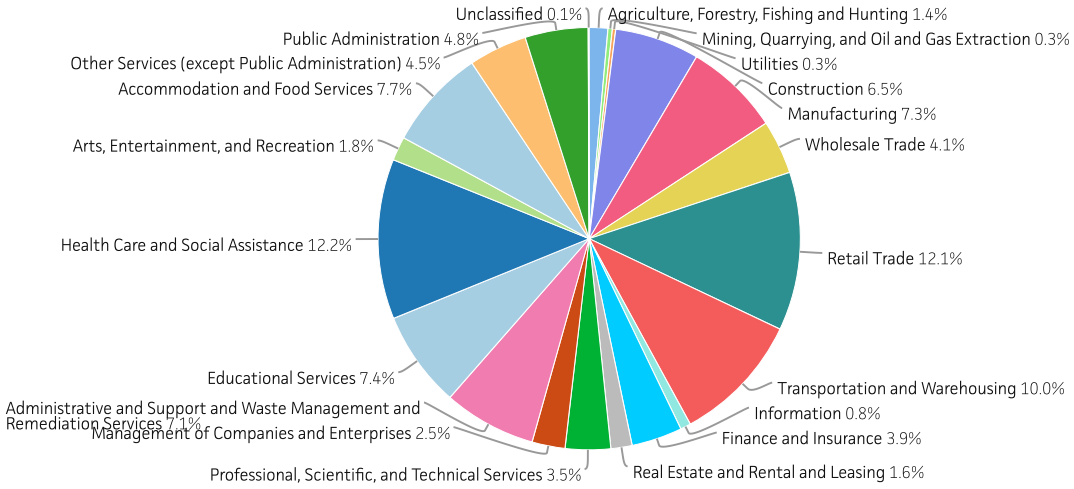
39,179
BUSINESSES

8.9%
UNEMPLOYMENT RATE

Industry Snapshot

The largest sector in Polk County, Florida is Health Care and Social Assistance, employing 29,957 workers. The next-largest sectors in the region are Retail Trade (29,673 workers) and Transportation and Warehousing (24,506). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Transportation and Warehousing (LQ = 2.13), Management of Companies and Enterprises (1.64), and Retail Trade (1.19).

Total Workers for Polk County, Florida by Industry



Source: JobsEQ®,Data as of 2020Q2

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2019Q4 with preliminary estimates updated to 2020Q2.

Sectors in Polk County, Florida with the highest average wages per worker are Utilities ($95,571), Mining, Quarrying, and Oil and Gas Extraction ($81,826), and Management of Companies and Enterprises ($77,772). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Transportation and Warehousing (+9,345 jobs), Construction (+2,681), and Health Care and Social Assistance (+2,028).

Over the next 10 years, employment in Polk County, Florida is projected to expand by 35,197 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +2.0% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+6,723 jobs), Transportation and Warehousing (+4,491), and Accommodation and Food Services (+3,670).

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CSX and the Nationwide Transportation Network

The Supply Chain

Ocean transit

Port discharge to rail

Rail line-haul

Inland Rail Terminal

Highway delivery

Distribution center

Florida Ports

1. Port Canaveral
2. Port Citrus
3. Port Everglades
4. Port of Fernandina
5. Port of Fort Pierce
6. JAXPORT
7. Port of Key West
8. Port Manatee
9. PortMiami
10. Port of Palm Beach
11. Port Panama City
12. Port of Pensacola
13. Port of Port St. Joe
14. Port of St. Petersburg
15. Port Tampa Bay

ADVISOR BIO 1

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PROFESSIONAL BACKGROUND

Mr. Bhatt is Senior Advisor with SVN International Inc | Commercial Advisory Group, managing investment sales, leasing and property management in multiple counties in the Tampa Bay area. Mr. Bhatt specializes in critical Industrial assets with a focus on 3rd party logistics, cold storage, life science and sale-leasebacks With 14 years of commercial real estate experience, Mr. Bhatt has achieved a career sales volume close to $100 million, fostering client relationship with Lightstone, EB5 United, L & M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

Mr. Bhatt is an effective deal manager who will strategize and penetrate key markets in single & multi-tenant assets with his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bond. In 2008, Mr. Bhatt began his commercial brokerage career in the Carolinas with Coldwell Banker and subsequently with NNNet Advisors and Marcus Millichap in Net Lease sales.

Prior to becoming a commercial broker, Mr. Bhatt worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada

Mr. Bhatt holds an MBA from Fordham University, NY, and Certificate of Professional Development from the University of Pennsylvania – The Wharton School. Mr. Bhatt was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010.

EDUCATION

Mr. Bhatt holds an MBA from Fordham University, NY, and Certificate of Professional Development from the University of Pennsylvania – The Wharton School

MEMBERSHIPS

Mr. Bhatt was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors in 2022. He is involved in following charities : DNS Relief Fund, Samaritan's Purse and Gideon's International.

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