

FOR SALE > INDUSTRIAL SPACE

\$2,300,000

51,000 SF INDUSTRIAL WAREHOUSE FOR SALE WITH GREAT HIGHWAY ACCESS

701 42ND ST NW, WINTER HAVEN, FL 33880



**CROSBY &  
ASSOCIATES, INC.**  
AGRICULTURAL & COMMERCIAL REAL ESTATE

Squire Smith, ALC  
squire@crosbydirt.com  
Ben Crosby, CCIM, ALC  
ben@crosbydirt.com  
863.412.8977

Erin Carden, CCIM  
erin@crosbydirt.com  
863.604.0564

**crosbydirt.com**

# 51,000 SF INDUSTRIAL WAREHOUSE FOR SALE WITH GREAT HIGHWAY ACCESS

701 42nd St NW, Winter Haven, FL 33880

## Executive Summary

2



### OFFERING SUMMARY

<b>Sale Price:</b>	\$2,300,000
<b>Available SF:</b>	13,265 SF
<b>Lot Size:</b>	4.15 Acres
<b>Year Built:</b>	1952
<b>Building Size:</b>	51,000 SF
<b>Renovated:</b>	1970
<b>Zoning:</b>	Business Park Center-2 (BPC-2)
<b>Market:</b>	Winter Haven
<b>Traffic Count:</b>	23,800
<b>Price / SF:</b>	\$45.10

### PROPERTY OVERVIEW

51,000 sf Industrial Warehouse is for Sale on 4.15 acres. Currently all but 13,265 sf is leased.

This industrial warehouse is located in Winter Haven, Florida at a traffic lighted intersection leading to major highways. Drive time is 50 minutes to downtown Tampa or Orlando.  
4" well available for use in manufacturing. Expansion land available.

### PROPERTY HIGHLIGHTS

- New Roof with 20 year Warranty
- Outside Fence Storage
- 20' Clear Ceilings
- Dock High Doors to accommodate 10 semi trailers
- Dock High Doors
- Fire Sprinklers
- Rail Access Available
- Permitted Well Water for Manufacturing
- BPC-2 Zoning: Light Manufacturing, Fabrication, Assembly, Distribution & Wholesaling Activities, Some Retail Uses

**ID#: 157358**



# 51,000 SF INDUSTRIAL WAREHOUSE FOR SALE WITH GREAT HIGHWAY ACCESS

701 42nd St NW, Winter Haven, FL 33880

Additional Photos

3



ID#: 157358

Squire Smith, ALC  
squire@crosbydirt.com

Ben Crosby, CCIM, ALC  
ben@crosbydirt.com  
863.412.8977

Erin Carden, CCIM  
erin@crosbydirt.com  
863.604.0564

**crosbydirt.com**  
141 15th St. NW  
Winter Haven, FL 33881  
863.293.5600

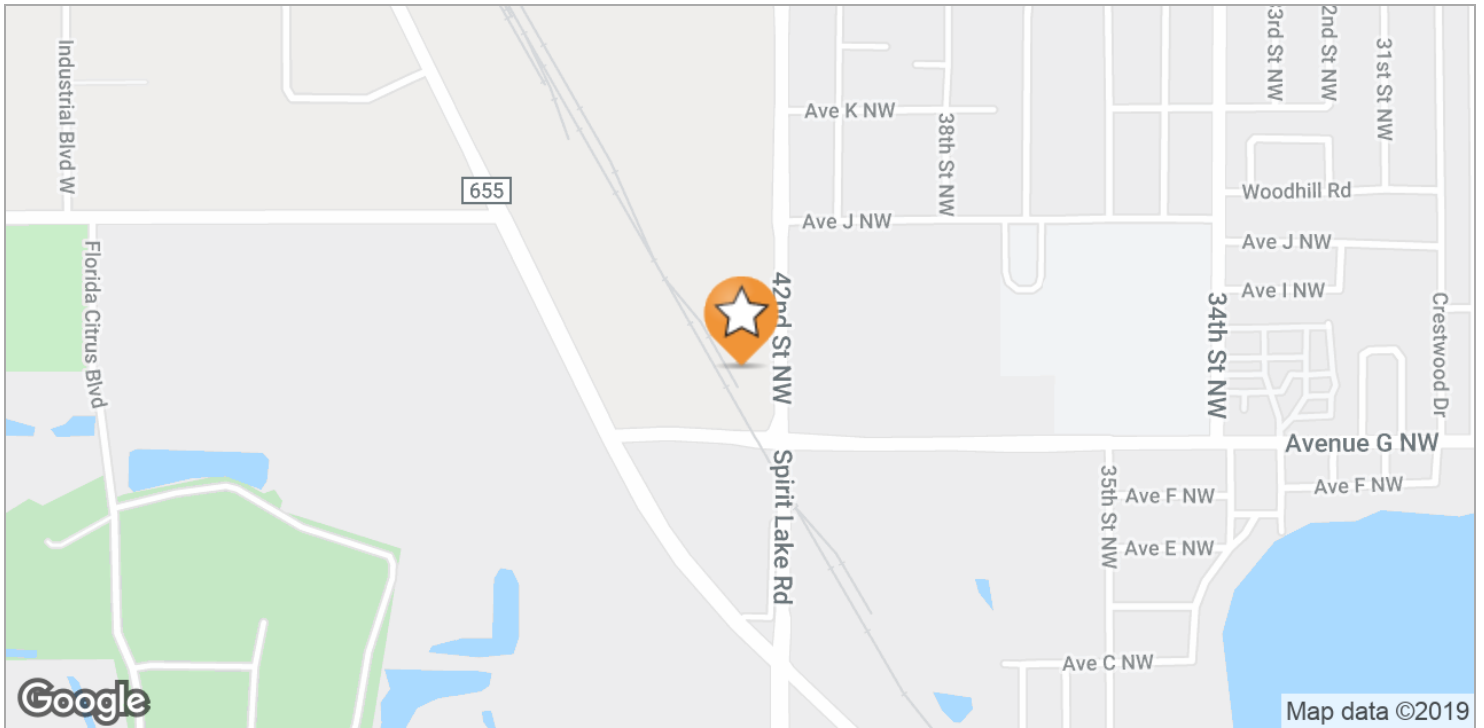


# 51,000 SF INDUSTRIAL WAREHOUSE FOR SALE WITH GREAT HIGHWAY ACCESS

701 42nd St NW, Winter Haven, FL 33880

Location Maps

4



ID#: 157358

Squire Smith, ALC  
squire@crosbydirt.com

Ben Crosby, CCIM, ALC  
ben@crosbydirt.com  
863.412.8977

Erin Carden, CCIM  
erin@crosbydirt.com  
863.604.0564

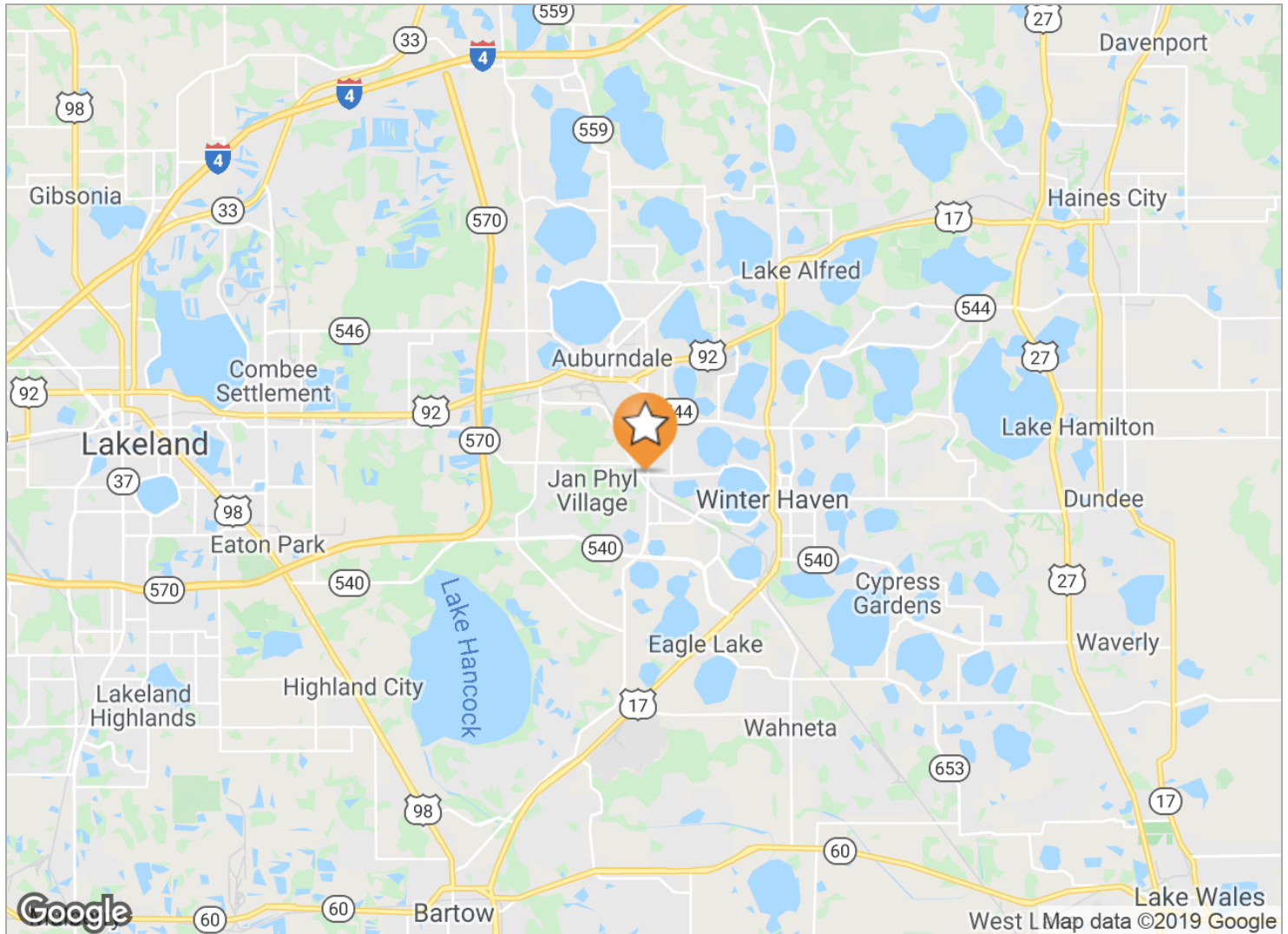
**crosbydirt.com**  
141 5th St. NW  
Winter Haven, FL 33881  
863.293.5600

# 51,000 SF INDUSTRIAL WAREHOUSE FOR SALE WITH GREAT HIGHWAY ACCESS

701 42nd St NW, Winter Haven, FL 33880

Location Maps 2

5



## LOCATION DESCRIPTION

Property has great visibility at a traffic light with ease of access to major roads. Egress and Ingress to the property allows it to be a viable option for storage or manufacturing of products on site.

## DRIVE TIMES

Polk Parkway is 10 minutes away  
US 17 is 7 minutes away  
State Road 60 is 10 minutes away

## DRIVING DIRECTIONS

From I-4 & Toll Road 570 (Polk Parkway) proceed south on the toll road via exit 41 to US Hwy 92 then east to CR 655. After turning onto CR 655, turn left onto Avenue G NW. Property will be on the corner of 42nd & Avenue G at the light on the left.

**ID#: 157358**

Squire Smith, ALC  
squire@crosbydirt.com

Ben Crosby, CCIM, ALC  
ben@crosbydirt.com  
863.412.8977

Erin Carden, CCIM  
erin@crosbydirt.com  
863.604.0564

**crosbydirt.com**  
141 5th St. NW  
Winter Haven, FL 33881  
863.293.5600



# 51,000 SF INDUSTRIAL WAREHOUSE FOR SALE WITH GREAT HIGHWAY ACCESS

701 42nd St NW, Winter Haven, FL 33880

Retailer Map

6



ID#: 157358

Squire Smith, ALC  
squire@crosbydirt.com

Ben Crosby, CCIM, ALC  
ben@crosbydirt.com  
863.412.8977

Erin Carden, CCIM  
erin@crosbydirt.com  
863.604.0564

**crosbydirt.com**  
141 5th St. NW  
Winter Haven, FL 33881  
863.293.5600