



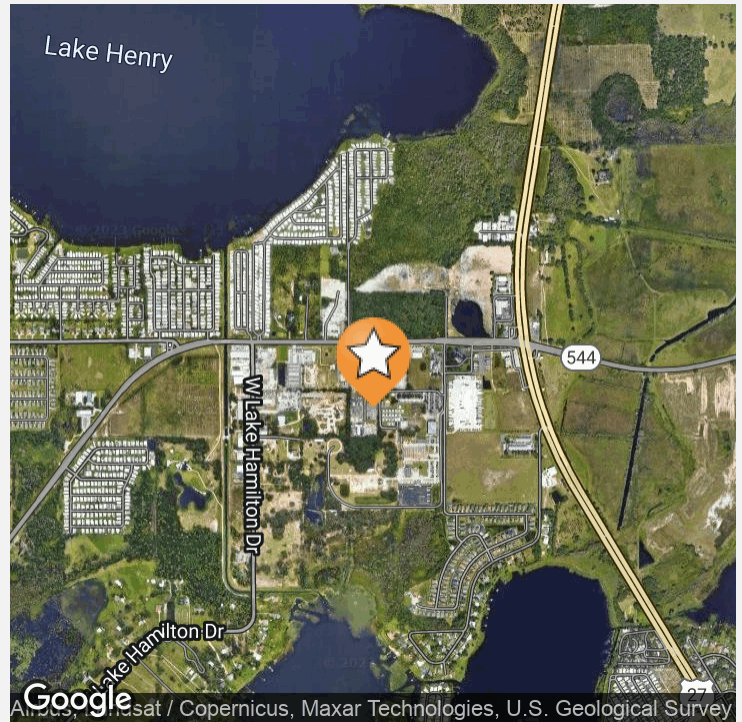
**FOR SALE**  
**WAREHOUSE/OFFICE SPACE**  
**\$890,000**

6,600 SQFT LUCERNE PARK WAREHOUSE, POLK COUNTY, FL

**6660 LUCERNE PARK RD, WINTER HAVEN, FL 33880**







## OFFERING SUMMARY

<b>Listing Price</b>	\$890,000
<b>Acres</b>	0.67 Acres
<b>County</b>	Polk
<b>Zoning</b>	Warehouse
<b>Utilities</b>	Electricity, cable, internet, telephone
<b>Parcel IDs</b>	272806821503000010
<b>Coordinates</b>	28.0780204, -81.6559634
<b>Real Estate Taxes</b>	\$6,876.08

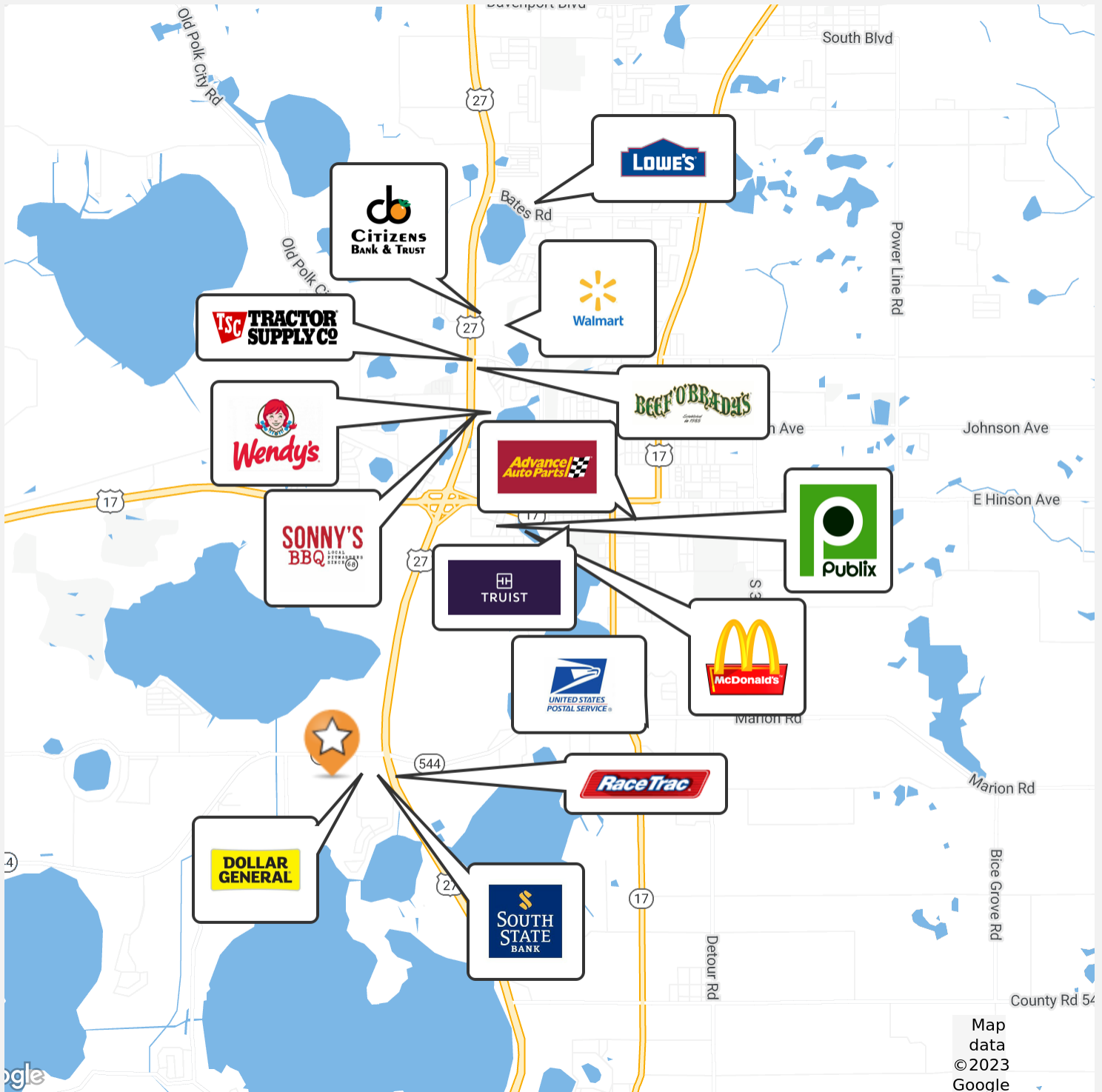
## PROPERTY OVERVIEW

Wonderful opportunity for investor or end user. 6,600 Sq./Ft warehouse with office. Office is 1,200 feet. building has 3 bathrooms. 3 bays. 16 ft. roll up doors. 20 ft. ceilings. 16 parking spaces. One central AC for the office. One 30 ton AC that is on the property for the warehouse. Duct work needs to be installed for the AC to be fully functional. Walls are concrete with metal and metal roof. There is a break room, 4 office rooms in office. Server room. 3 phase power is next door and can be run to building if buyer wants.

## PROPERTY HIGHLIGHTS

- 6,600 Sq/Ft warehouse with office
- Office is 1,200 feet
- 3 bathrooms
- 3 bays. 16 ft. roll up doors. 20 ft. ceiling
- 16 parking spaces
- One central AC for the office
- One 30 ton AC that is on the property. Duct work needs to be installed
- Walls are concrete with metal and metal roof.
- Break room, 4 office rooms in office. Server room
- 3 phase power is next door

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Additional Photos

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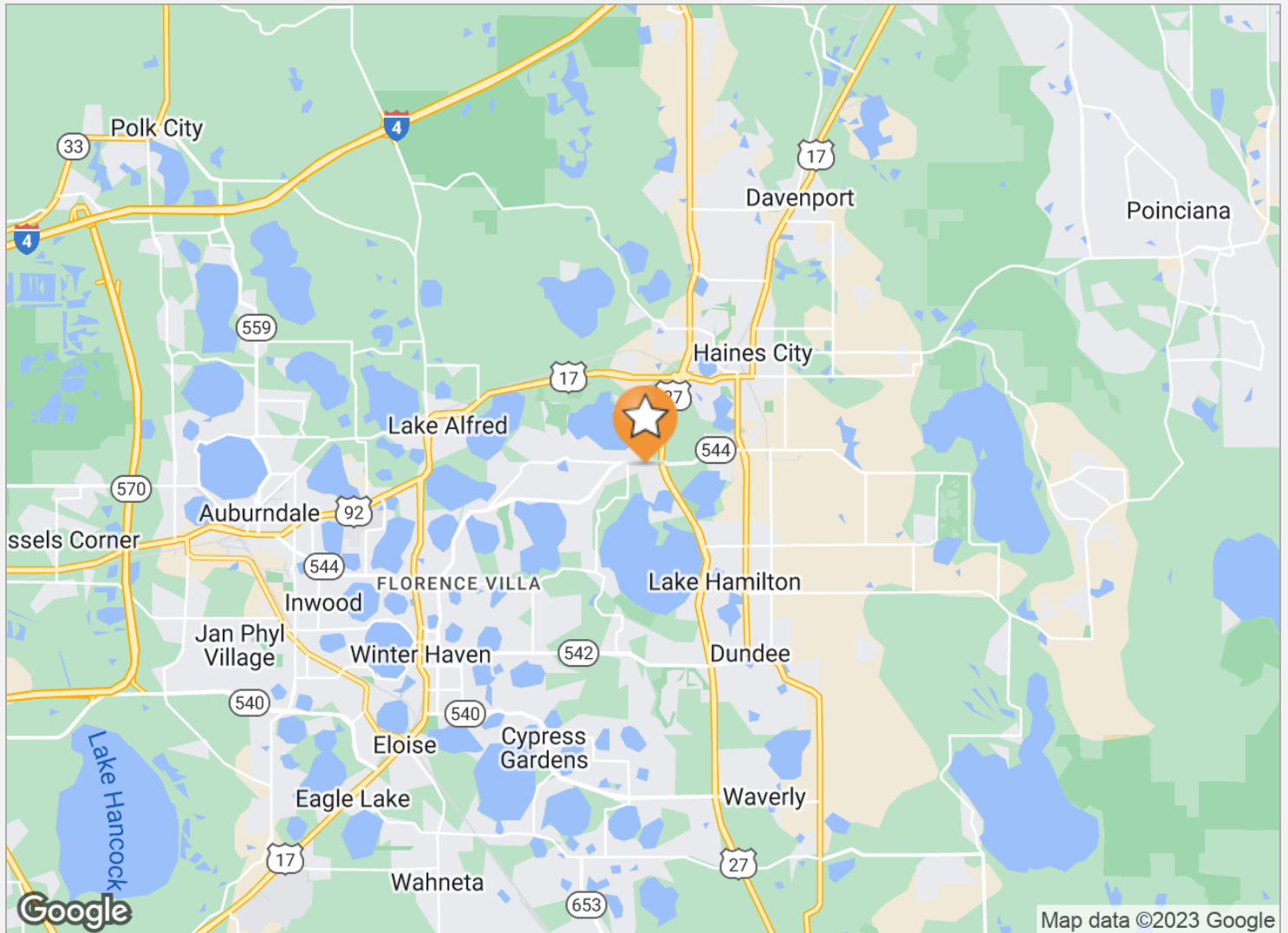
Additional Photos

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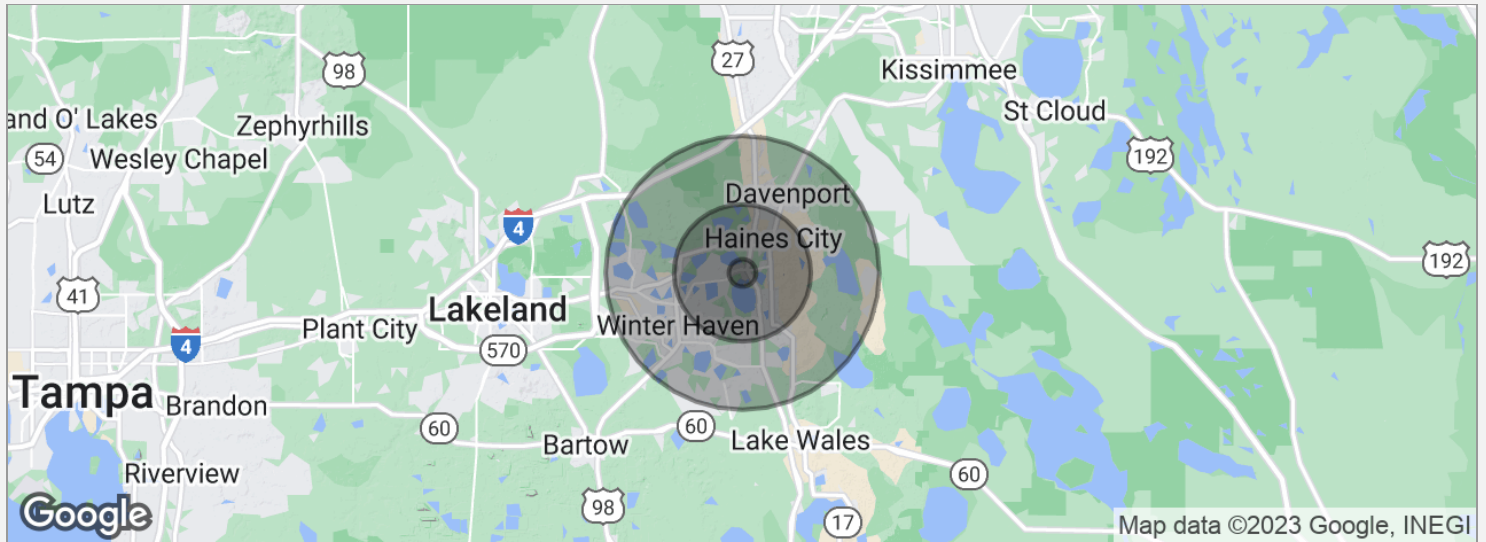
#### DRIVE TIMES

2 minutes to Hwy 27  
6 minutes to Haines City  
12 minutes to Winter Haven  
17 minutes to I-4  
50 minutes to Orlando  
70 minutes to Tampa

#### DRIVING DIRECTIONS

From US HWY 27 and Lucerne Park Road. Drive west .40 miles and turn south and travel 0.20 miles to property

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#### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	68	17,400	48,552
Median age	58.9	41.4	46.1
Median age (male)	63.4	40.3	45.4
Median age (Female)	58.7	43.6	46.8

#### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	38	7,432	22,257
# of persons per HH	1.8	2.3	2.2
Average HH income	\$38,430	\$43,136	\$44,682
Average house value	\$202,045	\$115,983	\$120,835

\* Demographic data derived from 2020 ACS - US Census

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### CHIP FORTENBERRY MBA, ALC

Broker Associate



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### PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.

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