



**FOR LEASE  
OFFICE/WAREHOUSE SPACE  
\$7/SF NNN**

OFFICE/WAREHOUSE FOR LEASE

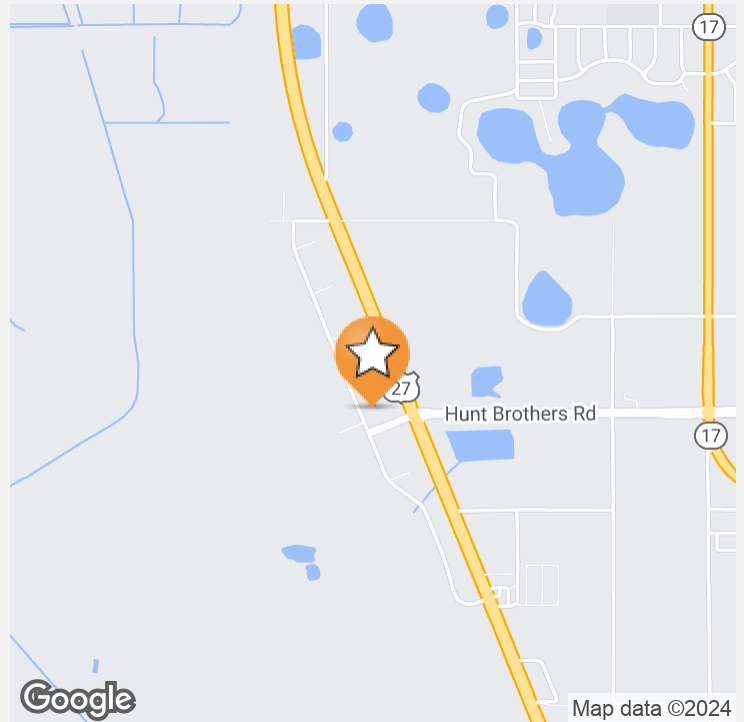
**1901 LONGLEAF BLVD. UNIT 1, LAKE WALES, FL 33859**



**ERIN@CROSBYDIRT.COM  
ERIN CARDEN CCIM  
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**CROSBYDIRT.COM  
CORPORATE OFFICE  
141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881**



**VIDEO**

## OFFERING SUMMARY

<b>Available SF:</b>	
<b>Lease Rate:</b>	\$7.0 NNN
<b>Lot Size:</b>	0.28 Acres
<b>Year Built:</b>	2005
<b>Building Size:</b>	12,315 SF
<b>Renovated:</b>	2023

## PROPERTY OVERVIEW

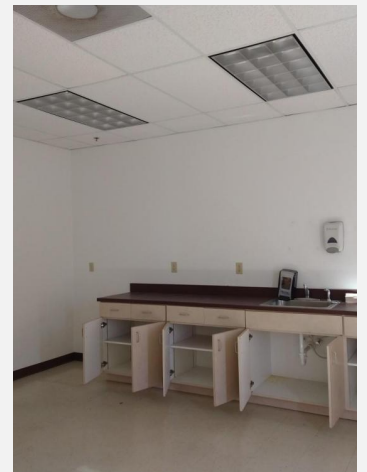
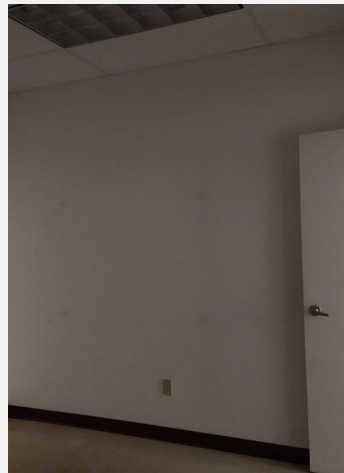
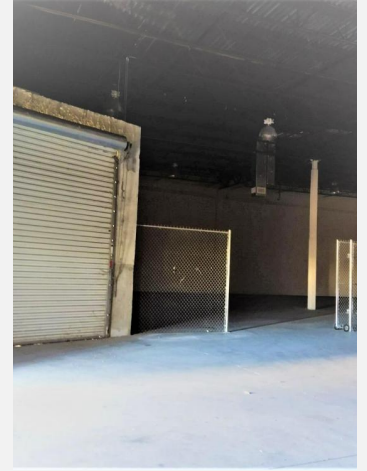
This 12,315 SF office/warehouse property is a condominium in a business park on Hwy 27 in Lake Wales. It includes approximately 3,000 SF of built-out office space with 9 private offices, 4 bathrooms, a break room with a sink, and a conference room. The warehouse is clear span and includes one dock high-roll-up 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
- 21' - 24' Ceilings

**ID#: 1048919**





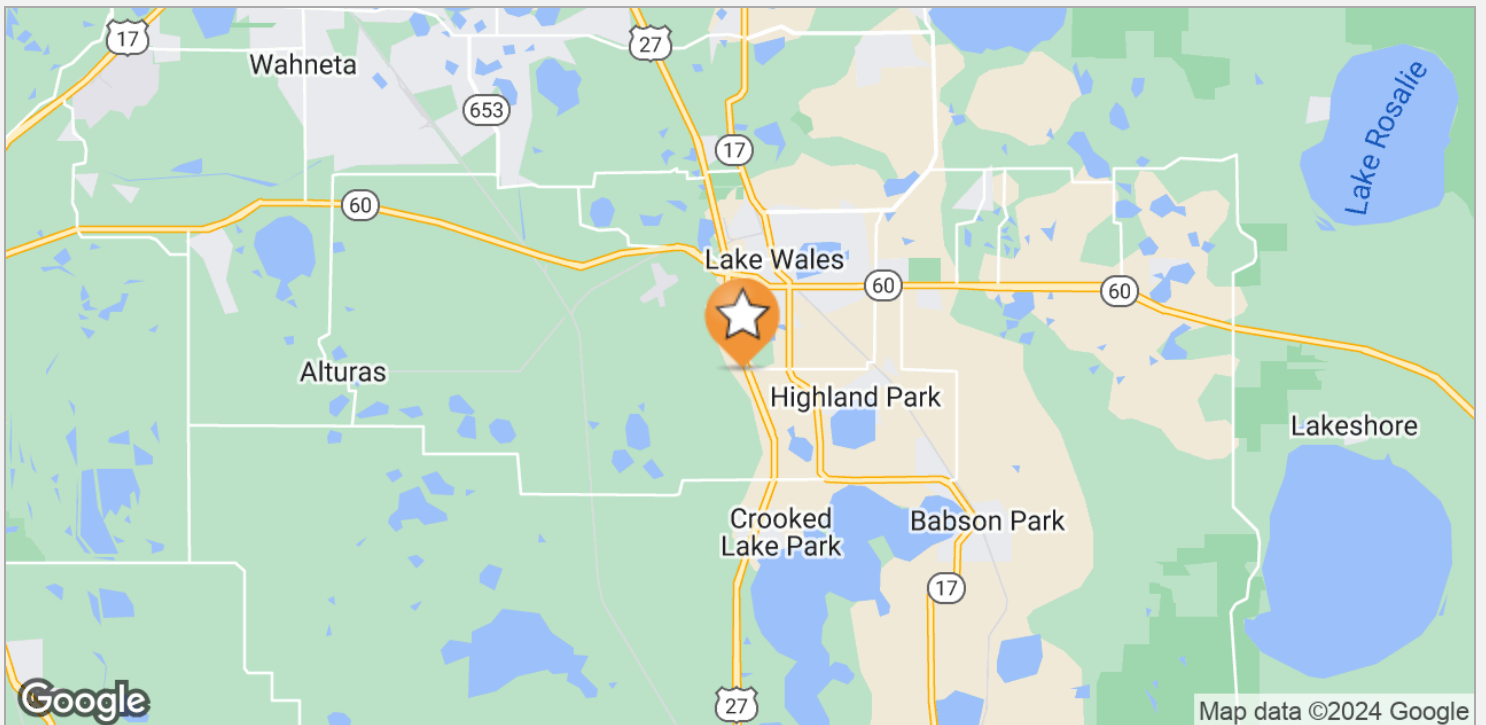
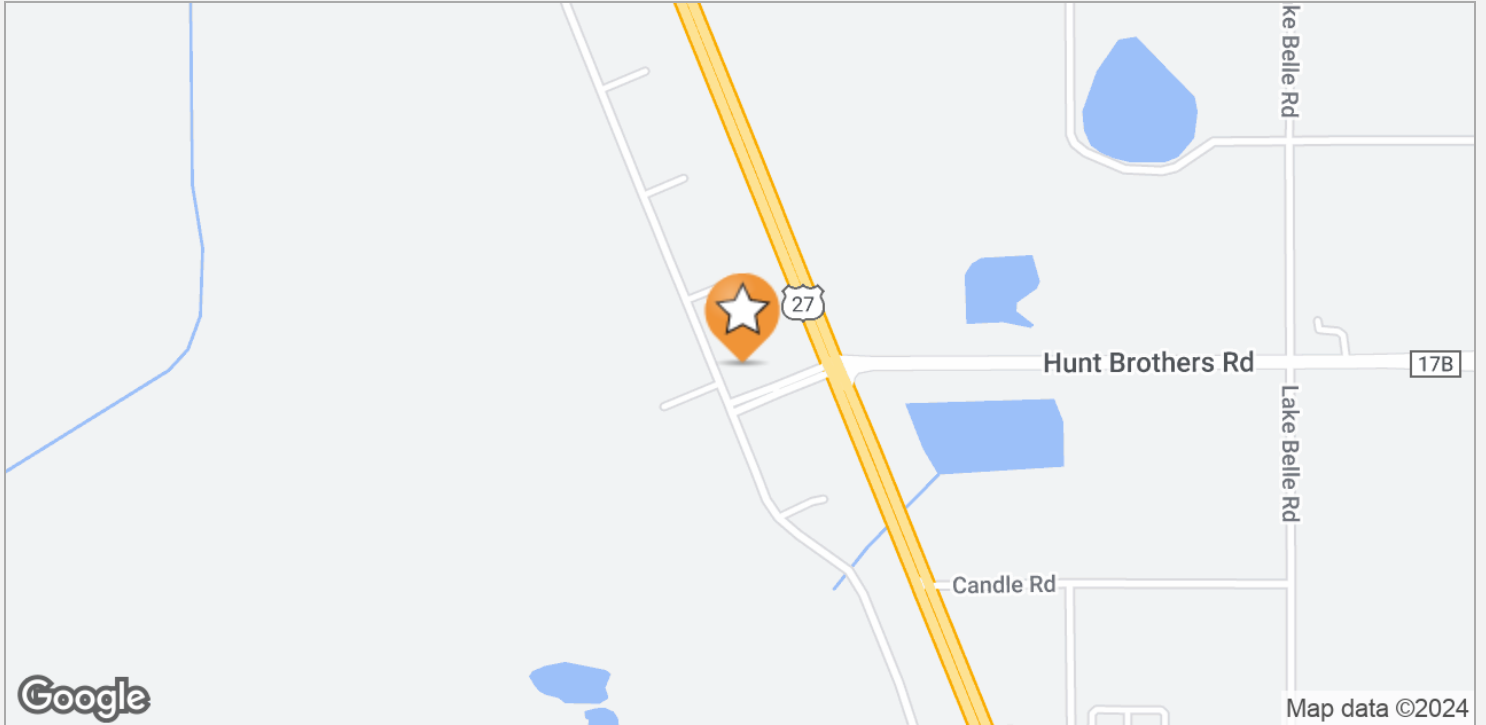
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# OFFICE/WAREHOUSE FOR LEASE

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Location Maps

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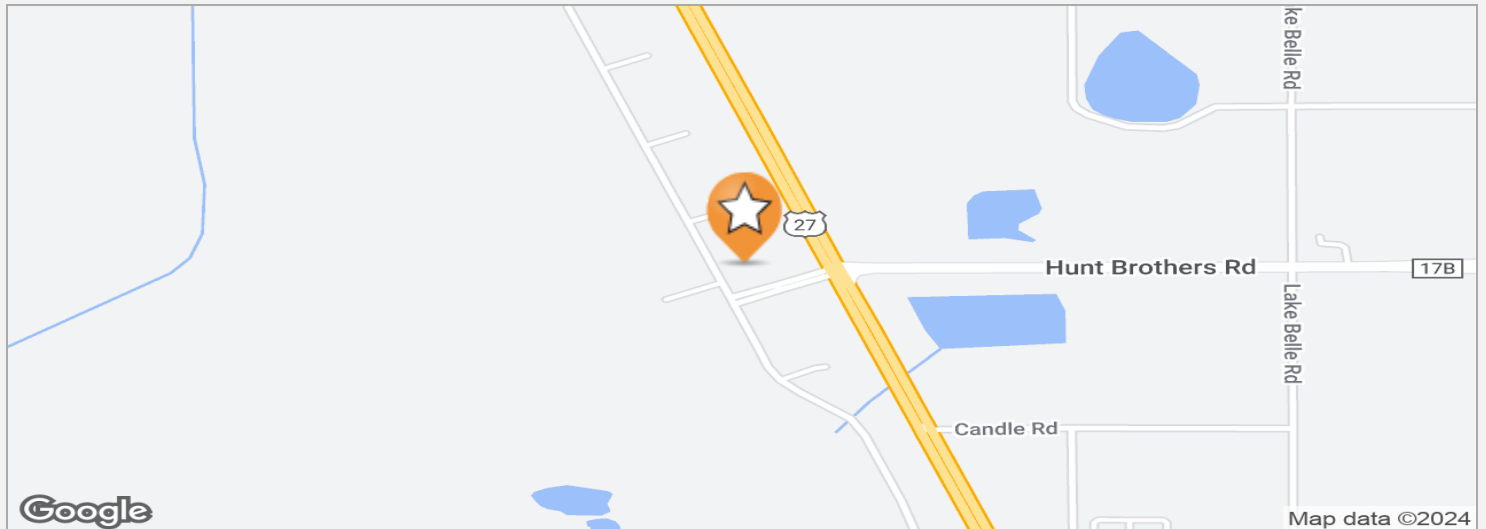
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141 5th St. NW Suite 202  
Winter Haven, FL 33881

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Location Maps 2

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## DRIVE TIMES

## 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. Property is located on right side at the Northwest corner of the intersection.

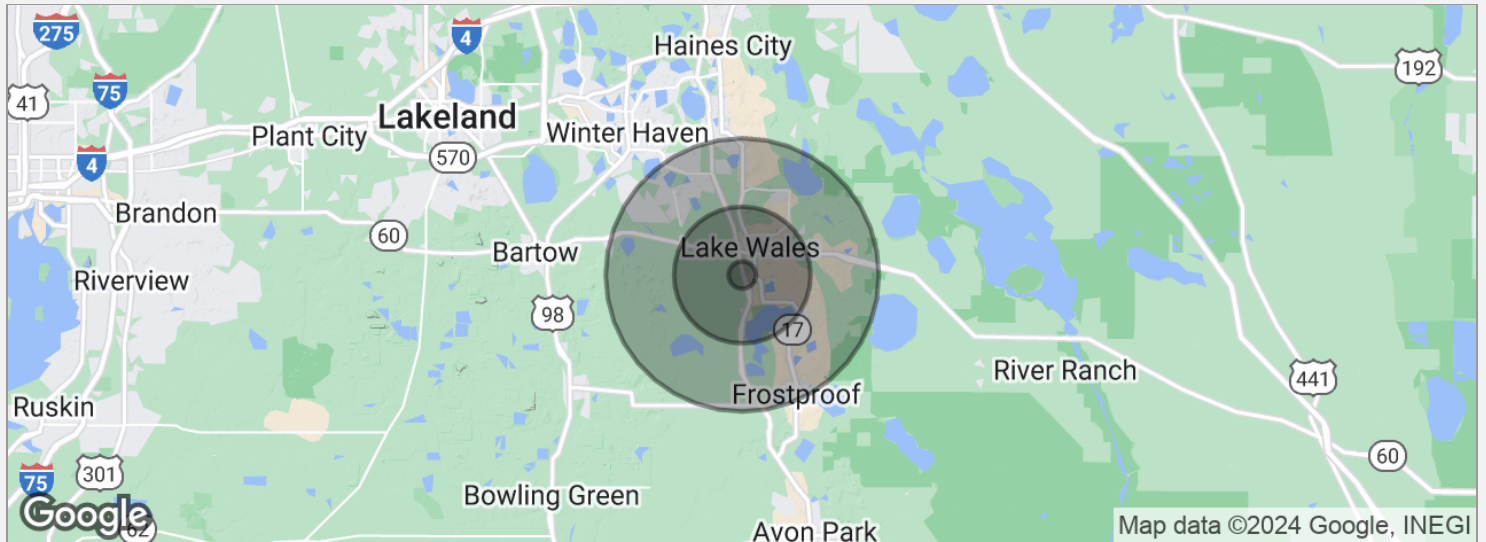
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,302	22,651	67,211
Median age	38.3	41.6	42.1
Median age (male)	34.8	39.9	40.6
Median age (Female)	40.9	42.4	43.0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	524	9,201	26,675
# of persons per HH	2.5	2.5	2.5
Average HH income	\$42,632	\$50,222	\$53,734
Average house value	\$122,806	\$134,479	\$168,039

\* Demographic data derived from 2020 ACS - US Census

ID#: 1048919





## ERIN CARDEN CCIM

Commercial REALTOR®

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FL #SL3026727

### 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

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

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