



**FOR LEASE
INDUSTRIAL SPACE
\$480,600**

5400 SF WAREHOUSE IN LAKE WALES COMMERCE &
TECHNOLOGY PARK

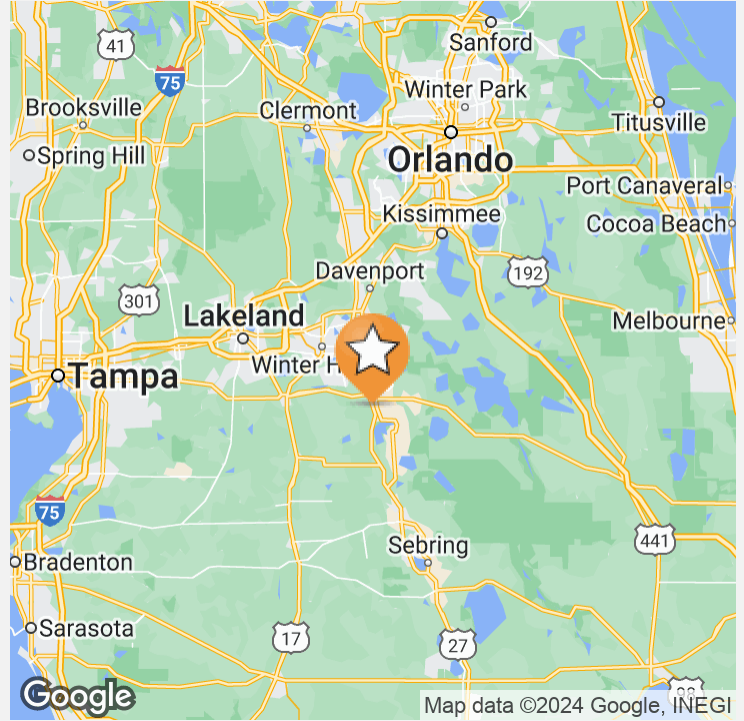
1750 LONGLEAF BLVD., LAKE WALES, FL 33859



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



VIDEO

OFFERING SUMMARY

Available SF:	5,400
Lease Rate:	\$7.0 NNN
Year Built:	2006
Building Size:	50,000 SF

PROPERTY OVERVIEW

This warehouse is located in Lake Wales Commerce & Technology Park (formerly Longleaf Business Park) and is approximately 5414 square feet. It may be divided into two 2704 square foot units. The building has a ceiling that starts at 24' and slopes to 21' in the back. TPO roof and 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. This property is located on Hwy 27 less than 2 miles from State Rd. 60 and only 9 miles from the CSX Intermodal Facility. The owner is willing to divide.

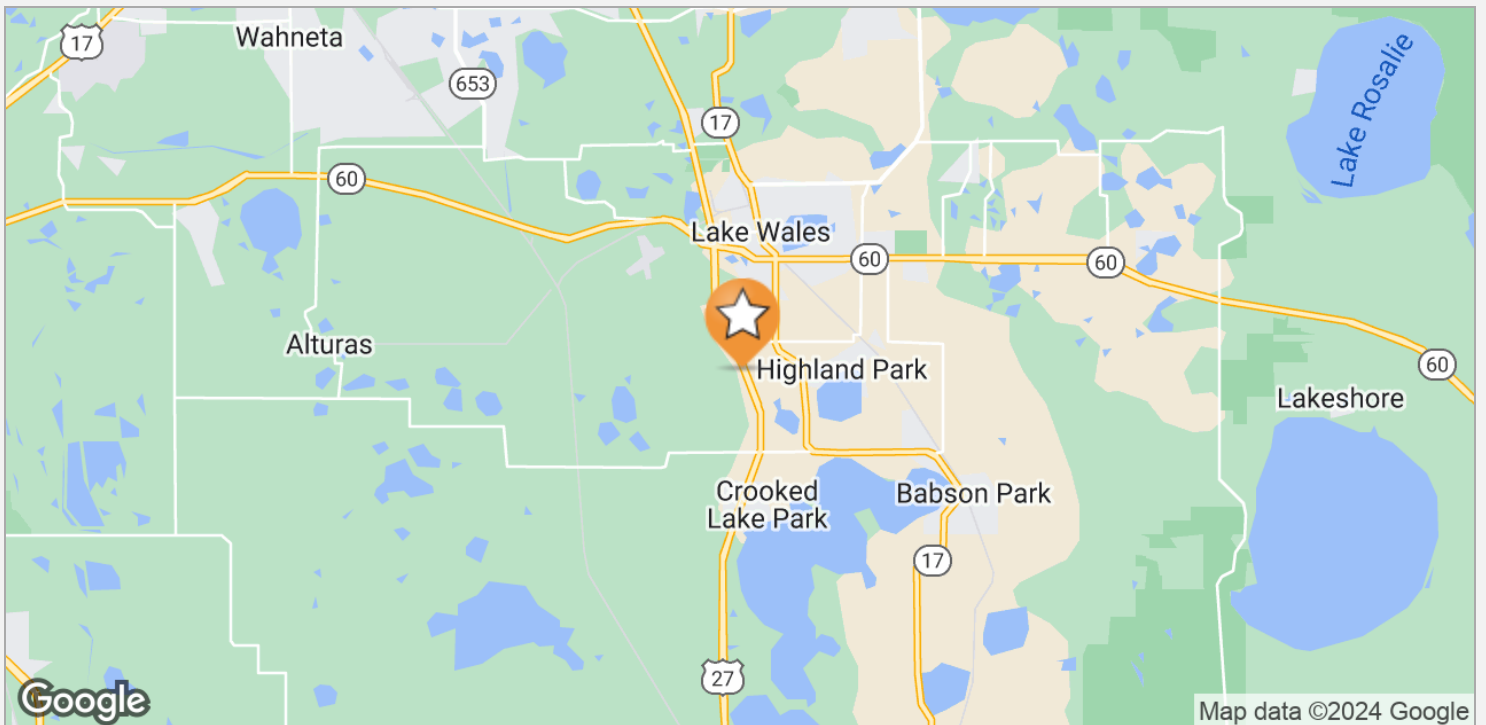
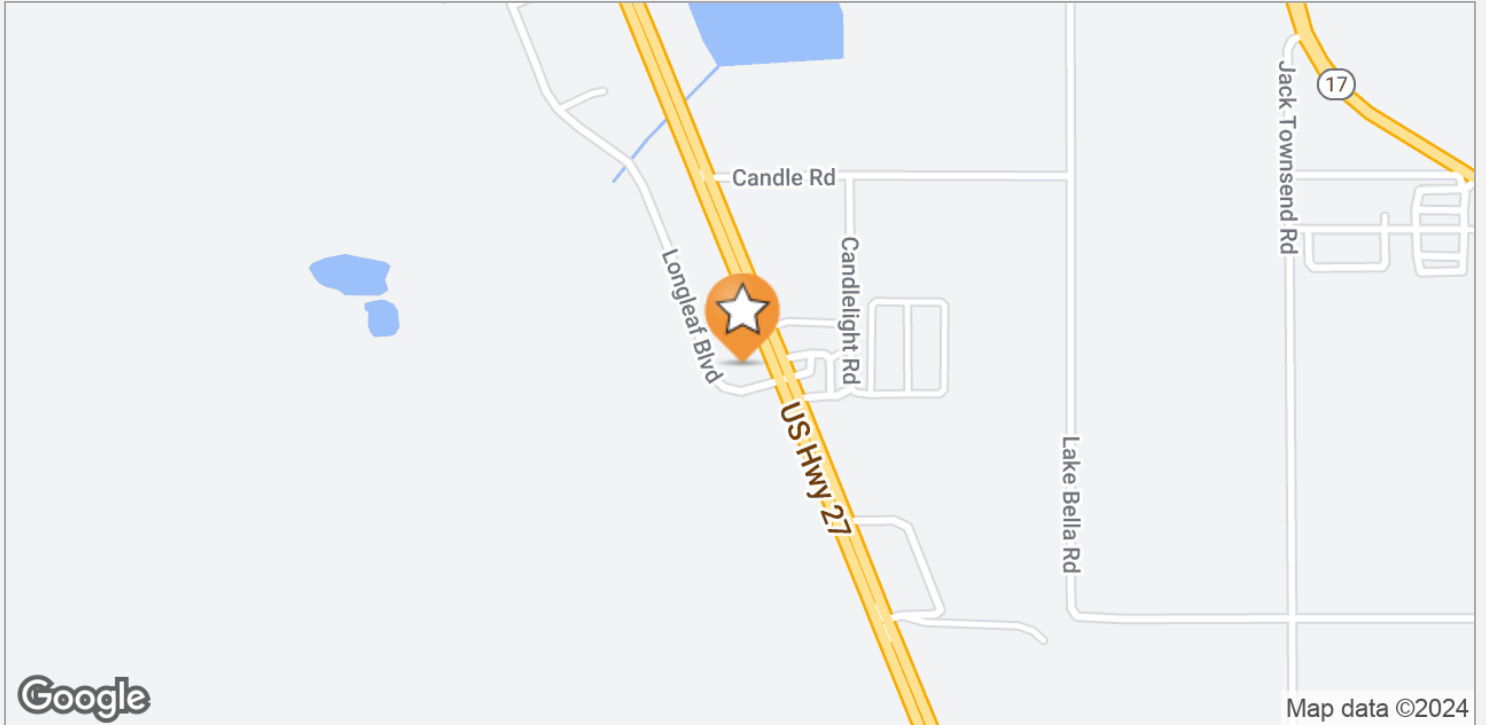
PROPERTY HIGHLIGHTS

- 5414 SF Warehouse Condo
- Located in Lake Wales Commerce & Technology Park
- 3 Phase Electric Available
- Concrete Block Construction
- TPO Roof
- Ample Parking
- Grade Level
- 21' High Ceilings

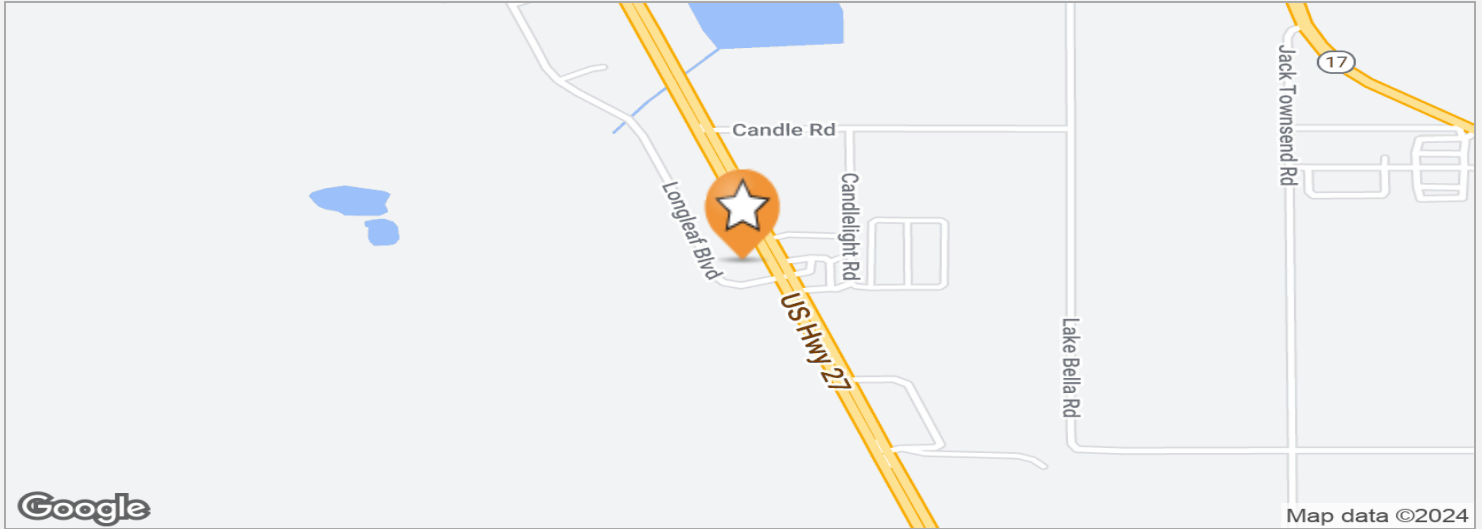
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DRIVE TIMES

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. Once you enter the Park follow Longleaf Blvd. to the right and it is the first building on your left.

ID#: 1048914



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

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

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