



VIDEO

PROPERTY DESCRIPTION

Sitting on a total of 4.97 acres, this property has 2 buildings, with a 22,100 SF warehouse / climate-controlled / cooler and a 5,952 SF of office / flex, could be leased together or separate. The zoning is I-2 (industrial) and minutes from the Sebring Raceway. Great fit for general warehouse, manufacturing, food or beverage storage distribution or truck terminal.

The warehouse has a total of 22,100 SF including 14,400 SF of climate-controlled warehouse (± 65 degrees), 1,000 SF of cooler (± 35 degrees), restroom, kitchenette, 1 loading dock and 2 grade level doors, 20' clear height, 25' at eave, 3 phase, 480v, 400amps and ample car and fenced truck parking on site.

The office / flex has a total of 5,952 SF including reception, waiting area, large hospitality / training room, shared office, conference room, private offices, restrooms, workshop area and a 1,600 SF air conditioned warehouse with 3 grade level doors (10'x14') and a back-up generator on site.

OFFERING SUMMARY

Lease Rate:	Call 863-250-2502 for pricing
Available SF:	5,952 - 28,052 SF
Total Lot Size:	4.97 Acres
Total Building Size:	28,052 SF
Warehouse Building (8049):	22,100 SF
Warehouse Loading:	1 dock / 2 grade
Warehouse Specs:	Climate-Controlled / Cooler
Office / Flex Building (8061):	5,952 SF
Zoning:	I-2 (Industrial)

DEMOGRAPHICS	25 MILES	50 MILES	75 MILES
Total Households	63,370	263,203	2,392,764
Total Population	122,077	592,937	5,259,658
Average HH Income	\$44,450	\$50,456	\$63,684

ALEX DELANNOY, MICP

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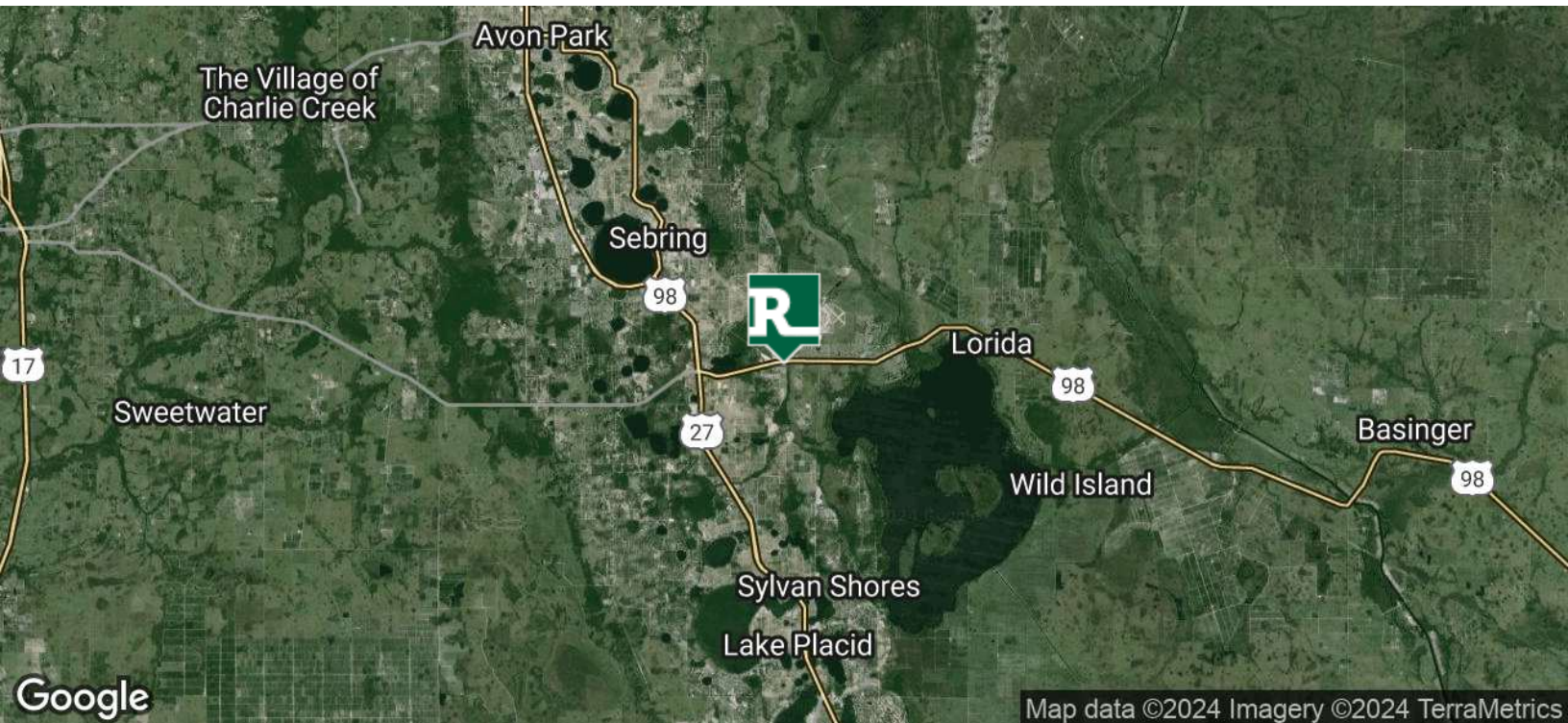


WAREHOUSE/COLD STORAGE + OFFICE/FLEX

8049-8061 ASSOCIATE BLVD, SEBRING, FL 33876

Central Florida's
Warehouse Specialist

FOR LEASE



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CITY OF SEBRING

Sebring was founded in 1912 by George Sebring. This pioneer conceived a unique circular plan as a focal point for this lakeside community, giving visitors a well-rounded experience of the raceway, lakes and more.

Sebring embodies the historical charm of Florida through its galleries and museums throughout, including local talents of Highlands Little Theatre or the Highlands Museum of the Arts (MoTA).

Highlands Hammock State Park has scenic views of one of the state's most diverse collections of wildlife.

SEBRING RACEWAY

Sebring International Raceway is home to the legendary Mobil 1 Twelve Hours of Sebring as well as year-round on-track activities including car clubs, performance driving schools, manufacturer testing and international races.

Sebring is one of the country's most active racing facilities attracting more than 175 individual events on nearly 300 days a year. It is estimated that more than 300,000 fans, drivers, engineers, crew members and racing families attend events annually at Sebring International Raceway.

WHY HIGHLAND COUNTY

- More than 86 percent of Florida's population is located within a two-hour radius of Highlands County (over 18 million people)
- Highlands County's population, along with a commuting workforce from the surrounding area, provide a labor pool of more than 125,000 dedicated workers.
- Highlands County offers an advantageous business climate with leaders committed to streamlined services, support programs and low business costs.
- A talent pipeline of more than 22,000 students is available within a one-hour drive and more than 190,000 students are within a two-hour drive.

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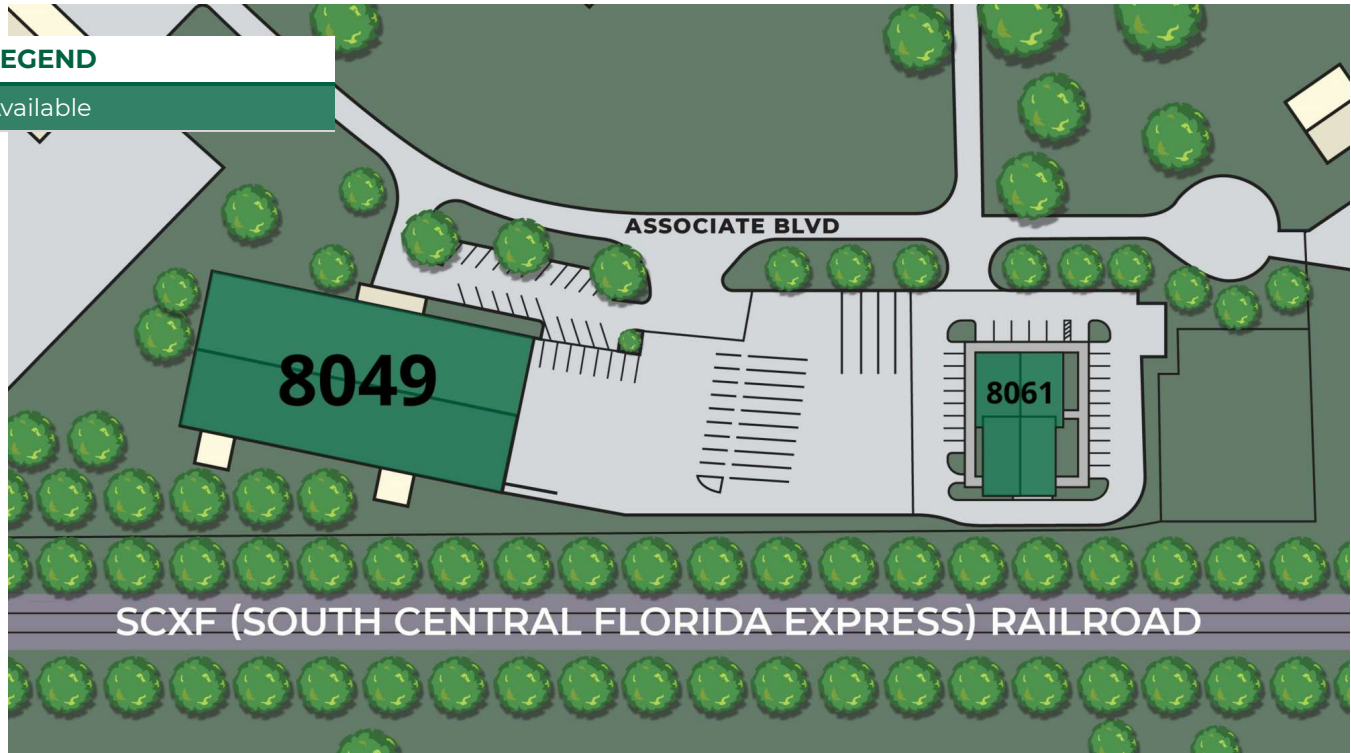
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,952 - 28,052 SF	Lease Rate:	Call 863-250-2502 for pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
8049	Available	22,100 - 28,052 SF	NNN	Call 863-250-2502 for pricing	The warehouse has a total of 22,100 SF including 14,400 SF of climate-controlled warehouse (± 65 degrees), 1,000 SF of cooler (± 35 degrees), restroom, kitchenette, 1 loading dock and 2 grade level doors, 20' clear height, 25' at eave, 3 phase, 480v, 400amps and ample car and fenced truck parking on site. Could be combined with 5,932 SF of office / flex space.

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
8061	Available	5,952 - 28,052 SF	NNN	Call 863-250-2502 for pricing	The office / flex has a total of 5,952 SF including reception, waiting area, large hospitality / training room, shared office, conference room, private offices, restrooms, workshop area and a 1,600 SF air conditioned warehouse with 3 grade level doors (10'x14') and a back-up generator on site. Could be combined with 22,100 SF of climate controlled warehouse and cooler.

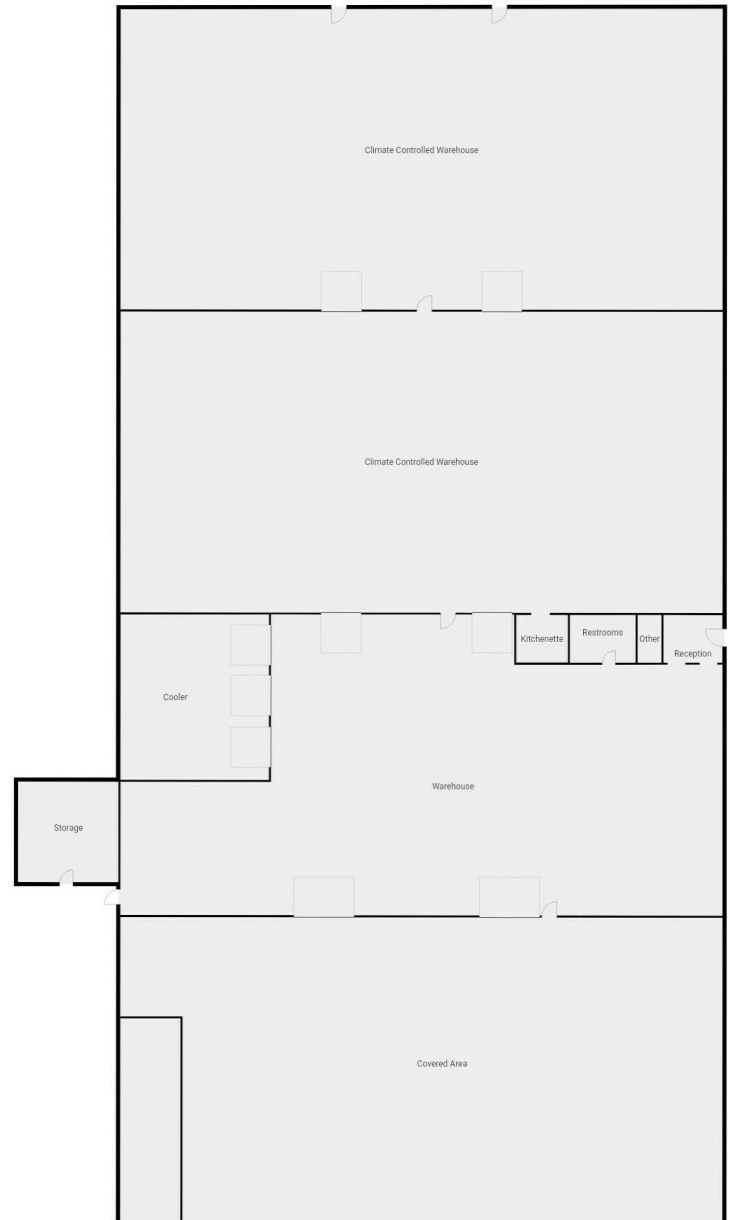
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WAREHOUSE - 8049 ASSOCIATES BLVD

- Total of 22,100 SF of free standing building
- 14,400 SF of climate-controlled warehouse (± 65 degrees)
- 1,000 SF of cooler (± 35 degrees)
- Office includes small entrance, washing station, restroom and breakroom
- 1 loading dock (truck well) and 2 grade level doors
- 20' clear height, 25' at eave
- 3 phase, 480v, 400 amps
- Additional fenced parking on site
- Could be combined with 5,932 SF of office / flex space



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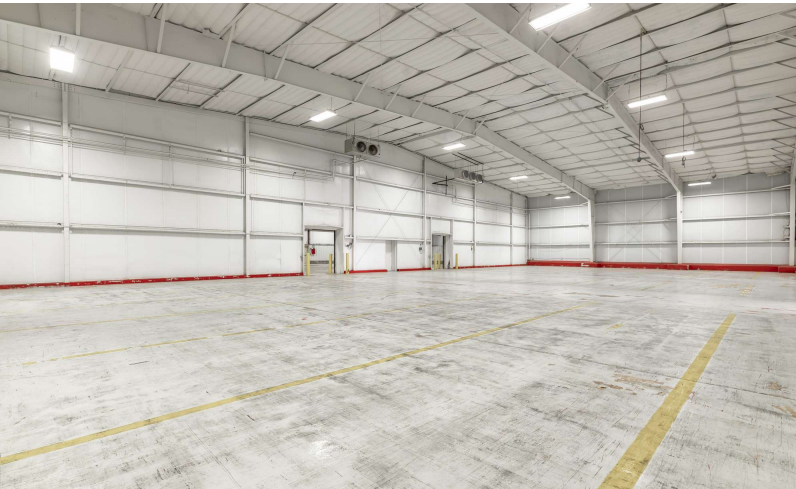
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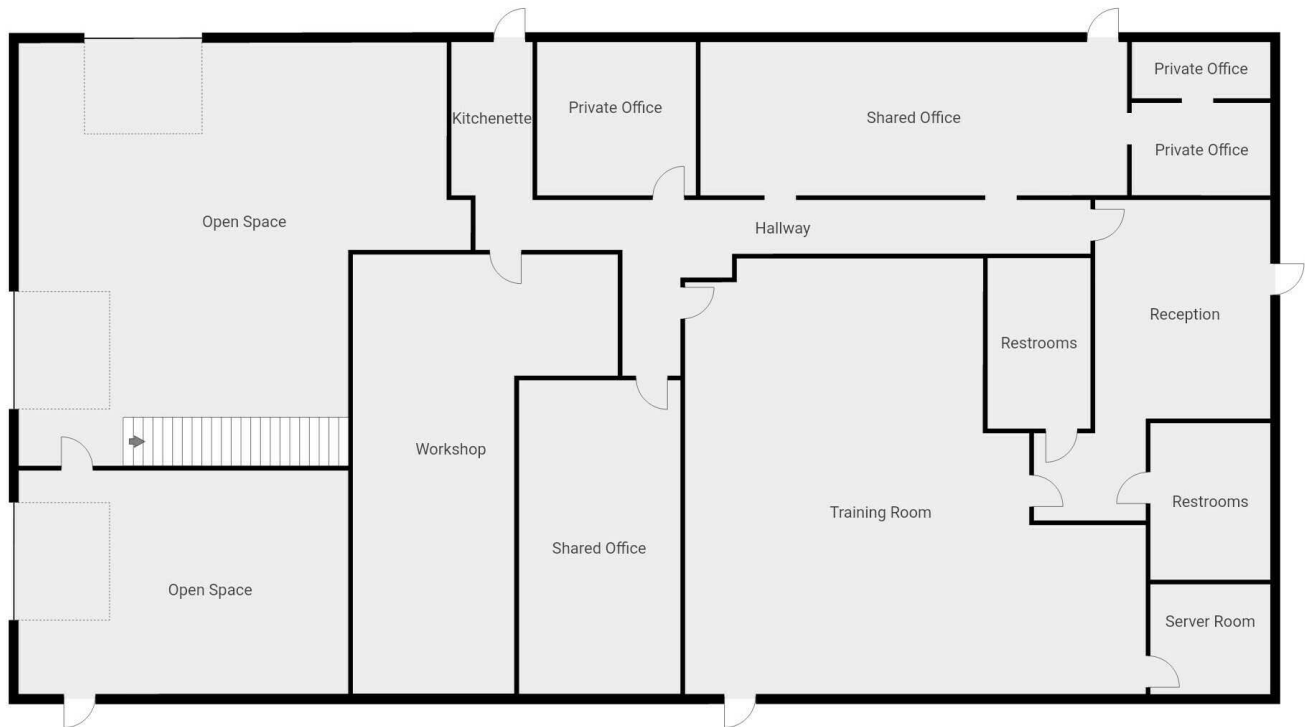
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OFFICE / FLEX - 8061 ASSOCIATES BLVD

- Total of 5,952 SF of office / flex
- Reception / Waiting Area
- Large hospitality / training room
- Large shared office space
- Conference Room
- Private Office
- Men and Women's Restrooms
- Workshop Area
- 1,600 SF of air conditioned warehouse with 3 grade level doors (10'x14')
- Back-up generator
- Additional fenced parking on site
- Could be combined with 22,100 SF of climate-controlled warehouse and cooler



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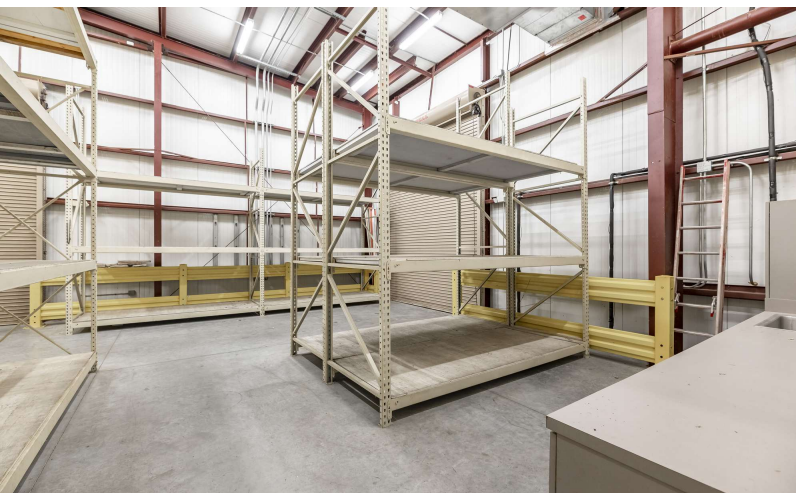
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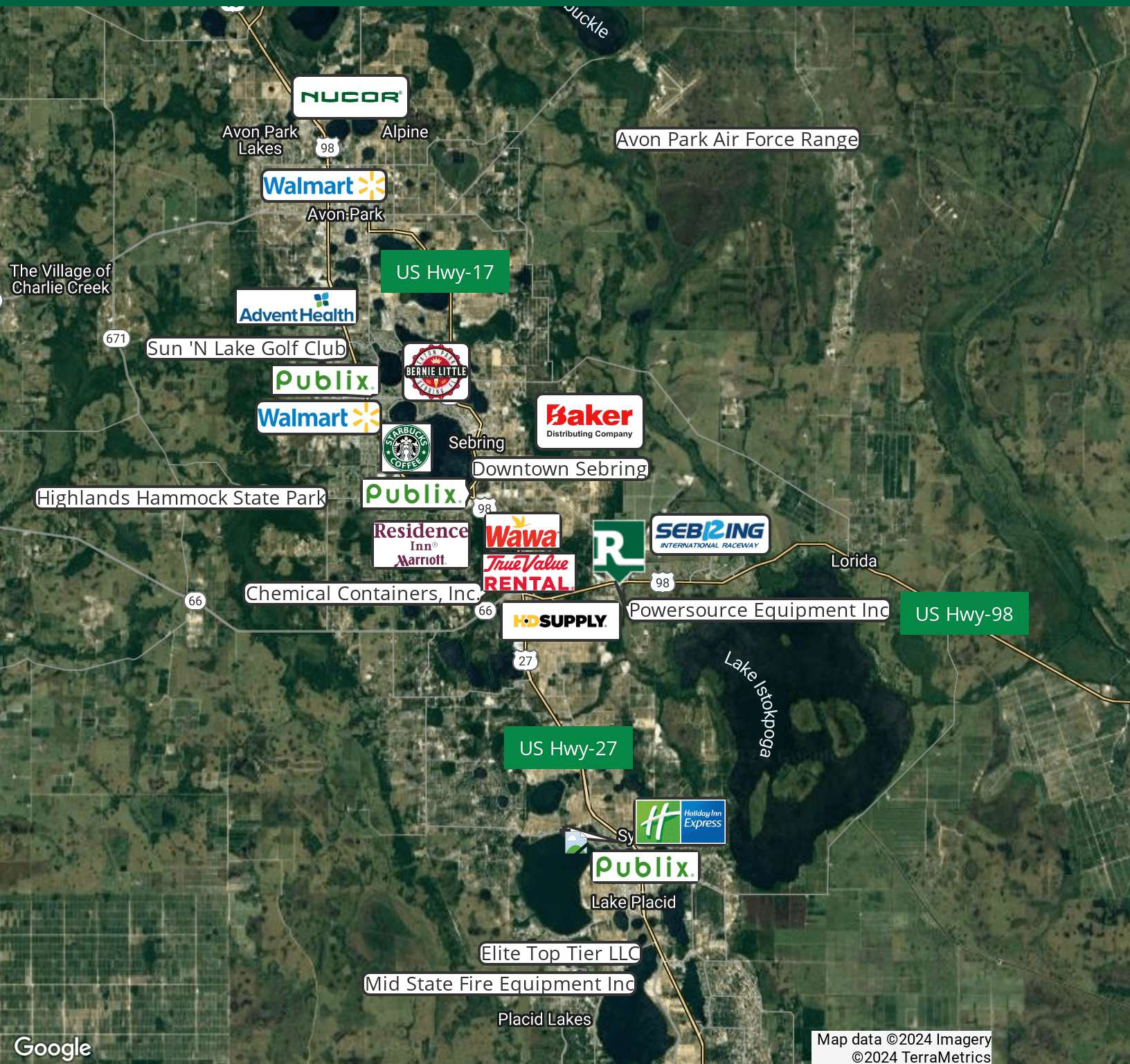


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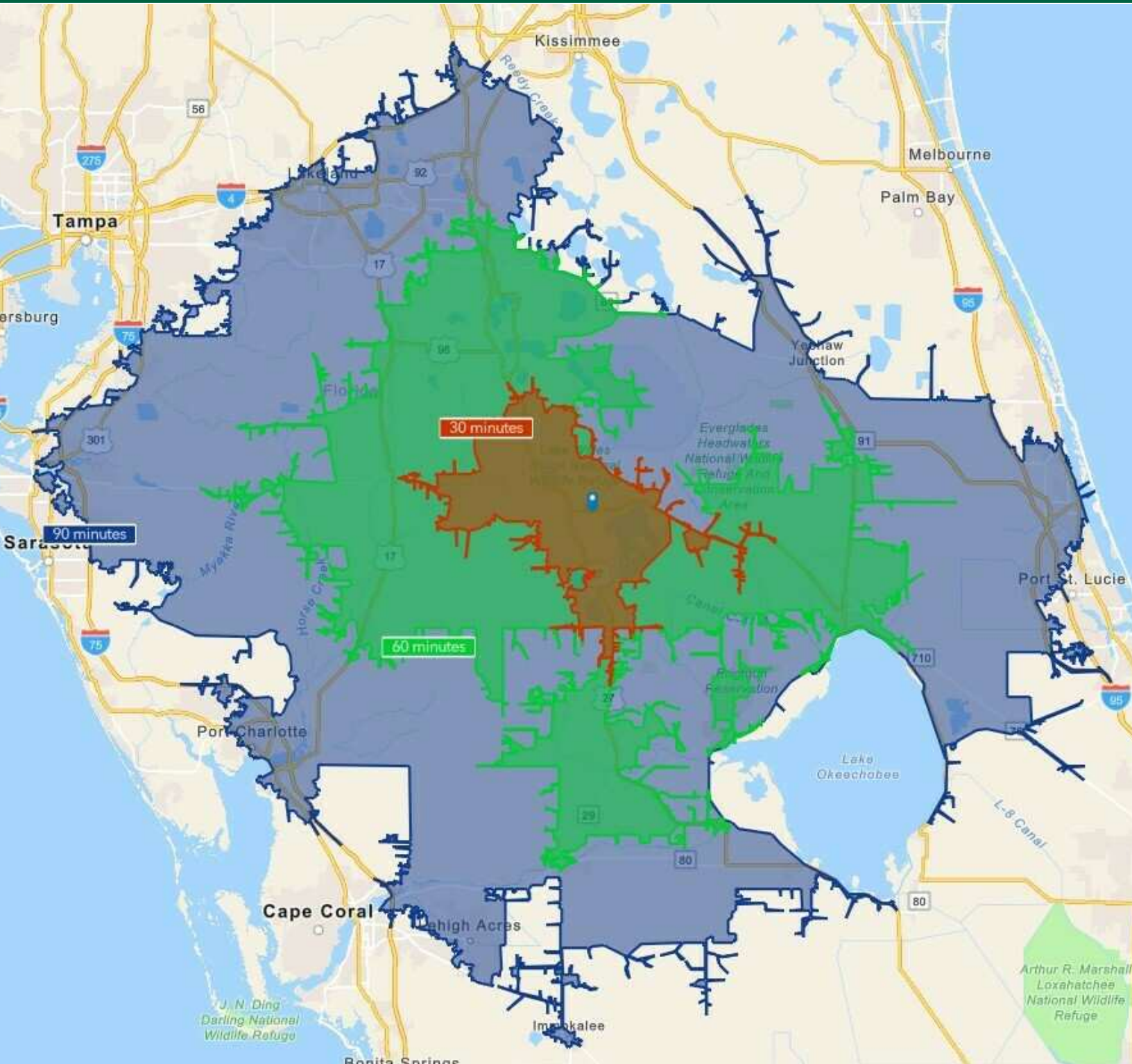


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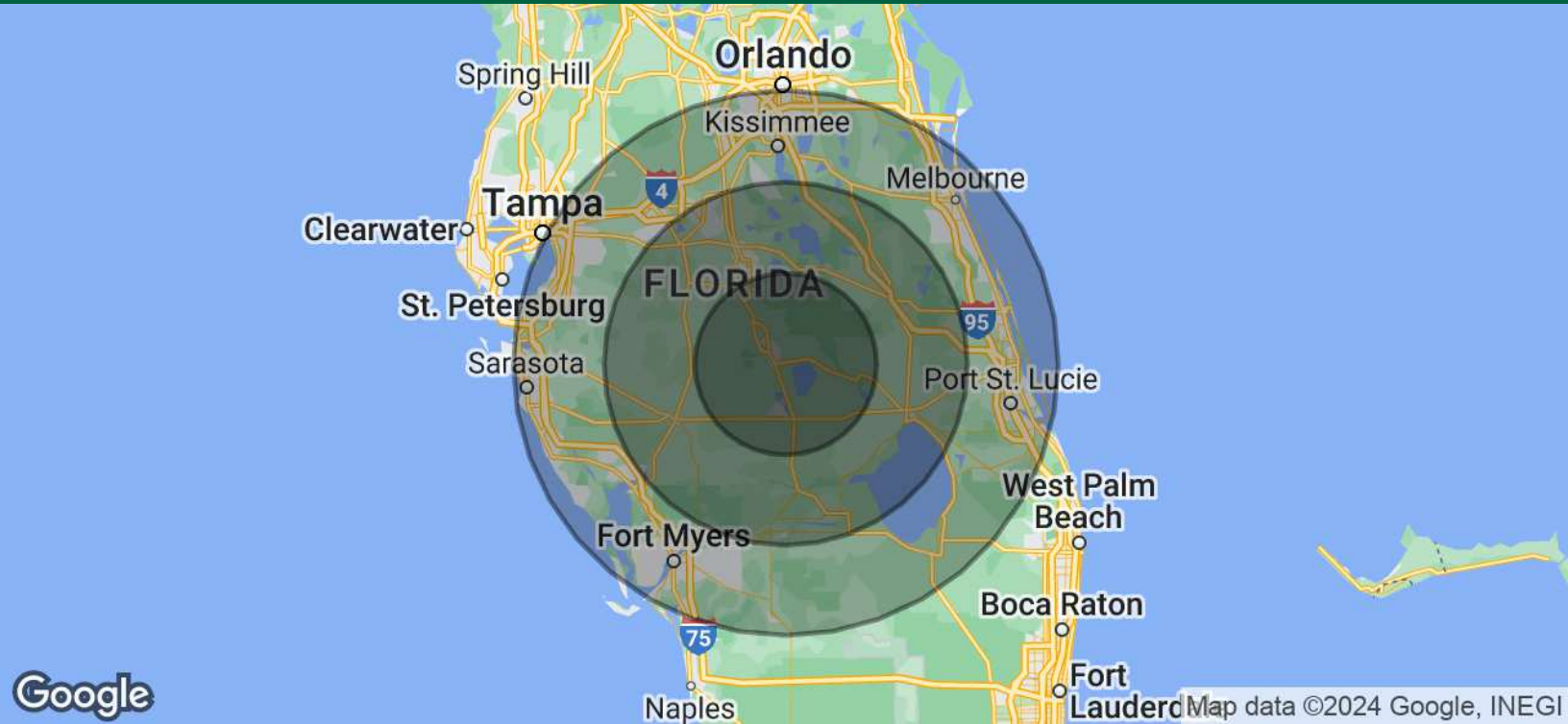


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POPULATION	25 MILES	50 MILES	75 MILES
Total Population	122,077	592,937	5,259,658
Average Age	50.1	43.6	43.8
Average Age (Male)	49.1	42.2	42.6
Average Age (Female)	50.6	44.6	44.6

HOUSEHOLDS & INCOME	25 MILES	50 MILES	75 MILES
Total Households	63,370	263,203	2,392,764
# of Persons per HH	1.9	2.3	2.2
Average HH Income	\$44,450	\$50,456	\$63,684
Average House Value	\$129,311	\$148,208	\$227,035

BUSINESSES & EMPLOYEES	25 MILES	50 MILES	75 MILES
Total Businesses	4,005	17,756	217,610
Total Employees	34,675	207,616	2,140,552

* Demographic data derived from 2020 ACS - US Census and ESRI

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Vice President of Brokerage

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PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

EDUCATION

FGCAR Commercial Real Estate University Courses

Lipsey School of Real Estate - Commercial MICP Designation

MEMBERSHIPS

Certified Commercial Investment Member Institute (CCIM), Candidate

Society of Industrial and Office REALTORS (SIOR), Member Associate

Manufacturing & Supply Chain of Mid Florida

NAIOP Member of Central Florida

National Realtor Association

Lakeland Realtor Association

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