

INDUSTRIAL FOR LEASE

POLK PARKWAY / US-98 - WAREHOUSE / OFFICE

2828 States St, Lakeland, FL 33803



OFFERING SUMMARY

AVAILABLE SF:	6,400 - 14,440 SF
LEASE RATE:	\$6.00 SF/yr (NNN)
LOT SIZE:	1.31 Acres
OUTSIDE STORAGE:	10,000 SF
TOTAL BUILDING SIZE:	17,240 SF
ZONING:	Business Park Center - BPC-2X
SUBMARKET:	Lakeland-Winter Haven, FL
TRAFFIC COUNT:	47,000 on Polk Pkw

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

This office and warehouse building is located near Polk Parkway and US-98, easy and central access in Polk County, the space can accommodate from 2,800 SF to 17,240 SF with an additional 10,000 SF fenced in lot for parking or storage. Perfect for storage, light manufacturing, vehicle parking, office, production, warehousing/distribution. The building can be accessed 24/7 and signage is available.

The suite 109 (Building B) has 6,400 SF of open warehouse space, metal building with 16 ft high walls, insulated walls and ceiling with large exhaust fan to circulate the air, two 12' x 10' grade level door and 30' x 35' covered van-high loading dock (shared with suite 101), 150 amp, 240 volt, 3-phase power.

The suite 115 (Building C) has 7790 sq. ft. warehouse and 250 SF air conditioned office and ADA restroom (8040 sq. ft..total), metal building with 16 ft. high walls, insulated walls and ceiling with large exhaust fan to circulate the air in warehouse, mop sink and water fountain, 200 amp, 240 volt, 3-phase power.

PROPERTY HIGHLIGHTS

- Easy access to Polk Parkway / US-98
- Extra lot available for parking / storage

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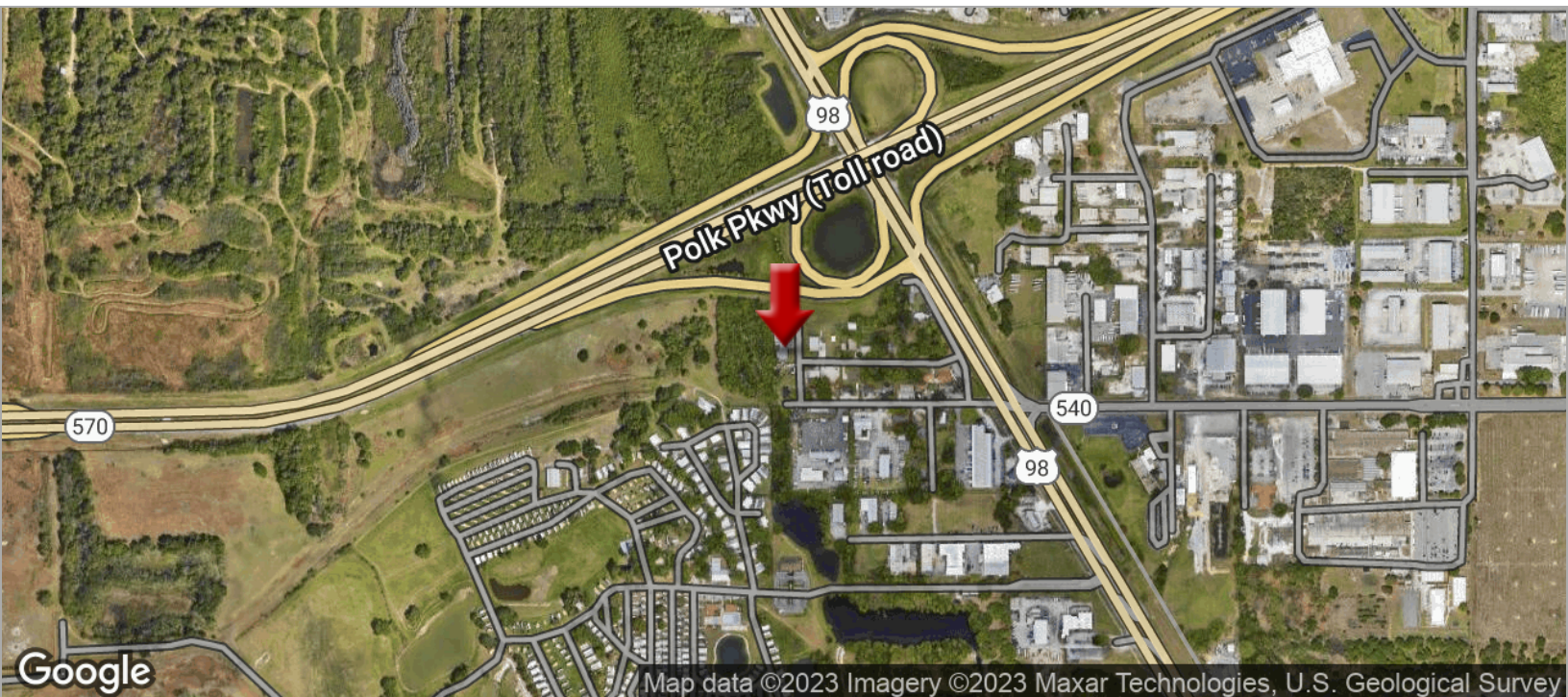
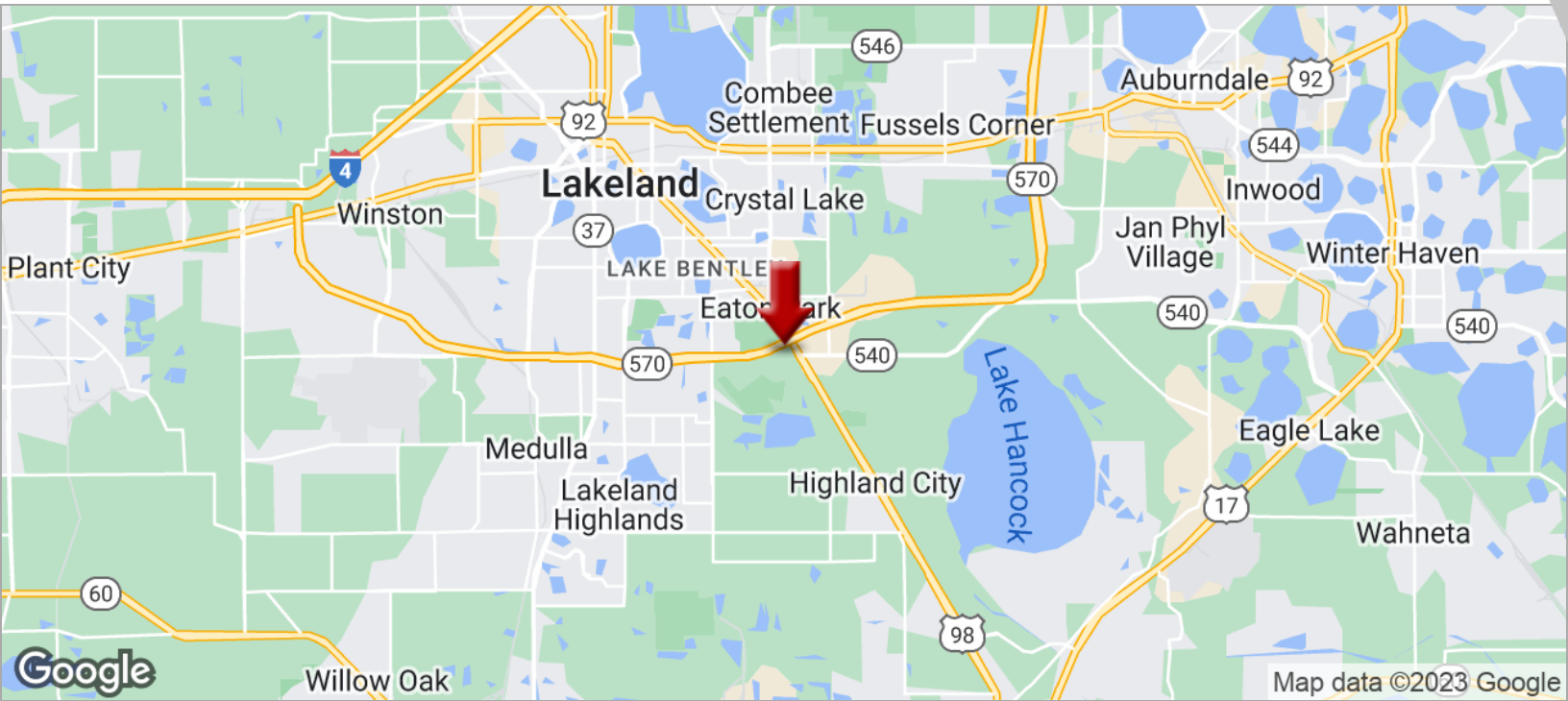
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LOCATION MAPS

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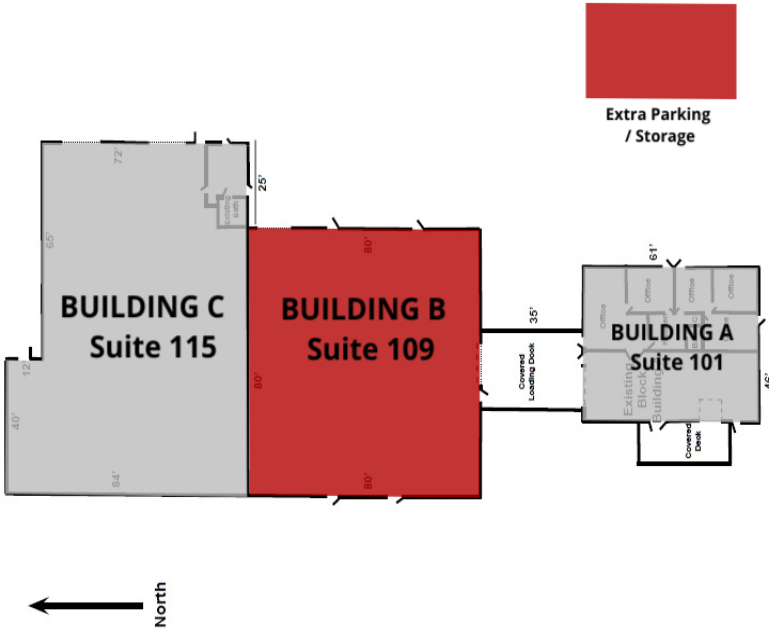
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AVAILABLE SPACES

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building A - Suite 101	-	2,800 SF	NNN	-	-
Building B - Suite 109	Available	6,400 SF	NNN	\$6.00 SF/yr	Open space
Building C - Suite 115	-	8,040 SF	NNN	-	Open space with office and restroom
Extra Outdoor Space	Available	0.23 Acres	Ground Lease	\$1,200 per month	Extra parking / storage

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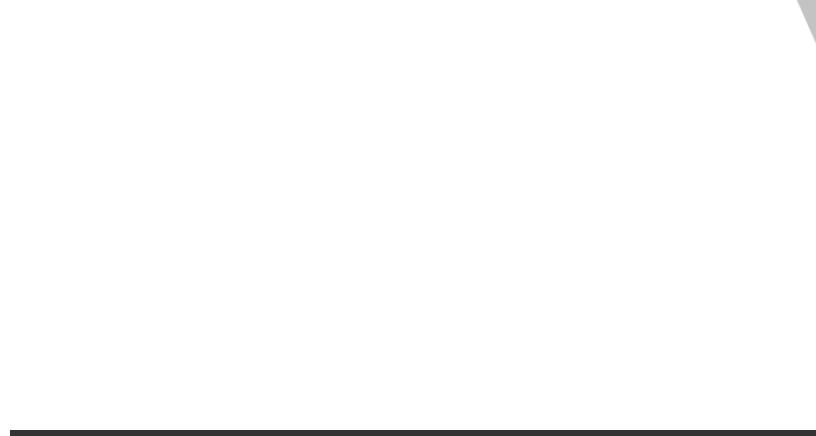
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SUITE PHOTOS

2828 States St, Lakeland, FL 33803



Suite 109 - 6,400 SF



Suite 115 - 8,040 SF



Extra lot available for storage / parking



Suite 115 - 8,040 SF



Extra lot available for storage / parking



Suite 109 & 115 Overview

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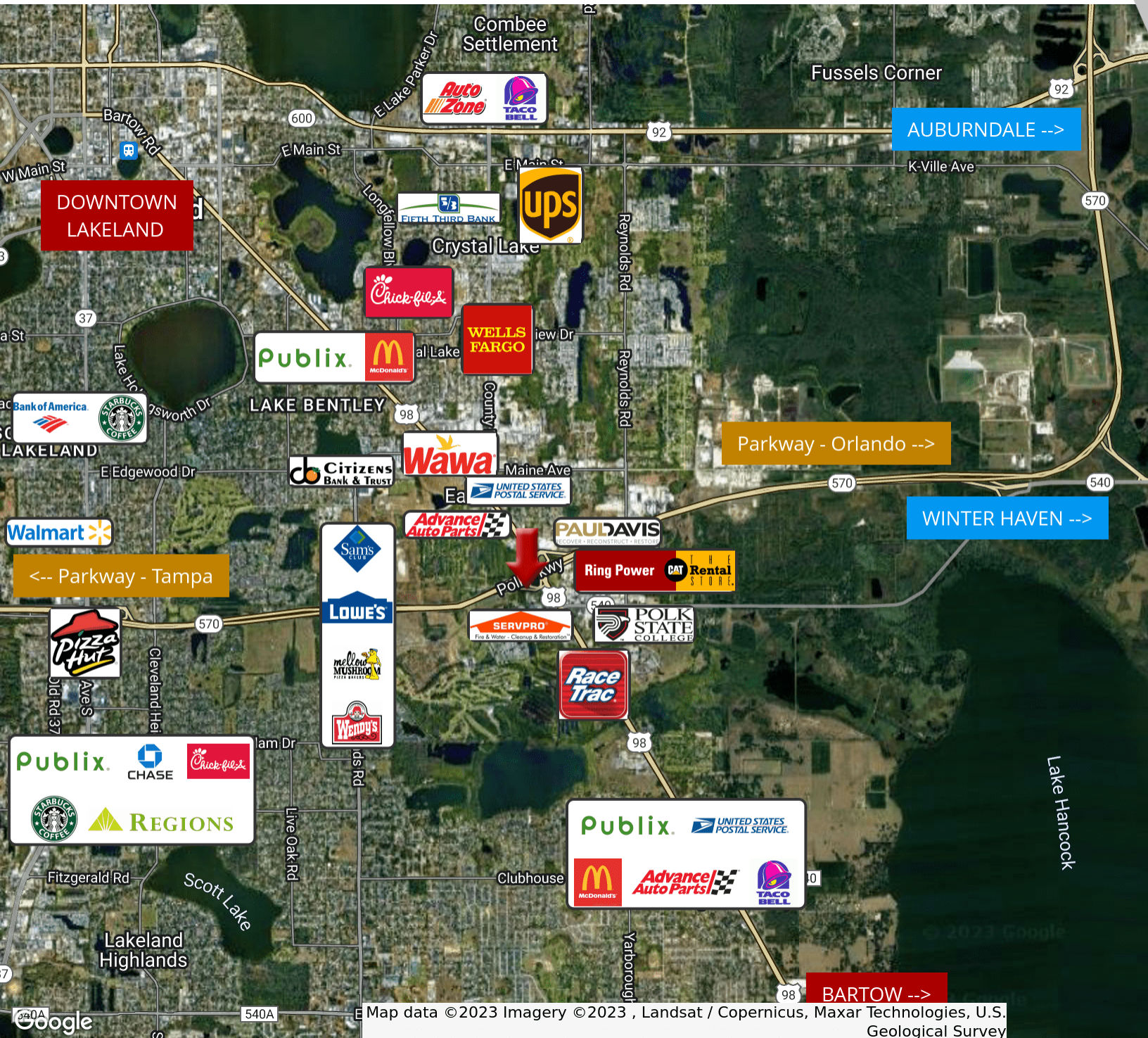
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RETAILER MAP

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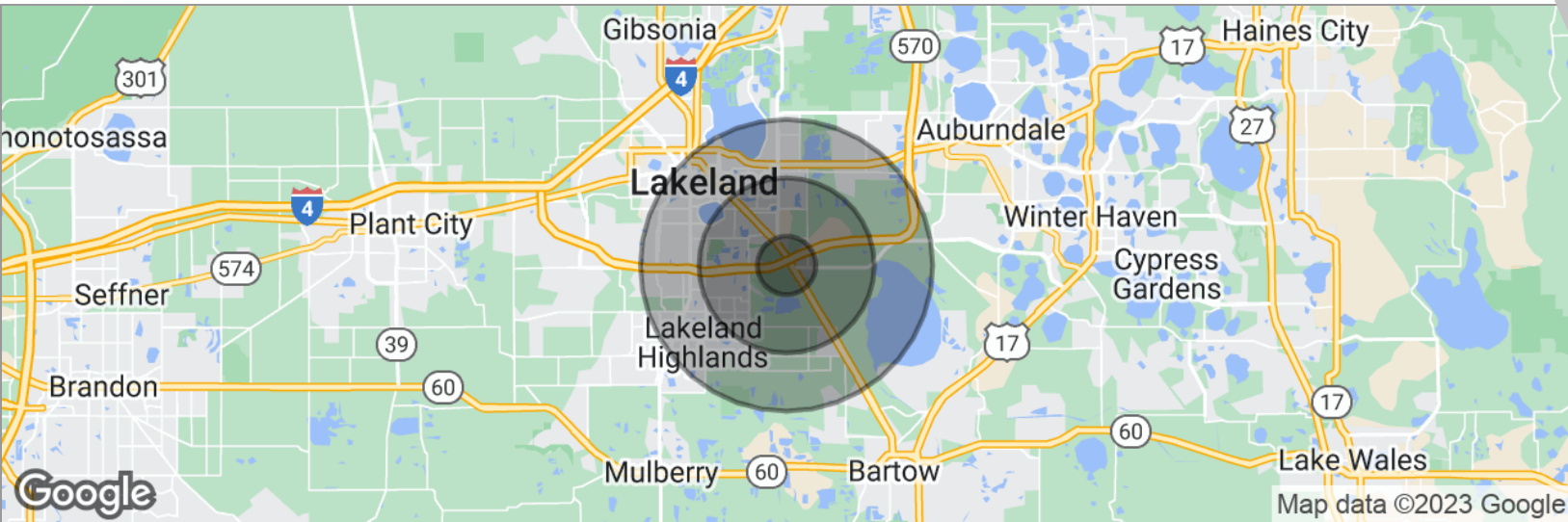
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DEMOGRAPHICS MAP

2828 States St, Lakeland, FL 33803



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,494	41,122	108,232
Median age	35.4	37.0	38.1
Median age (male)	34.9	36.1	36.8
Median age (Female)	35.8	37.5	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,251	15,079	42,128
# of persons per HH	2.8	2.7	2.6
Average HH income	\$64,111	\$71,959	\$66,244
Average house value	\$192,260	\$204,174	\$202,192
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	11.3%	10.1%	11.1%
RACE (%)	1 MILE	3 MILES	5 MILES
White	74.2%	77.8%	80.7%
Black	14.3%	12.0%	10.3%
Asian	3.4%	4.2%	2.6%
Hawaiian	0.1%	0.1%	0.0%
American Indian	0.1%	0.3%	0.3%
Other	5.6%	4.4%	4.4%

* Demographic data derived from 2020 ACS - US Census

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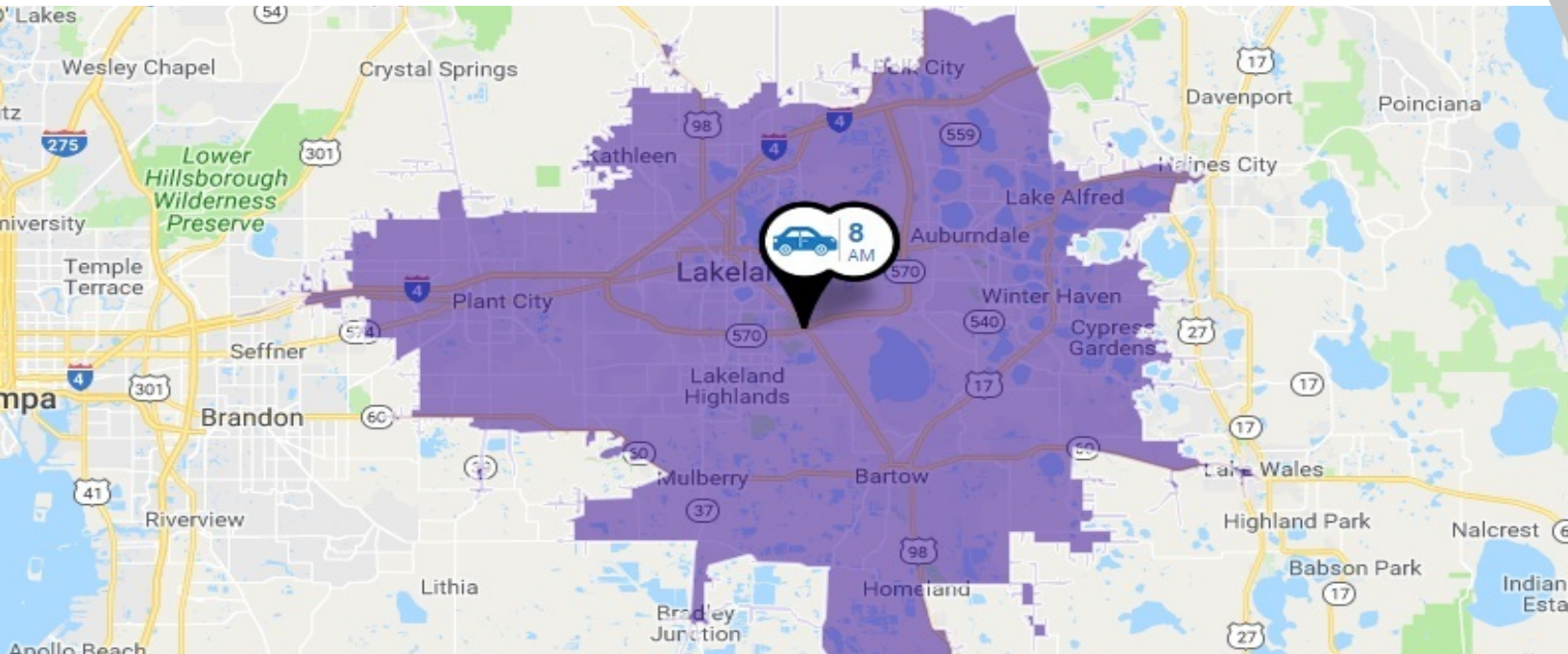
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30 MIN & 1 HOUR DRIVING DISTANCE

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30 Min Driving Distance - Plant City, Fort Meade, Haines City, Lake Wales, Polk City, Bartow, Winter Haven



1 Hour Driving Distance - Tampa, Sebring, Orlando, Clermont, Kissimmee, I-75

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ADVISOR BIO

2828 States St, Lakeland, FL 33803



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PROFESSIONAL BACKGROUND

Growing up in Toulouse, France, I always dreamed that one day I would have the opportunity to pursue the American dream. I've always had a strong drive and a burning desire to discover new experiences and knowledge. My travels through Europe and the rest of the world have created a great love for the diversity & culture I experienced.

I followed my passion and arrived in the United States in 2006 under exciting yet unique circumstances. I was a professional paintball player and was blessed to have realized my dream by eventually joining one of the best teams in the world here in Tampa. My entrepreneur spirit led me to create my own business and in 2010 I opened the doors of Action Paintball & Laser Tag in Winter Haven. The facilities include a retail pro-shop while offering 5 different activities and welcoming more than 35,000 players with hundreds of parties each year. With 30 + trained employees, Action Paintball was rated one of the best fields in Florida. It also exceeded my original business plan from inception and was successfully purchased by an investor in March 2017.

My business allowed me to stay engaged with the community and my desire to meet people on a personal and professional level led me to the real estate industry. I started my career in residential while being part of the number one sales team in my county with over 400 units sold per year. I enjoy the dynamics of investing and advising on all aspects of real estate transactions and it wasn't long until my experience and passion led me to commercial real estate where my team and I assist clients through Keller Williams Commercial division whose focus on client's relationships and technology made it the fastest growing commercial real estate in the United States.

I'm a strong believer in personal development and am very grateful for all the people I have met and who have helped me. I love to achieve and provide results by creating opportunities through analyzing the problem and finding a durable solution by using all resources available. In order to succeed in a project, I've been known to create new resources and solutions and I'm always looking at new ways to add value and skills. I look forward to meeting with you on how my commitment and experience can meet your needs and goals.

MEMBERSHIPS

CCIM Candidate
Member Associate, Society of Industrial and Office REALTORS
Manufacturing & Supply Chain of Mid Florida
NAIOP Member of Central Florida
Lakeland & Winter Haven Chamber of Commerce
National & Lakeland Realtor Association

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