



Centennial Business Complex & Outdoor Storage

1585 Centennial Blvd, Bartow, Florida 33830

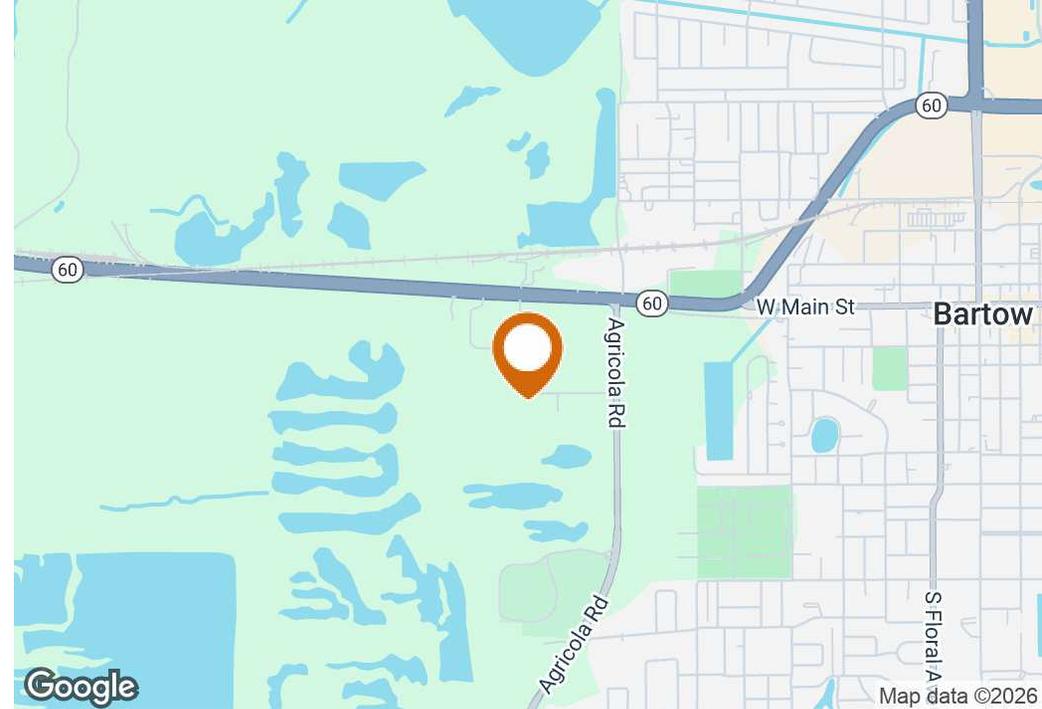
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Centennial Business Complex



PROPERTY SUMMARY



Lease Rate

Negotiable

Offering Summary

Complex Size:	93,600 SF
Available SF:	5,200 - 46,800 SF
Lot Size:	19 Acres
Year Built:	2024
Zoning:	Industrial
Clear Height:	34'
Doors:	2 Dock High (1 door per 5,000 SF)
Ramp:	Available as add on option
Fire Safety:	ESFR Sprinklers
Height:	Clear Height: 34'

Property Overview

Centennial Business Complex at Centennial Blvd in Bartow, Florida, offers a premier leasing opportunity for commercial tenants seeking an exceptional industrial/warehouse/distribution space. Boasting modern facilities with customizable floor plans, high ceilings, and ample parking, the property is designed to meet the diverse needs of businesses. The strategic location provides easy access to major transportation routes, making logistics efficient and cost-effective. With state-of-the-art amenities, including loading docks, flexible office space options, and expansive storage areas, the property is perfectly suited to support a wide range of industrial operations. Elevate your business with the unparalleled advantages of Centennial Business Complex.

Property Highlights

- Outdoor Storage Available (5 ± Acres)
- Min divisible 5,200 max combined 46,800
- Strategic location with access to major transportation routes

SITE PLAN

157 ± Parking Spaces

Building 2

Building 1

Outdoor Storage Available



NORTH

SCALE: 1" = 50'

SITE CHARACTERISTICS

PARCEL INFORMATION:

PARCEL ID: 24-30-12-013-00-0001
 PROPOSED USE: INDUSTRIAL
 ZONING / LAND-USE: ZONE I-1 (INDUSTRIAL)
 PLANNED DEVELOPMENT INDUSTRIAL/INDUSTRIAL
 PARCEL AREA: 19,903 AC
 PROPOSED BLDG HEIGHT: 9'

BUILDING SETBACKS:

NORTH: 25'
 SOUTH: 25'
 EAST: 25'
 WEST: 25'

DEVELOPMENTAL STATISTICS

PRE DEVELOPMENT

PERVIOUS: 0.900 AC 0.5%
 IMPVIOUS: 19.003 AC 95.5%
 TOTAL SITE AREA: 19,903 AC 100.00%

POST DEVELOPMENT

PERVIOUS: 13.112 AC 66.37%
 IMPVIOUS: 6.492 AC 32.63%
 PERVIOUS/IMPVIOUS: 4.142 AC 20.64%
 BUILDING: 2,149 AC 10.80%
 TOTAL SITE AREA: 19,903 AC 100.00%

PARKING STATISTICS

REQUIRED PARKING: 234 SPACES
 OFFICE: 2.5 SPACES PER 1,000 SF = 2.5 x 93.4 = 234 SPACES
 TOTAL REQUIRED SPACES = 234 SPACES
 *A PARKING REGISTER IS REQUESTED TO ALLOW 77 SPACES BASED ON THE EMPLOYEE NEEDS OF THE DEVELOPMENT.

PROVIDED PARKING: 157 SPACES
 STANDARD SPACES: 157 SPACES
 HANDICAP SPACES: 6 SPACES
 TOTAL PARKING PROVIDED = 157 SPACES

SITE NOTES

- PROJECT SPACING SHALL COMPLY WITH CHAPTER 4 OF THE ULIC SIGN PERMIT WHICH WILL BE REQUIRED AS A SEPARATE PERMIT OR PART OF THE BUILDING PERMIT.
- BEFORE COMMENCEMENT OF SITE CONSTRUCTION, THE FOLLOWING PERMITS ARE REQUIRED: TREE REMOVAL PERMIT OR EXEMPTION, POLE WATER PERMIT OR EXEMPTION, SWAMP EXEMPTION.

UTILITY DEMANDS

- POTABLE WATER: ESTIMATED 30,000 GPD AND 75 GPM PEAK FLOW
- SANITARY SEWER: ESTIMATED 15,000 GPD



SCALE: 1" = 50'

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 ENGINEERING NUMBER: 12456
 EXPIRES: 06/30/2025

REVISION BLOCK

REVISION NO. 1

REVISION DESCRIPTION

SLOAN
 Engineering Group
 195 SOUTH WOODLAWN AVENUE, BARTOW, FL 33890

CLIENT: REGISTER CONSTRUCTION
 PROJECT: CENTENNIAL BOULEVARD PROPERTY
 SHEET: SITE PLAN

PROJECT NO. 2697
 SHEET NO. C30

OUTDOOR STORAGE AERIAL

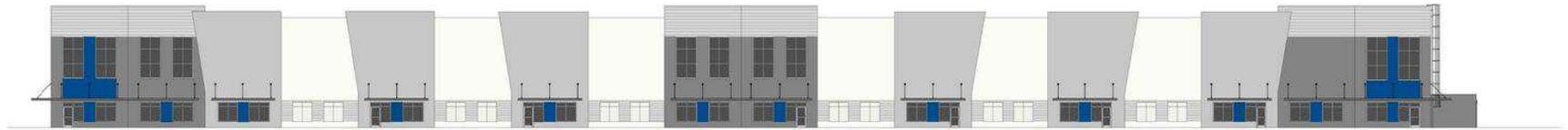


**Outdoor Storage
Available
(5 ± Acres)**

AERIAL PHOTOS



EXTERIOR ELEVATIONS



① NORTH
1" = 20'-0"



① NORTH
1" = 20'-0"



② SOUTH
1" = 20'-0"

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CENTENNIAL BLVD PROPERTY - BUILDING

Site Address Here

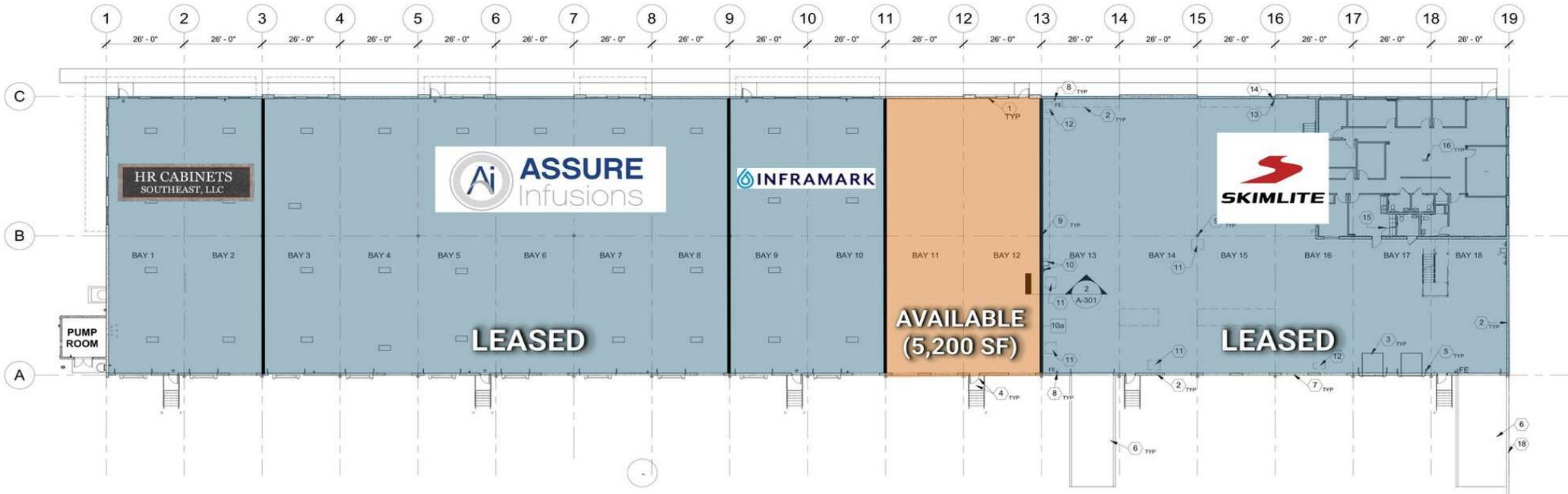
EXTERIOR ELEVATIONS

NO.	REVISION	DATE

DESIGNED BY: [Name] DRAWN BY: [Name]
CHECKED BY: [Name] DATE: [Date]
PROJECT NO.: [Number] SHEET NO.: [Number]
TOTAL SHEETS: [Number]

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FLOOR PLAN - BUILDING 1



1 FLOOR PLAN
A-101 1" = 20'-0"

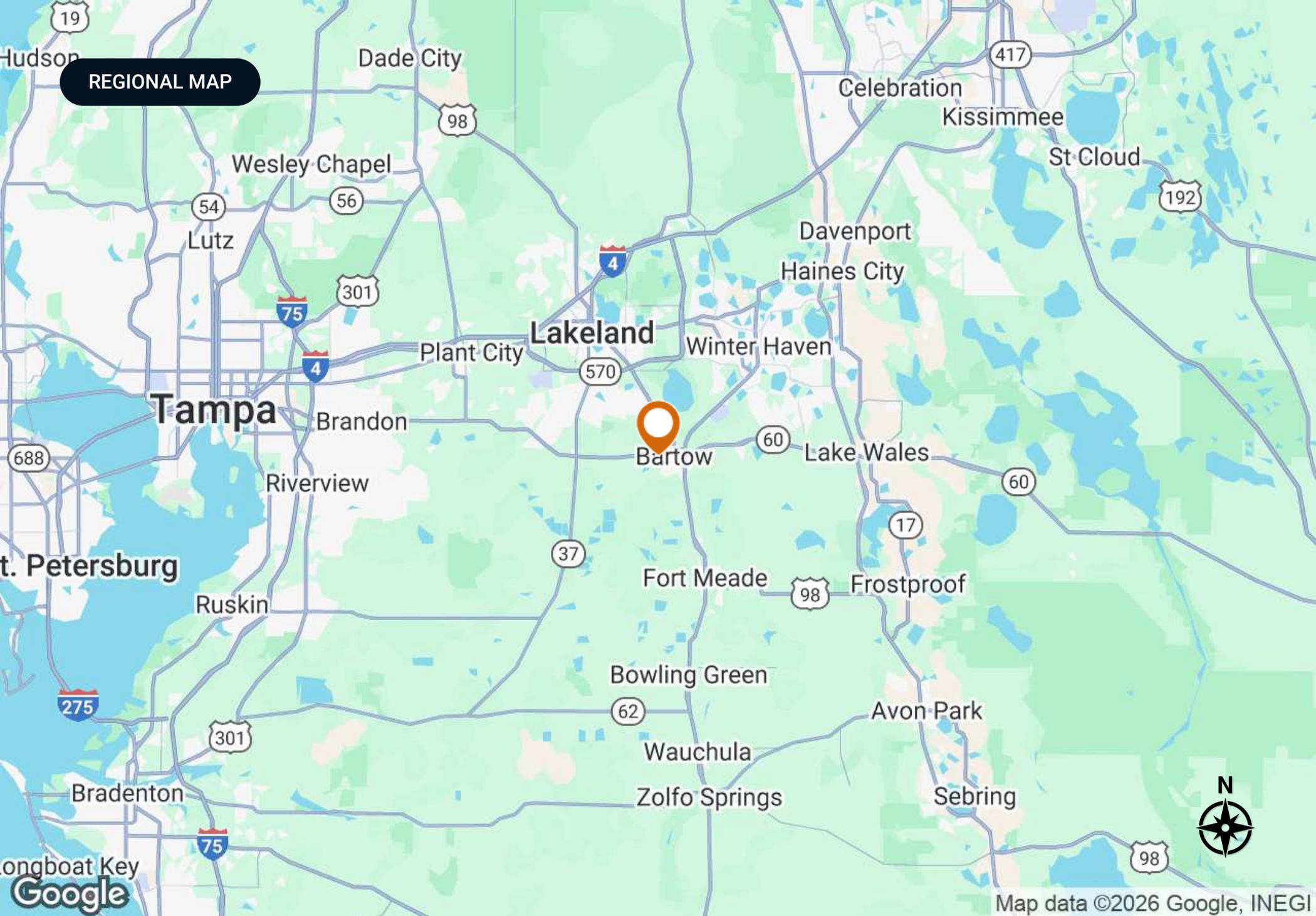
FLOOR PLAN - BUILDING 2



SPEC OFFICE FLOOR PLAN



REGIONAL MAP



Employment Overview

Centennial Business Complex (30 minutes)
1585 Centennial Blvd, Bartow, Florida, 33830
Drive time of 30 minutes

Prepared by Esri
Latitude: 27.8920
Longitude: -81.8643

Employment Overview

Centennial Business Complex

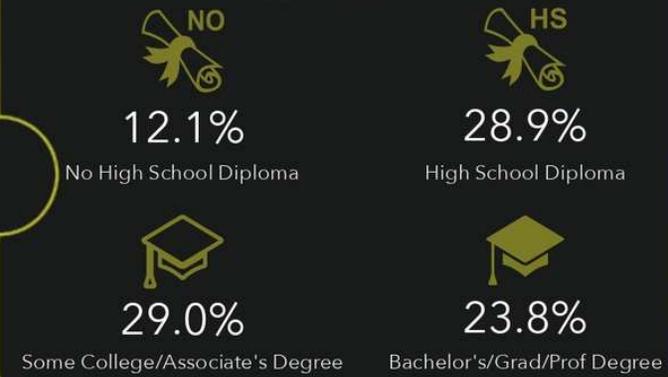
Drive time of 30 minutes



INCOME



EDUCATION



BUSINESS



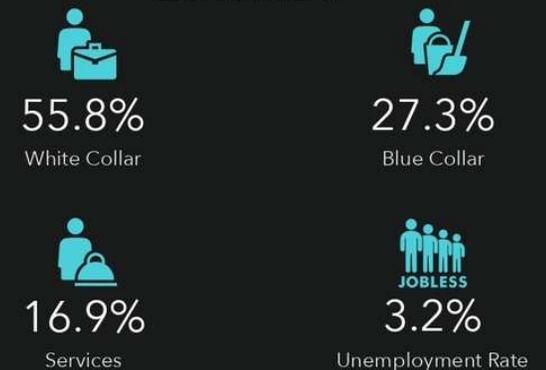
KEY FACTS



COMMUTERS

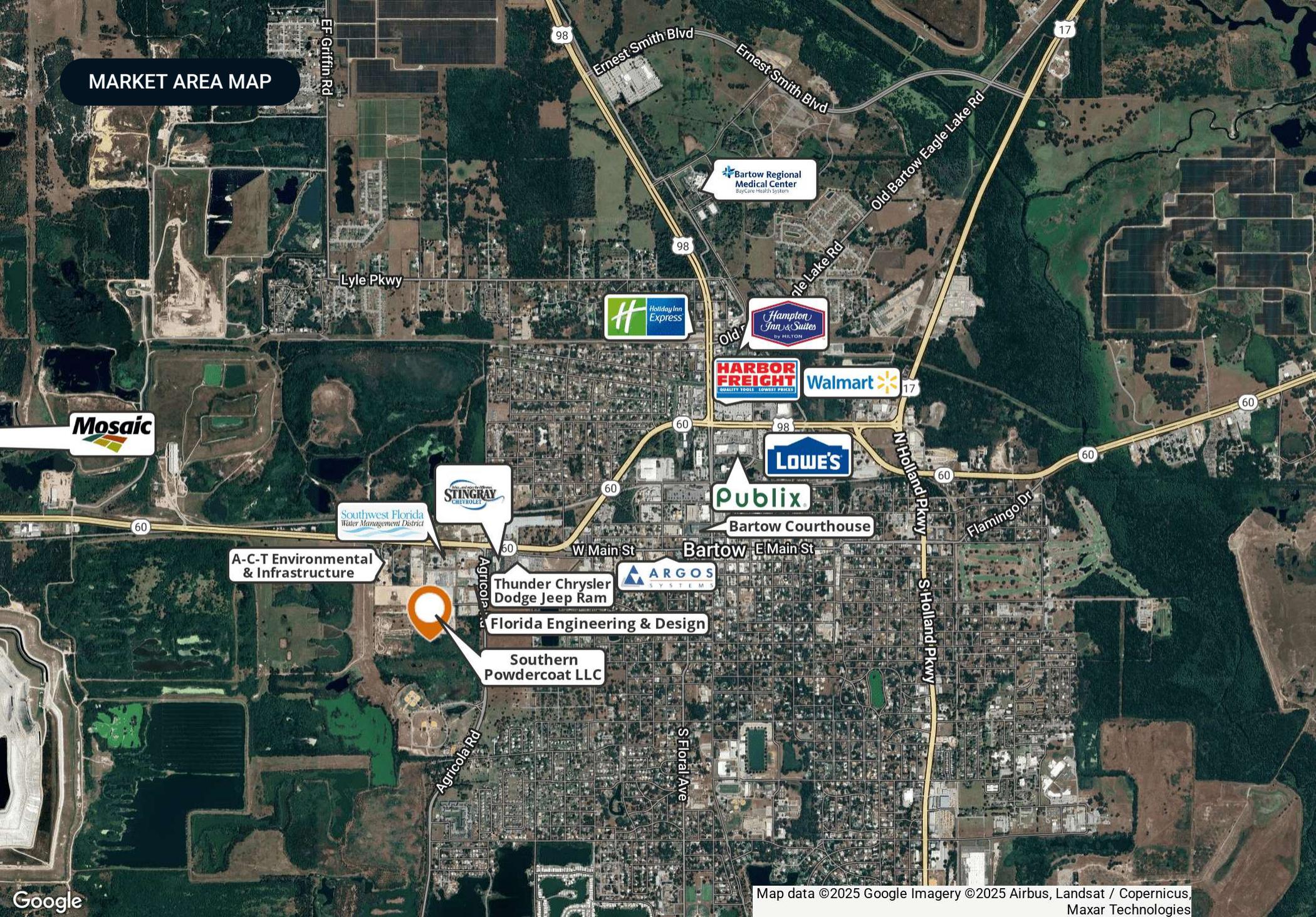


EMPLOYMENT



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-MRI-Simmons (2023), ACS (2017-2021).

MARKET AREA MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

ADVISOR BIOGRAPHY



Lauren Ralston Smith, CCIM, CPM

Senior Advisor

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Professional Background

Lauren Ralston Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at Saunders Real Estate.

She works with clients to increase the value and performance of their real estate investments. Lauren believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over 20 years, handling every aspect such as sales, leasing, property management, and development. Over the last four years, she has been involved in over 75 sales and leasing transactions that exceed \$30 million. She also currently oversees a management portfolio of over 1.5 million square feet.

She is a member of the International Council of Shopping Centers (ICSC), a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM), and a Certified Commercial Investment Member (CCIM). Lauren also holds her Broker's License with the State of Florida.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She serves on the Lakeland Chamber of Commerce Board of Directors and holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development

ADVISOR BIOGRAPHY



Carly Powell

Advisor

carly@saundersrealestate.com

Direct: 877-518-5263 x489 | Cell: 863-698-3716

Professional Background

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development



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At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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