



PROPERTY DESCRIPTION

Bay 3 is available with 3,900 SF, with 1 restroom. Best for storage or light industrial uses. Share grade level door access. Located in Winter Haven, a block away from US-17 and Cypress Garden Blvd. The land use is HI (Heavy Industrial), large amount of space on site and signage available.

Strategically located in Winter Haven in the industrial hub of Central Florida, quick access to US-92, I-4 (Tampa & Orlando) and Hwy 60 (Fort Myers & Miami/South Florida). Access most of Polk County (Lakeland, Bartow, Haines City, Polk City, Lake Wales, Mulberry and Plant City) within 30 minutes.

PROPERTY HIGHLIGHTS

- 3,900 SF of space available
- Storage or light industrial
- Parking and signage on site
- Strategically located in Winter Haven in the industrial hub of Central Florida

OFFERING SUMMARY

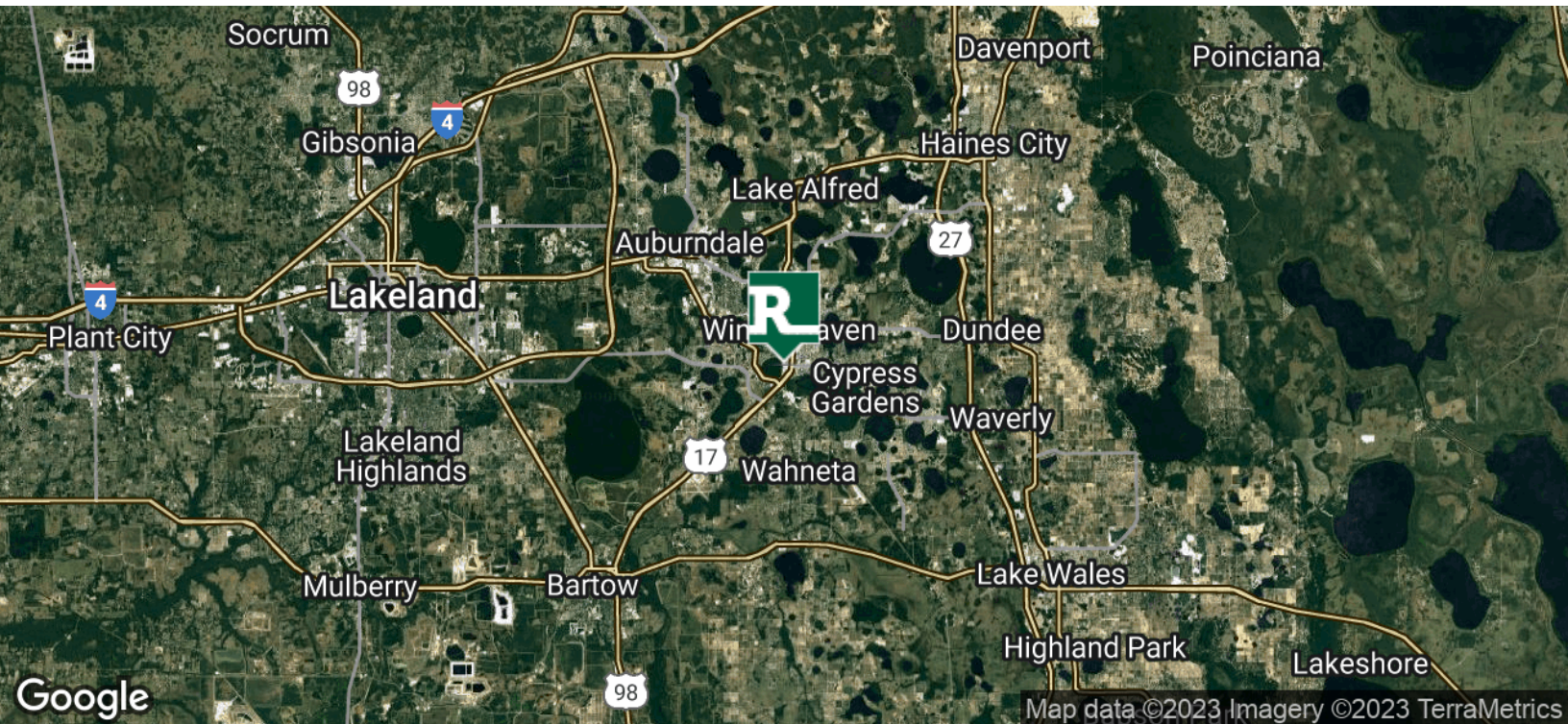
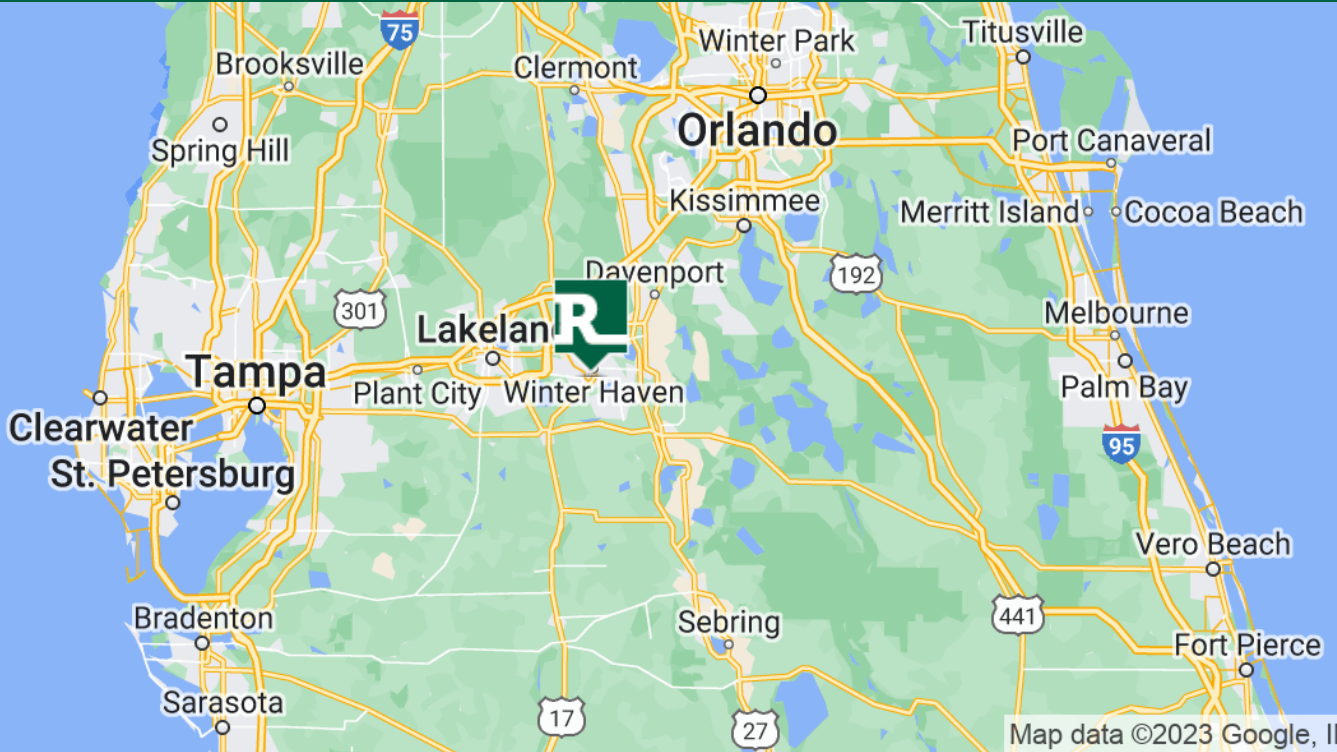
Lease Rate:	Call for pricing
Available SF:	3,900 SF
Lot Size:	0.87 Acres
Building Size:	12,500 SF
Year Built:	1983
Zoning:	HI (Heavy Industrial)
Market:	Tampa / St. Petersburg
Submarket:	Polk County
Loading:	Grade Level

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	39,690	91,441	284,861
Total Population	98,315	212,879	682,463
Average HH Income	\$56,845	\$53,979	\$56,533

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CITY OF WINTER HAVEN

Winter Haven shines as an authentic gem in the heart of Florida's Super Region - the 9th-largest regional economy in the United States and home to LEGOLAND Florida Resort, this is a dynamic city with incredible momentum.

Fueled by our unparalleled transportation and technology connectivity, diverse, well-prepared workforce and affordable lakeside lifestyle, Winter Haven has emerged as a choice destination for business and pleasure with enormous potential for growth.

WORKFORCE

Florida Polytechnic and Polk State College are prime examples of educational institutions working directly with the private sector to conduct research and training that meets the needs of industry. As Winter Haven expands its regional connectivity, Florida Polytechnic and Polk State are leading the way in workforce development to meet the growing demands of the region.

ACCESS & TRANSPORTATION INFRASTRUCTURE

Our strategic location positions you at the center of the state and at the mouth of the global marketplace. In addition to a comprehensive network of road and rail, Central Florida has two international airports within 40 miles and access to five deep-water seaports, making the region a smart choice for any business.

International companies and those with a focus on global trade will appreciate our close proximity to seaports, including the second largest Foreign Trade Zone network in the country.

Winter Haven's recently-opened CSX Intermodal center, which handles more than 300,000 shipping containers each year. Whether you're looking for easy access to global markets or a strategic centralized location that keeps transportation costs down, Polk County's infrastructure will give you the competitive edge you need to stay ahead of the rest.

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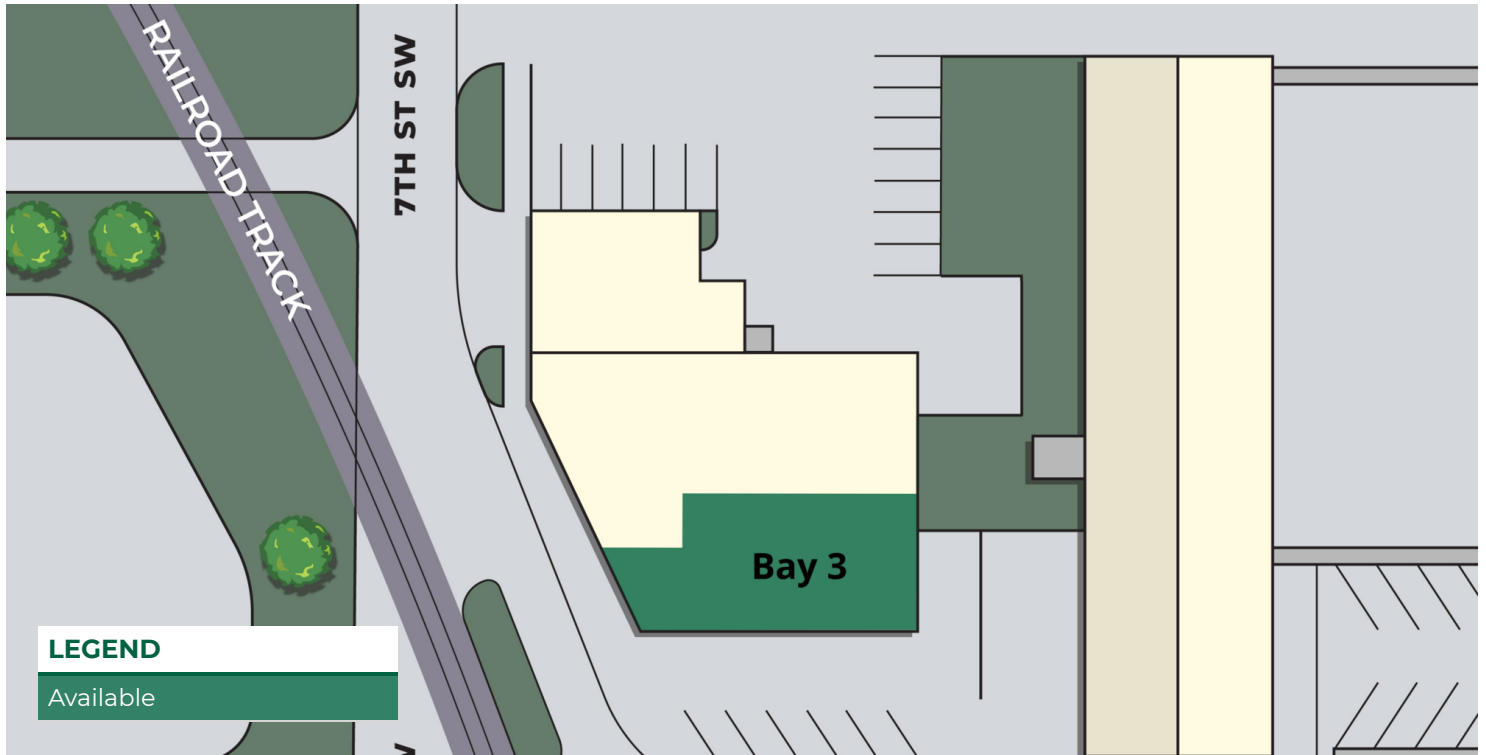


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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,900 SF	Lease Rate:	Call for pricing

AVAILABLE SPACES

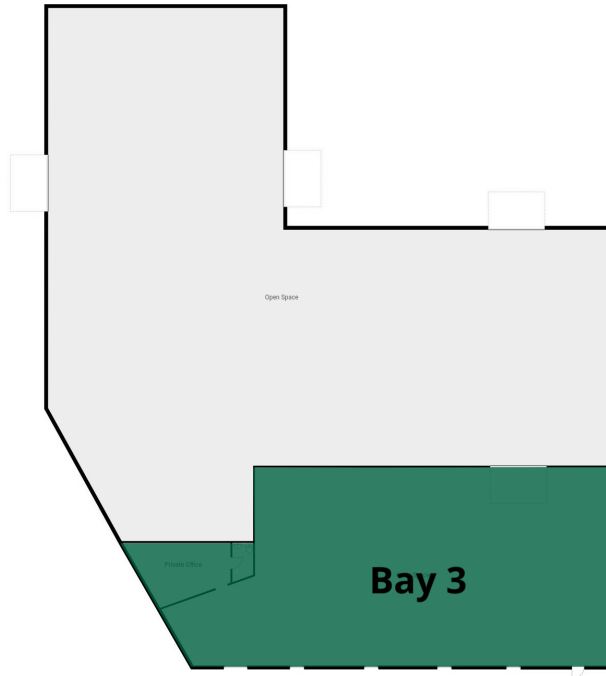
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bay 3	Available	3,900 SF	NNN	Call for pricing	Open warehouse with 1 restroom. Best for storage or light industrial uses. Shared grade level door access.

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LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,900 SF	Lease Rate:	Call for pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Bay 3	Available	3,900 SF	NNN	Call for pricing	Open warehouse with 1 restroom. Best for storage or light industrial uses. Shared grade level door access.

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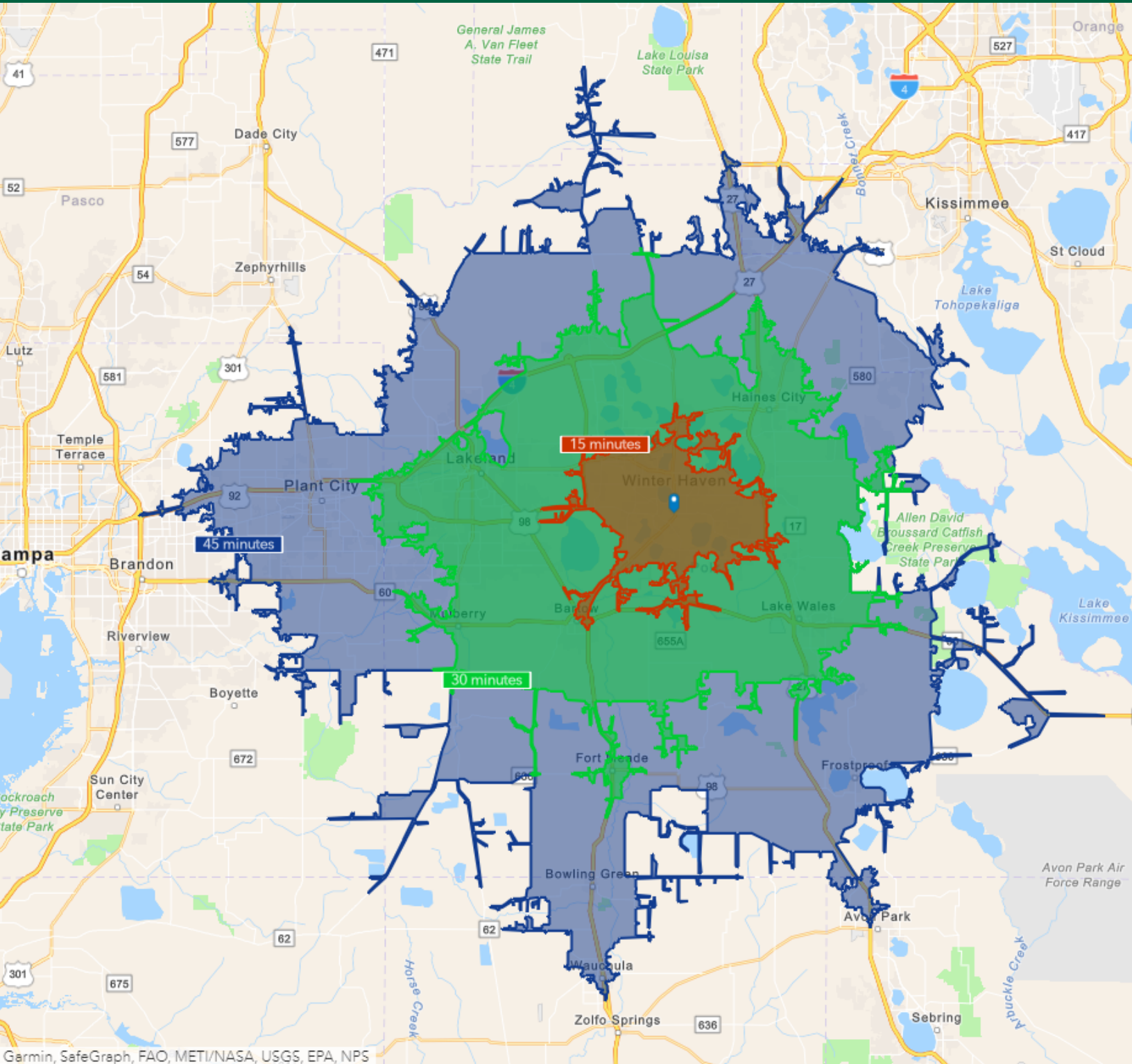


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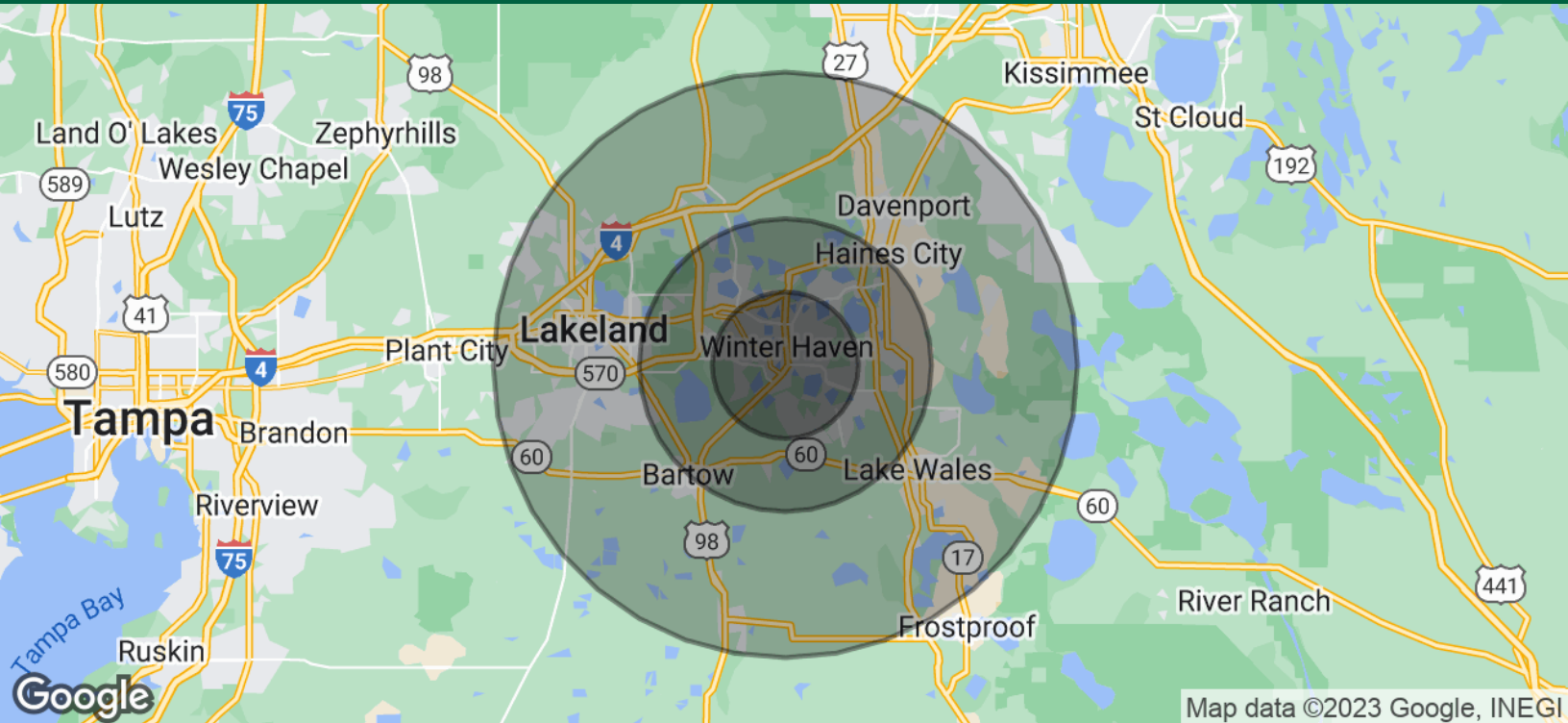


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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	98,315	212,879	682,463
Average Age	41.5	42.5	40.3
Average Age (Male)	39.3	41.6	39.0
Average Age (Female)	42.6	43.5	41.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	39,690	91,441	284,861
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$56,845	\$53,979	\$56,533
Average House Value	\$150,903	\$149,169	\$163,174
TRAFFIC COUNTS			
US-17	39,500/day		

* Demographic data derived from 2020 ACS - US Census

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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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