

Mulberry Flex Space / Frozen Food Distribution

174 NW 9th Ave, Mulberry, FL 33860



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 2nd generation seafood storage, distribution & catering facility with full buildout.
- Equipped with walk-in coolers, walk-in freezer, full commercial kitchen, storage areas, offices, and 14-foot roll-up door (full spec sheet available)
- Ample parking
- Located off 9th St with quick access to SR-60
- Coast to coast access from SR-60 and major Florida highways
- Ideal for commercial food-related and/or distribution-based users

[CLICK HERE FOR VIRTUAL TOUR.](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.51 Acres
Building Size:	8,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,333	18,005	70,604
Total Population	17,540	49,348	189,736
Average HH Income	\$70,680	\$90,469	\$87,451

Casey Dorner

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PROPERTY PHOTO



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INTERIOR PHOTOS



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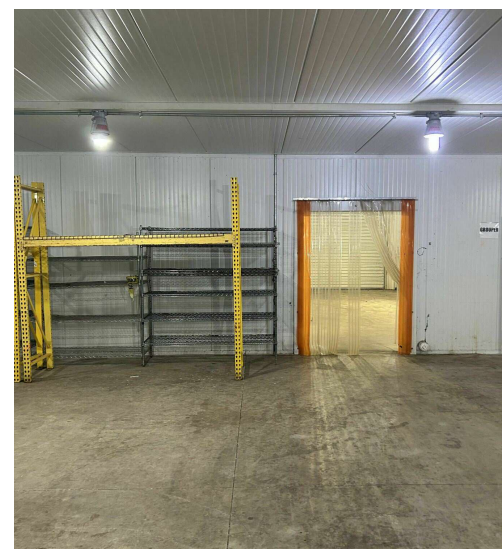
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EQUIPMENT SHEET

SPECIFICATIONS

0.51 Acres - Completely fenced with access from both NW 9th Ave and Prairie Mine Road

8,400 SF Total

3 Phase Electrical System

- Building 1 - 5,000 SF
 - Reception Area: 20'x11'
 - Break Room: 17'x8'
 - Office/Conference Room: 15'x12'
 - Office: 11'x12'
 - Walk-in Cooler #1: 35'x16'
 - Walk-in Cooler #2: 18'x9'
 - Walk-in Cooler #3: 18'x18'
 - Dishwashing Room: 12'x17' (Set up for commercial dishwasher and food prep)
 - Commercial Kitchen: set up for commercial kitchen (water lines, gas lines, fire safety equipment, etc) – just needs appliances
 - Open room (no door) off main hallway: 14'x10'
 - Closed room off main hallway: 11'x16' (Metal counter and viewing window into dishwashing room)
 - Open storage/prep area (no door) off main hallway: 11'x8' (Wash sink, counter space, cabinet storage)
 - 3 – 1,500 lb ice makers
 - 7'x7' roll up door for loading/unloading
 - Single Office off loading area
 - Set of restrooms, each with a shower

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EQUIPMENT SHEET

SPECIFICATIONS

- Building 2 - 3,040 SF
 - Walk-in Freezer - 28'x28'
 - Office/Wash space: 17'x17' (Double wash sink; Washer/dryer hookup)
 - Set of restrooms
 - Roll up door for loading/ unloading: 12'x12'
 - Warehouse space ceiling: 14 ft to rafters/12 ft to beam across middle

Storage Shed: 16'x12'

Storage Room: 12'x24' with 7 ft roll up door (No access from inside the building)

Property is fully fenced. (Rolling gate in front and double gate in back for access)

10 parking spaces out front

Previously FDA certified - building was regularly inspected by FDA and USDA when in operation (HACCP plan and SSOPs can be provided for future re-certification)

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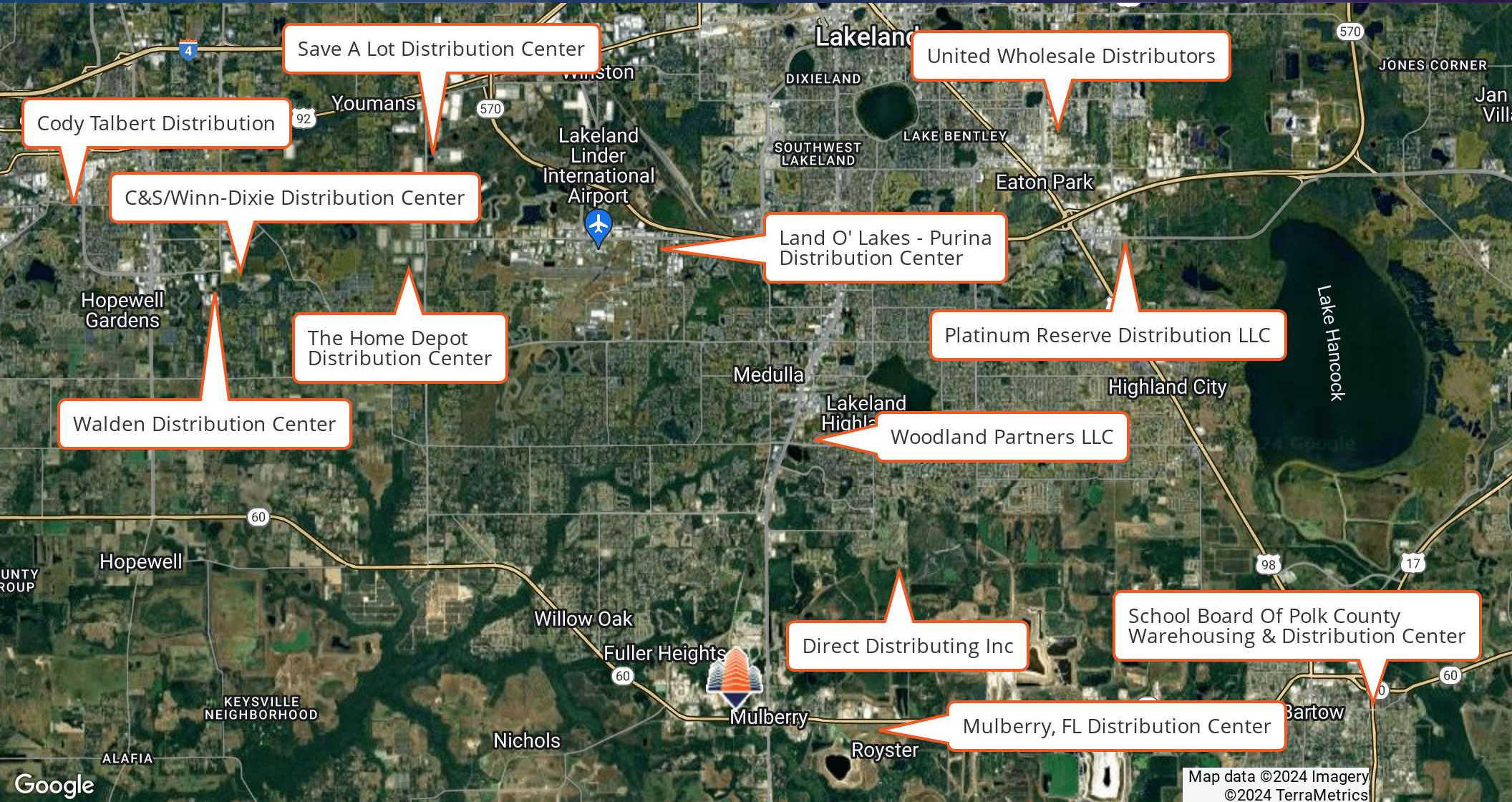
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,540	49,348	189,736
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	43	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,333	18,005	70,604
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$70,680	\$90,469	\$87,451
Average House Value	\$262,265	\$268,300	\$325,022

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