

INDUSTRIAL INVESTMENT CONDOS FOR SALE

LAKE WALES, FL 33859

1750 Longleaf Boulevard



OFFERING SUMMARY

Sale Price:	\$1,650,000
Available SF:	7,976 SF +/-
Lot Size:	0.8 Acres +/-
Cap Rate	8.22 %
Number of Units:	3
NOI:	\$135,592
Year Built:	2007
Zoning:	BP

PROPERTY OVERVIEW

Single-unit industrial condo investment sale located in Polk County. Suites 7, 8 & 9 form a combined 7,976 SF +/- unit fully leased to the Florida State Fire Marshal — a State of Florida government tenant in place at the property since 2006. The unit is part of a four-condo industrial building at 1750 Longleaf Boulevard, with the other three units owned and being sold separately. This offers an exceptional opportunity for investors seeking long-tenured, government-backed income in a well-established industrial corridor. Zoned for light industrial, warehouse, manufacturing, and business park uses. Excellent regional access via US-27 (25,769 AADT) and proximity to SR-60 (27,000 AADT) makes this location ideal for distribution, manufacturing, or logistics operations. Surrounded by industrial users.

PROPERTY HIGHLIGHTS

- Single-tenant industrial condo for sale
- State of Florida — Fire Marshal government tenant
- Tenant in place since 2006 — 19+ years of occupancy
- 7,976 SF +/- leased through 1/31/2029
- Highest rent per SF in the building (\$20.00 PSF)
- Strategically located in Lake Wales Commerce & Technology Park
- Proximity to US-27 for excellent regional access (25,769 AADT)

PRESENTED BY
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INDUSTRIAL PROPERTY

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RENT ROLL

LAKE WALES, FL 33859

1750 Longleaf Boulevard



SUITE	TENANT	SIZE IN SF	% OF BLDG	PRICE/SF/YEAR	ANNUAL RENT	LEASE OPTION	LEASE START	LEASE END
7, 8, 9	Florida State Fire Marshall	7,976	22.71%	\$20.00	\$164,304		10/3/2006	1/31/2029
TOTALS		7,976	22.71%	\$20.00	\$164,304			

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LOCATION MAP

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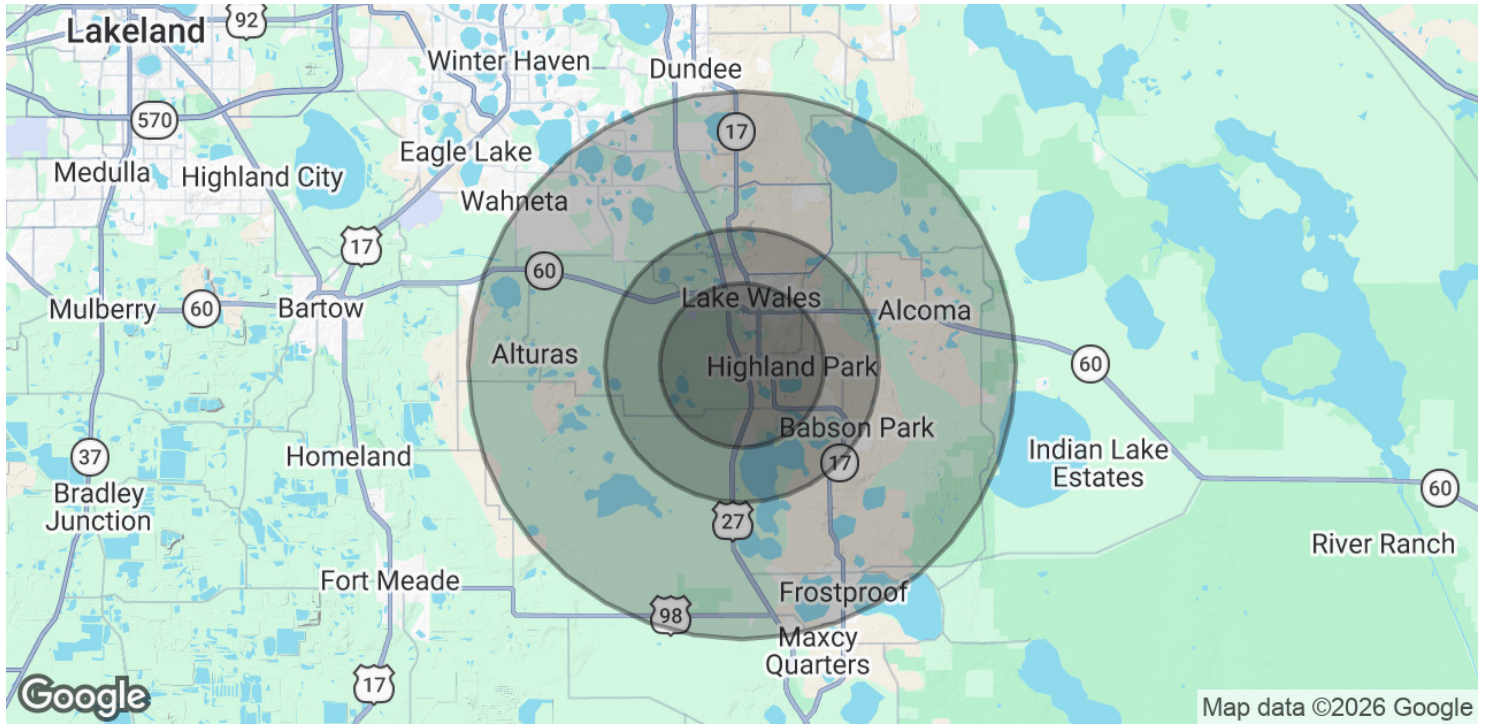
INDUSTRIAL PROPERTY

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DEMOGRAPHICS MAP & REPORT

LAKE WALES, FL 33859

1750 Longleaf Boulevard



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	13,469	26,874	95,086
Average Age	40	42	44
Average Age (Male)	39	40	43
Average Age (Female)	42	43	45

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	5,107	10,245	37,188
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$63,916	\$67,735	\$75,285
Average House Value	\$200,363	\$232,035	\$267,266

2020 American Community Survey (ACS)

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