



### PROPERTY DESCRIPTION

0.5 acre of industrial outdoor storage for equipment storage, truck parking, RV, manufactured home and more. Site is fully fenced in for secure storage and allows for a large amount of parking.

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). Great fit for distribution, storage, manufacturing, showroom and more. Access most of Polk County (Lakeland, Bartow, Haines City, Polk City, Lake Wales, Mulberry and Plant City) within 30 minutes.

### OFFERING SUMMARY

Lease Rate:	Call for pricing
Property Type:	Industrial
Available SF:	0.5 Acres
Lot Size:	2.66 Acres
Building Size:	20,385 SF
Year Built:	1983
Land Use:	BPC-2
Market:	Tampa/St. Petersburg
Submarket:	Polk County

### DEMOGRAPHICS

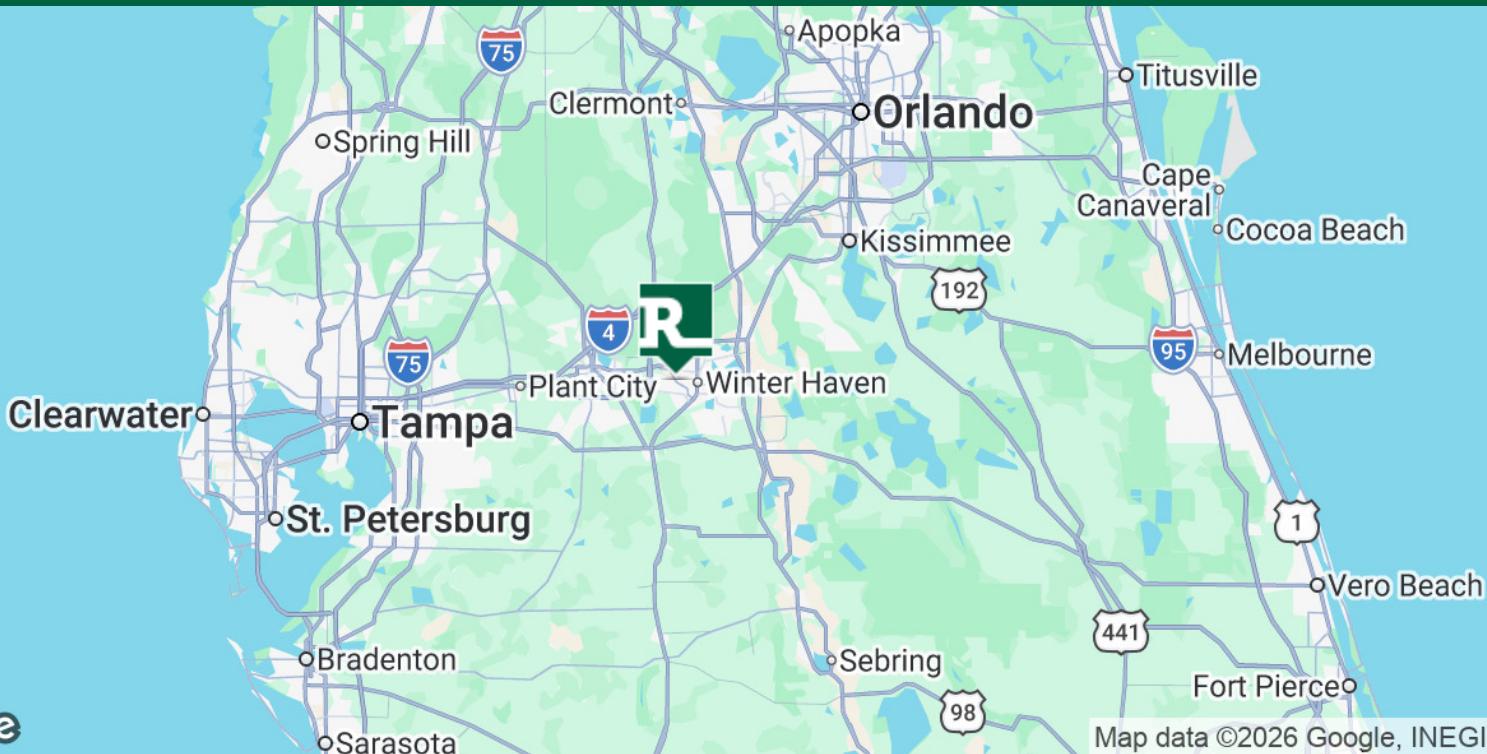
	5 MILES	10 MILES	20 MILES
Total Households	36,959	103,830	283,546
Total Population	92,092	247,973	677,005
Average HH Income	\$53,325	\$55,918	\$57,248

ALEX DELANNOY, SIOR

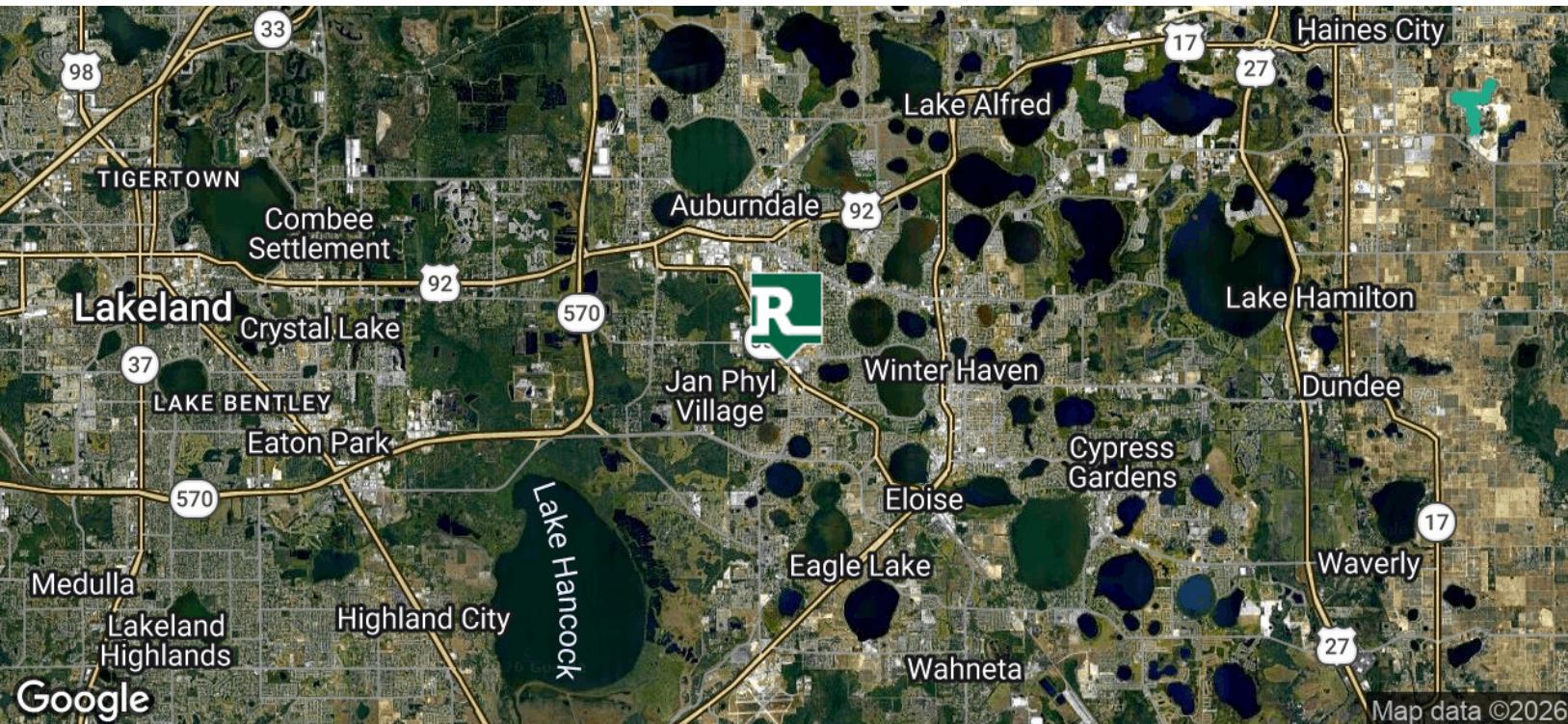
863.250.2502

adelannoy@ruthvens.com

View Property  
Website



Google



ALEX DELANNOY, SIOR

863.250.2502

adelannoy@ruthvens.com

View Property  
Website



ALEX DELANNOY, SIOR

863.250.2502

adelannoy@ruthvens.com

View Property  
Website

### 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.

Central Florida's  
Warehouse Specialist

FOR LEASE



ALEX DELANNOY, SIOR

863.250.2502

adelannoy@ruthvens.com

View Property  
Website



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	0.5 Acres	Lease Rate:	Call for pricing

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
IOS - 101	Available	0.5 Acres	NNN	Call 863-250-2502 for pricing	0.5 acre of outside storage

ALEX DELANNOY, SIOR

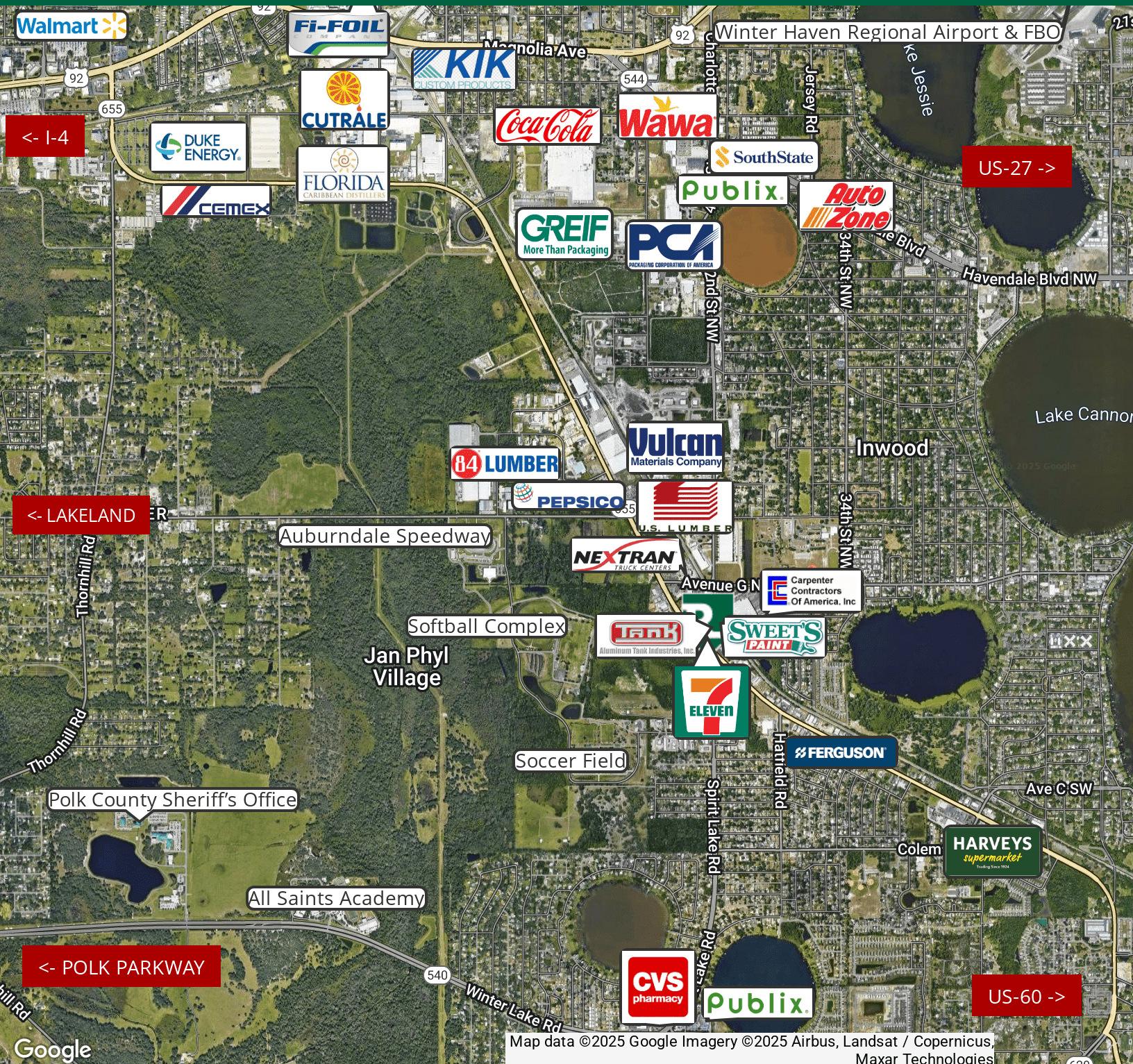
863.250.2502

adelannoy@ruthvens.com

View Property  
Website

Central Florida's  
Warehouse Specialist

FOR LEASE

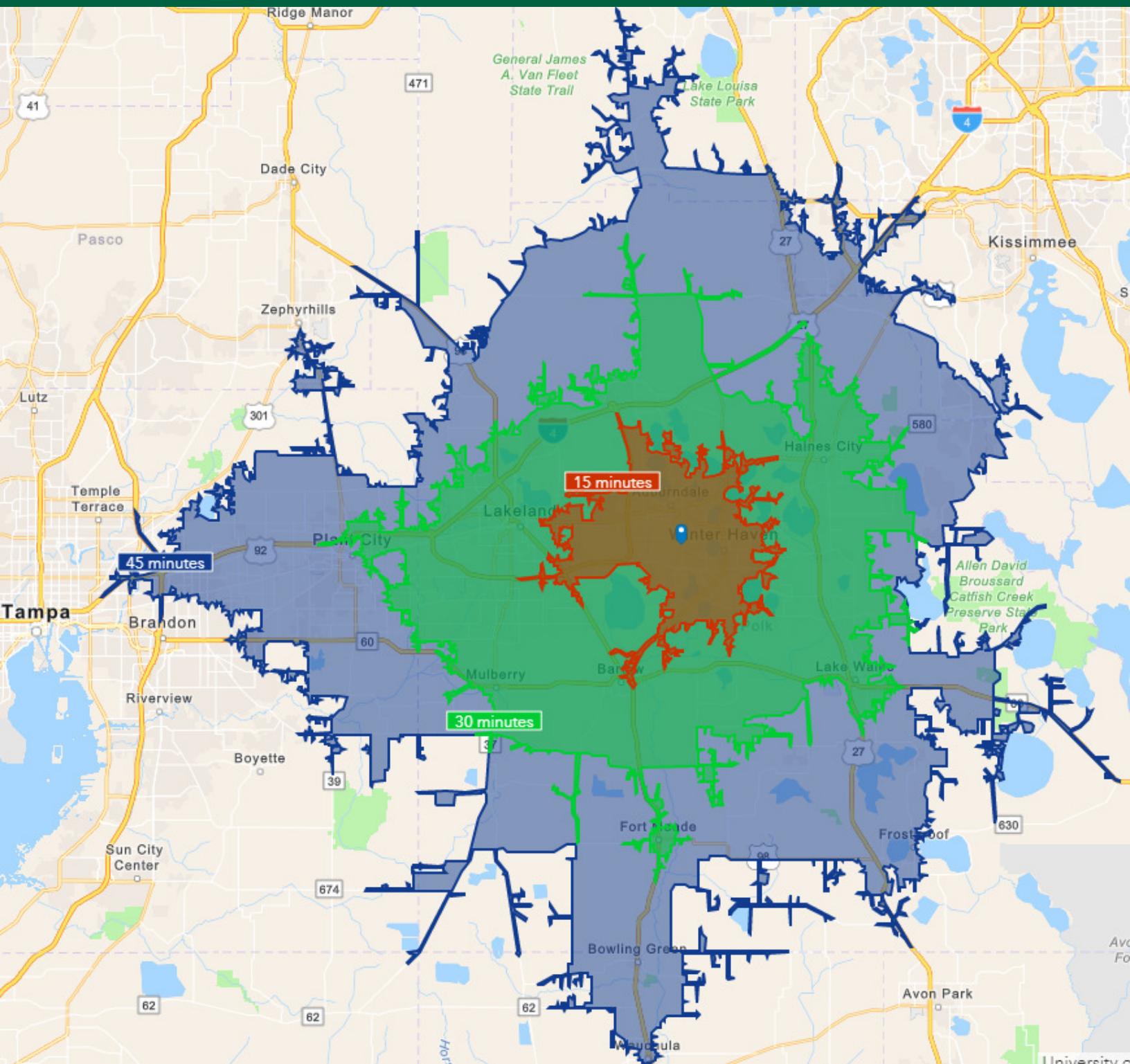


ALEX DELANNOY, SIOR

863.250.2502

adelannoy@ruthvens.com

View Property  
Website

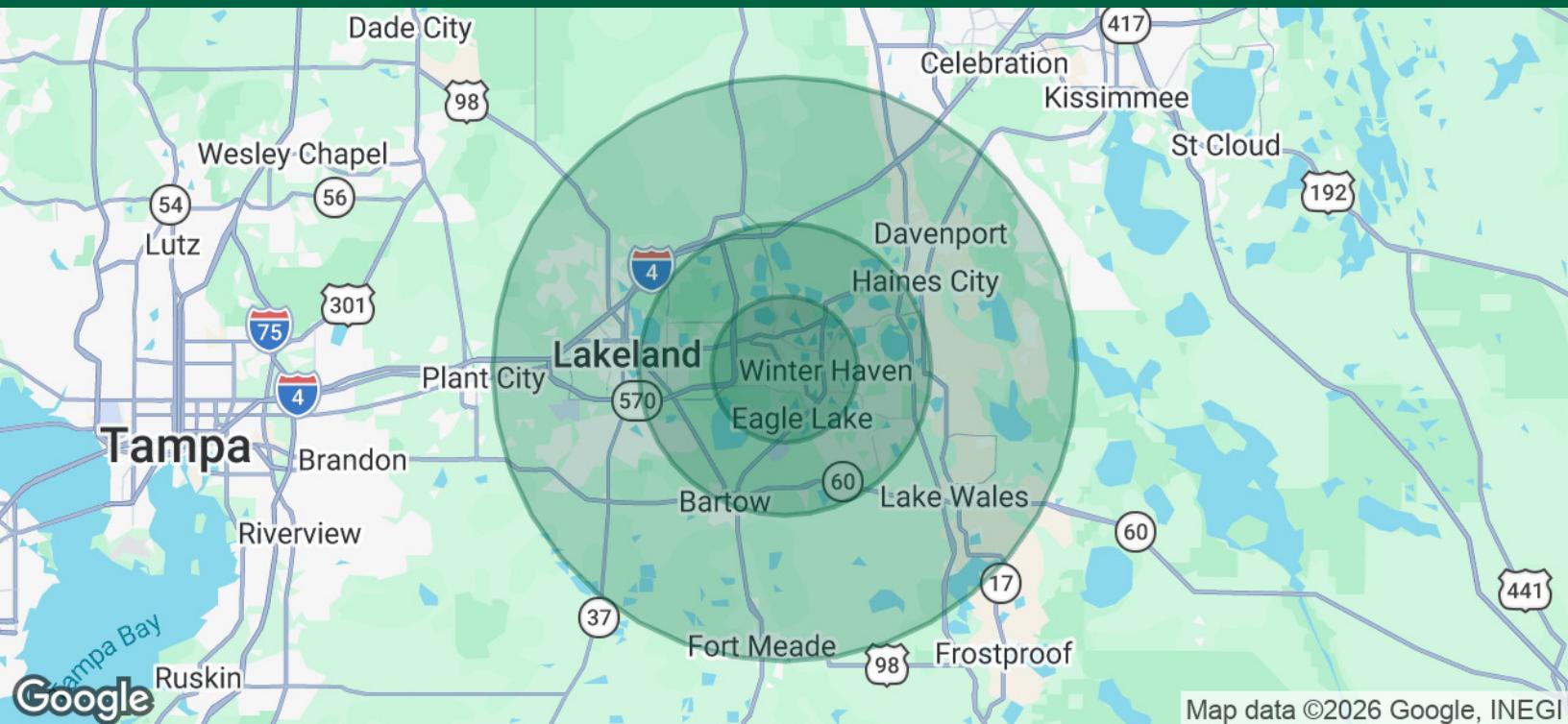


ALEX DELANNOY, SIOR

863.250.2502

adelannoy@ruthvens.com

View Property  
Website



### POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	92,092	247,973	677,005
Average Age	40.7	41.3	40.4
Average Age (Male)	38.2	40.1	39.2
Average Age (Female)	42.5	42.5	41.6

### HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total Households	36,959	103,830	283,546
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$53,325	\$55,918	\$57,248
Average House Value	\$130,870	\$149,425	\$164,267

### TRAFFIC COUNTS

Spirit Lake Rd	15,500/day
Recker Hwy	15,000/day

2020 American Community Survey (ACS)

ALEX DELANNOY, SIOR

863.250.2502  
adelannoy@ruthvens.com

View Property  
Website



### ALEX DELANNOY, SIOR

Vice President of Brokerage

adelannoy@ruthvens.com

Direct: **863.250.2502** | Cell: **863.250.2502**

### 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

Society of Industrial and Office Realtors (SIOR), Florida Regional Director & Tech Chair

Certified Commercial Investment Member Institute (CCIM), Candidate

Manufacturing & Supply Chain of Mid Florida

NAIOP Member of Central Florida

National Realtor Association

Lakeland Realtor Association

### ALEX DELANNOY, SIOR

863.250.2502

adelannoy@ruthvens.com

View Property  
Website