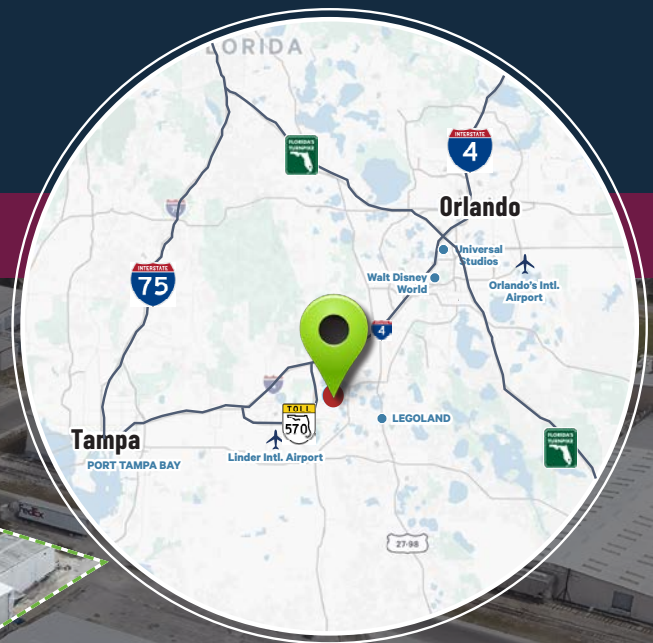


INDUSTRIAL | FOR LEASE | LAKELAND MSA, FLORIDA

Industrial Cold Storage Building on I-4 Corridor

302 PROGRESS ROAD
AUBURNDALE, FL 33823
POLK COUNTY

TEMPERATURES BETWEEN 0° AND 36°



58,918 SF

Building SF	58,918 SF
Freezer/Cooler Building	49,990 SF
Office with Mezzanine	8,929 SF
Construction	Steel Frame with metal walls
Ceiling Height	16' - 25' clear height
Year Built	1981
Zoning	Light Industrial

Contact Us For Leasing

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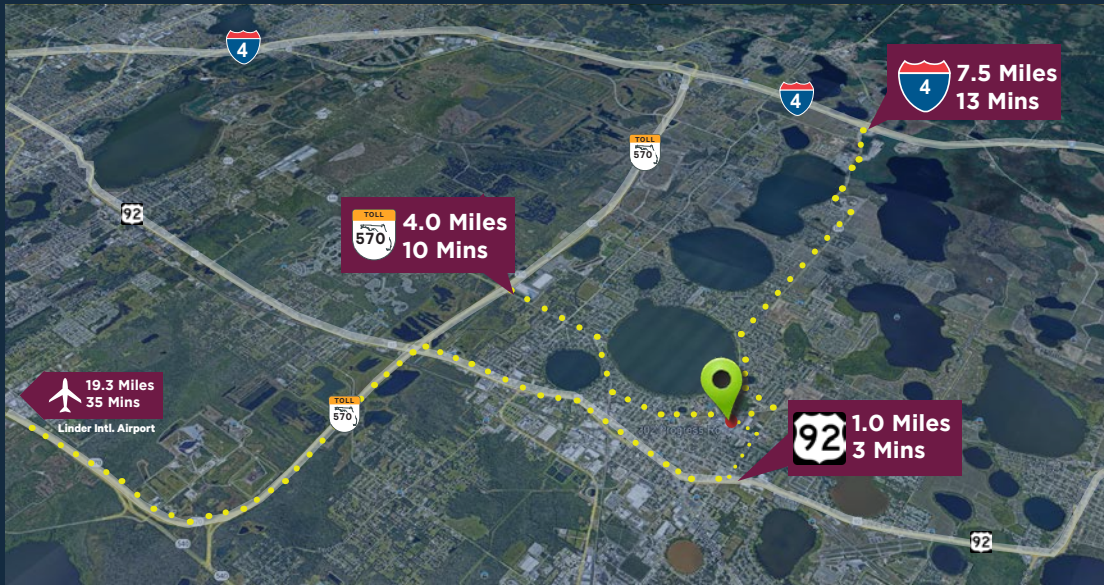
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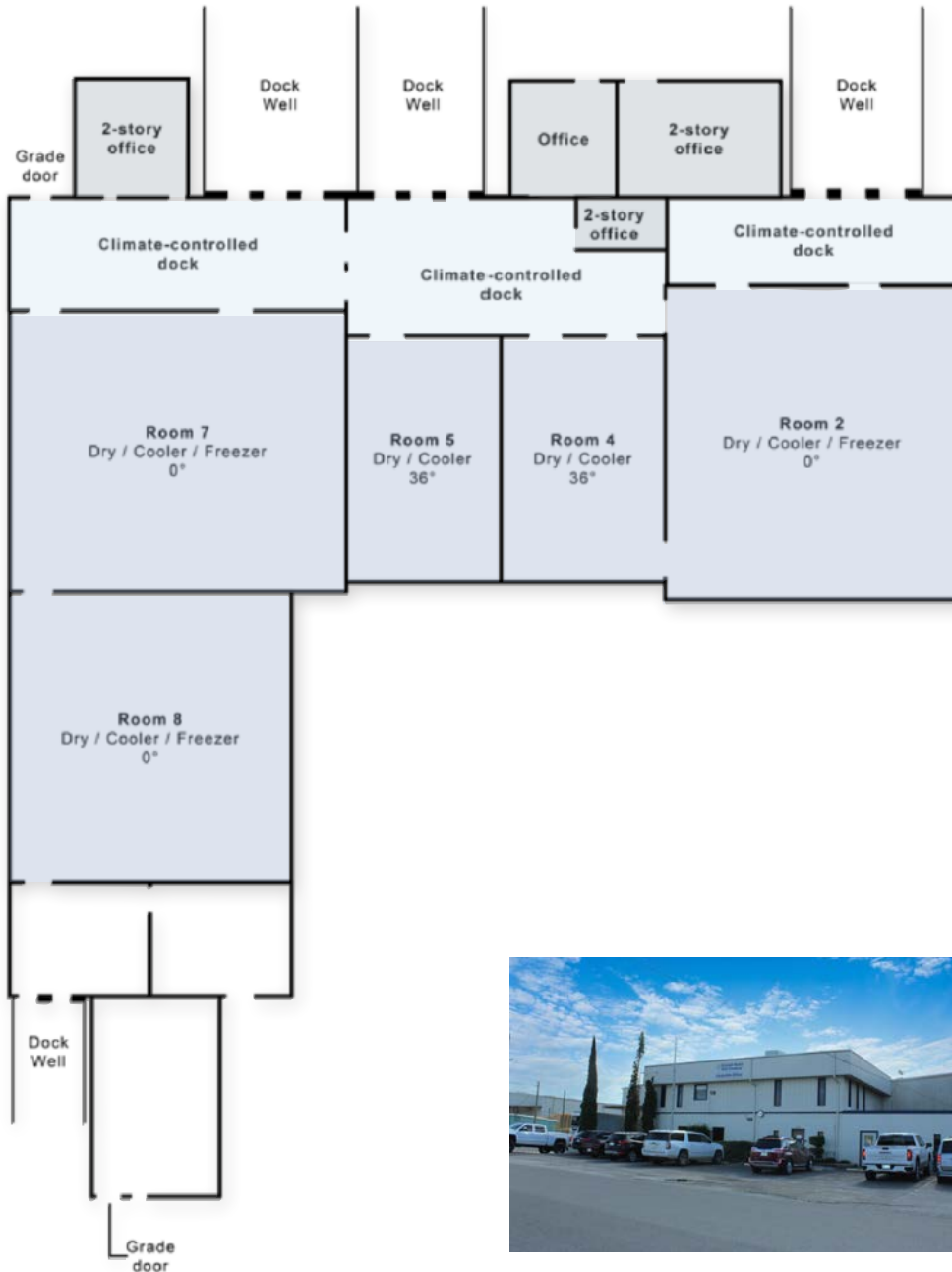
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Freezer/Cooler Building	49,990 SF
Office with Mezzanine	8,929 SF
Construction	Steel Frame with metal walls
Ceiling Height	16' - 25' clear height
Year Built	1981
Zoning	L-1 Light Industrial
Site Size	2.44 AC
Cold Storage	(5) freezer cooler rooms temperature between 0°- 36°
Dock High Doors	(10) Dock wells with climate-controlled loading
Loading	Front and Rear
Grade Level Doors	(2) Ramps
Parking	(12) Spaces in asphalt paved lot
Power	2000 amps (120/208 volts & 1200 amps (120/208 volts)
Outside Storage	Adjacent fenced lot
Refrigeraton	Multiple units R404a refrigerant - Upgraded 2018
Roof	GAF-Everguard 20 year warranty expires 2039
Utilities	Public Water & Sewer
Emergency Power	Diesel-powered generator

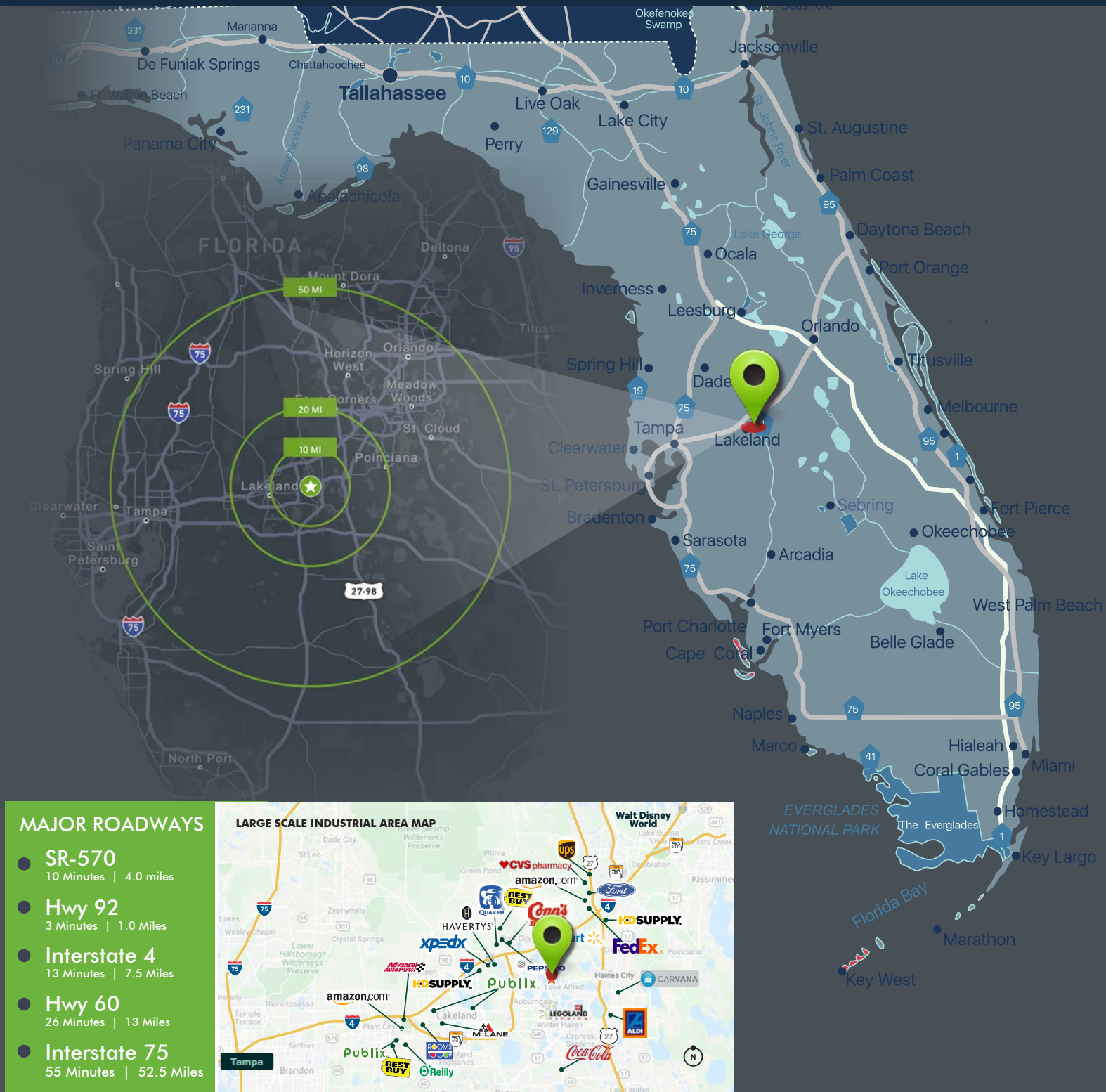
Property Summary

This multi-tenant 58,918 sq ft freezer, cold and dry storage building in Auburndale, Florida, sits on a 2.44-acre lot within a high-density industrial area, providing convenient access to major transportation routes like I-4 and US Highway 192. Built in 1981, the property features a metal-framed structure with a concrete slab-on-grade foundation and a recently upgraded GAF-Everguard roof with a 20-year warranty expiring in 2039. Recent improvements, including a \$710,000 refrigerator replacement, total nearly \$1 million. The facility includes ten climate-controlled loading docks, five freezer/cooler rooms, ample parking, office space, and a 2,000-amp electrical service. Its strategic location offers easy access to major hubs like the Port of Tampa Bay and Downtown Orlando, alongside established businesses such as Amazon, Coca-Cola, Sysco, and Publix.



- ✓ Lakeland Linder International Airport (LAL), located 19.3 miles away, is a growing cargo hub, expanding its runways in 2020 to accommodate 757 cargo planes for Amazon Prime Air and others
- ✓ Excellent access to US Highway 192 and minutes from Polk Parkway (SR 570)
- ✓ Less than 15 minutes from Interstate 4, Florida Polytechnic University, and SunTrax, a state-of-the-art transportation technology testing facility
- ✓ Less than 45 minutes from Port of Tampa Bay, Downtown Tampa, and Downtown Orlando
- ✓ High density industrial market. Neighbors include, Amazon, Coca Cola, Sysco, Publix, and Cantex





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