

FOR LEASE OR SALE | 156,354 SF 450 W POLK ST | BARTOW, FL

PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

LUKE HERDER | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.





3-ACRE TRAILER PARKING YARD



ENTIRE FACILITY FULLY SECURED & GATED



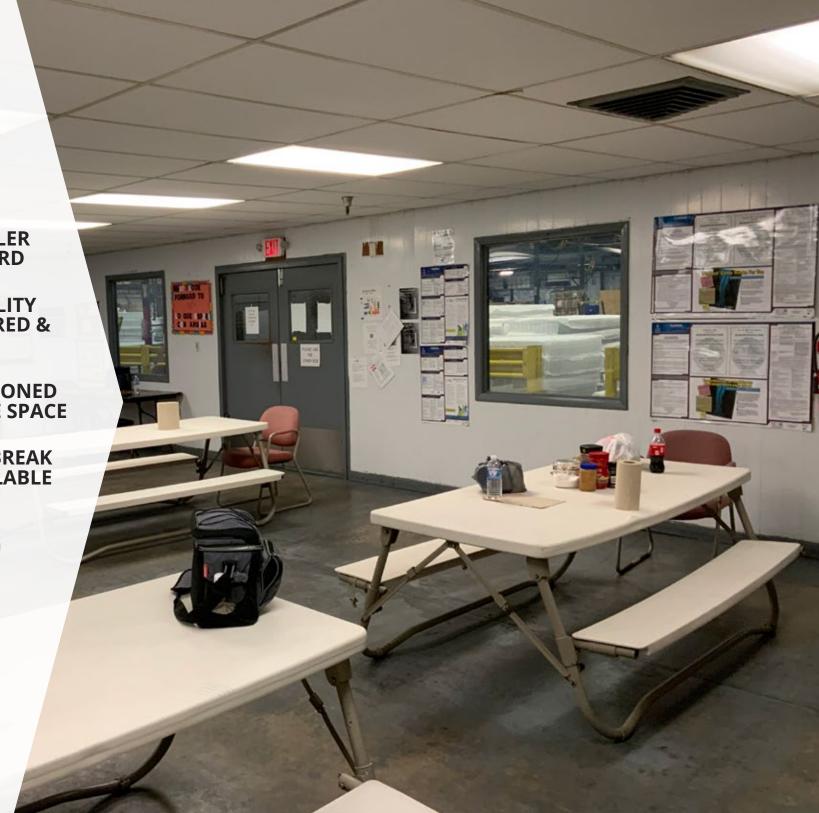
AIR-CONDITIONED WAREHOUSE SPACE



CAFETERIA/BREAK ROOM AVAILABLE ON-SITE



11 LOADING DOCKS AVAILABLE



PROPERTY DETAILS

450 W POLK ST | BARTOW, FL

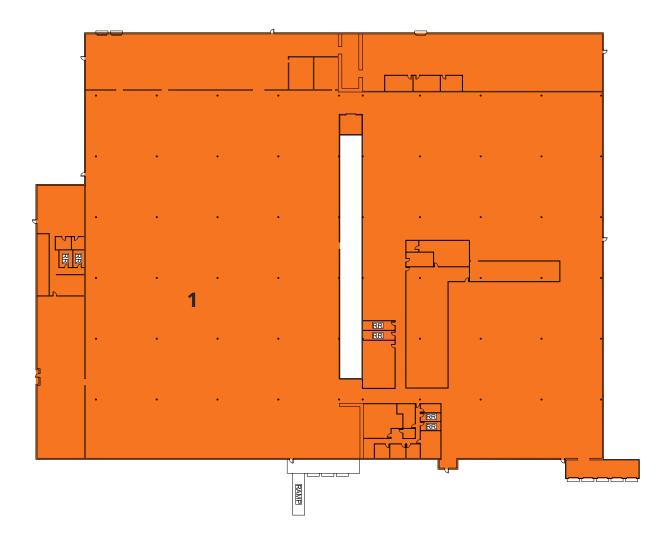
AVAILABLE SPACE	156,354 SF		
DOCK DOORS	11		
CLEAR HEIGHT	20'		
COLUMN SPACING	50' x 50'		
CONSTRUCTION	Heavy Steel Frame		
FLOOR	Poured Concrete		
WALLS	Metal		
ROOF	TPO, Metal		
YEAR BUILT	1973		
LIGHTING	Fluorescent		
PARKING	43 Spaces		
RESTROOMS	6		
LAND AREA	16.84 Acres		
POWER	1,200-Amp 2,500-Amp 480V 3-Phase Power		
ZONING	I-2: Heavy Industrial		
PARCEL ID	06-30-25-000000-012090		





FLOOR PLAN

450 W POLK ST | BARTOW, FL



NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	LOADING DOCKS	RESTROOMS	SQUARE FEET
1	AVAILABLE	50′ x 50′	20′	11	6	156,354 SF
TOTAL						156,354 SF



