

4320 Wallace Road - Executive Summary
Lakeland, Florida

Parcel ID: 24-29-11-000000-021030

Gov't: Polk County

Property

Property Size: 3.11 acres

Additional Undeveloped Land 1 Acre MOL

Zoning: Commercial Warehouse

Septic System

City Water

Monument Signage

Ingress/Egress: 2:

Parking: 15 marked spaces

Additional parking area

Building

Year Built: 2005

Building Size: Under Roof 29,174 sf

Living Area: 27,004 sf

Construction: Steel

Office

Office Area: 2,000 sf

3 offices

Conference Room

Parts Room/Alt Conference Room/Office

Copier Room

Open Area

Kitchenette

Restrooms: 2

Warehouse

Dimensions: 180'x150' (minus 2,000 sf office)

26'.5 Center Clear Height

21' Clear Height at Eaves

LED Lighting

Loading: 2 dock high doors – 12'x10'

2,000 sf covered loading platform

Ramp

Sprinkler System

Power: Single Phase, 300A

Column Width: 60'x25'

Mezzanine above office

2 HVAC systems

Restrooms: 1