



VIDEO

PROPERTY DESCRIPTION

This 9,600 SF warehouse on 1.8 acres features 16' clear height, 8 small bay unit with 8 grade-level doors (12' x 12'), one dock-high ramp and 3-phase power. Zoned I-2 (industrial) in Highlands County has a range of industrial uses including outdoor storage. The lot is fully fenced and renovations were made in 2025 including site improvements, exterior paint, roof repairs and whatever.

Two 984 SF bays available, could be combined with a total of 1,968 SF. One grade level doors for each bays. Additional yard space available upon request.

Located in a growing industrial sub-market around Sebring, minutes from the famous raceway, and at the intersection of US Hwy 27 and Hwy 98. Access Miami/South Florida within 2.5h, West Palm Beach, Orlando or Tampa within 2h or Lakeland/I-4, Fort Myers or Sarasota within 1.5h. Reach 122,000 population within 25 miles, 600,000 within 50 miles and 5.25M within 75 miles, and more than 86% of the Florida's population within a 2h radius (over 18M). Highland County provides a labor pool of more than 125,000 workers and 22,000 students within one hour drive.

OFFERING SUMMARY

Lease Rate:	Call 863-250-9010 for pricing
Number of Units:	8
Available SF:	From 984 SF, up to 1,968 SF
Building Size:	9,600 SF
Lot Size:	1.83 Acres
Clear Height:	16'
Power:	3 phase
Loading:	Grade & Loading Dock
Zoning:	I-2 (Industrial)

DEMOGRAPHICS	15 MILES	30 MILES	60 MILES
Total Households	41,980	62,143	656,390
Total Population	94,327	151,293	1,787,773
Average HH Income	\$72,979	\$72,395	\$86,770

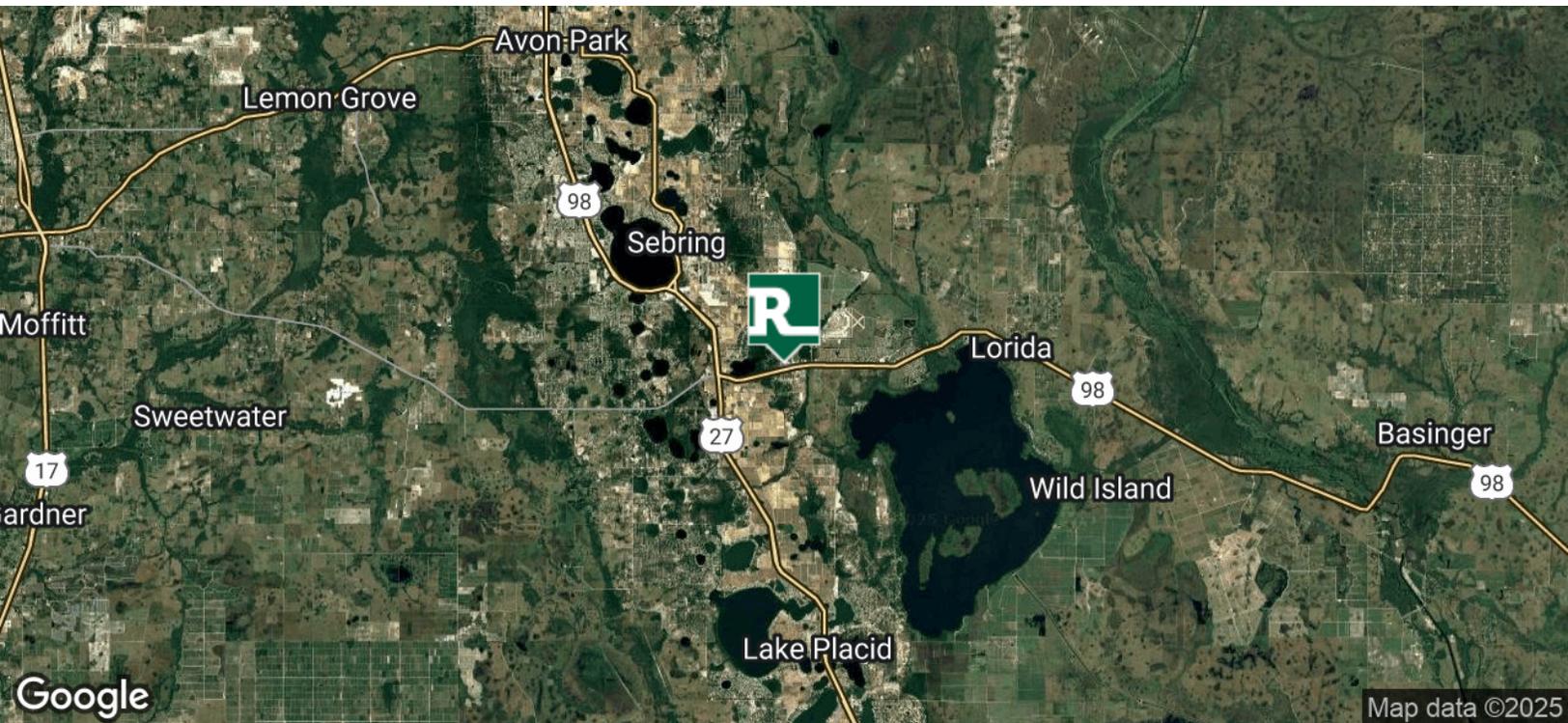
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CITY OF SEBRING

Sebring was founded in 1912 by George Sebring. This pioneer conceived a unique circular plan as a focal point for this lakeside community, giving visitor a well-rounded experience of the raceway, lake, and more.

Sebring embodies the historical charm of Florida through its galleries and museums throughout, including local talents of Highlands Little Theatre of the Highlands Museum of Arts (MoTA).

Highlands Hammock State Park has scenic views of one of the state's most diverse collections of wildlife.

SEBRING RACEWAY

Sebring International Raceway is home to the legendary Mobil 1 Twelve Hours of Sebring as well as year-round on-track activities including car clubs, performance driving schools, manufacturer testing and international races.

Sebring is one of the country's most active racing facilities attracting more than 175 individual events on nearly 300 days a year. It is estimated that more than 300,000 fans, drivers, engineers, crew members and racing families attend events annually at Sebring International Raceway.

WHY HIGHLANDS COUNTY

- More than 86 percent of Florida's population is located within a two-hour radius Highlands County (over 18 million people).
- Highlands County's population, along with a commuting workforce from the surrounding area provide a labor pool of more than 125,000 dedicated workers.
- Highlands County offers an advantageous business climate with leaders committed to streamlined services, support programs and low business costs.
- A talent pipeline of more than 22,000 students is available within a one-hour drive and more than 190,000 students are within a two-hour drive.

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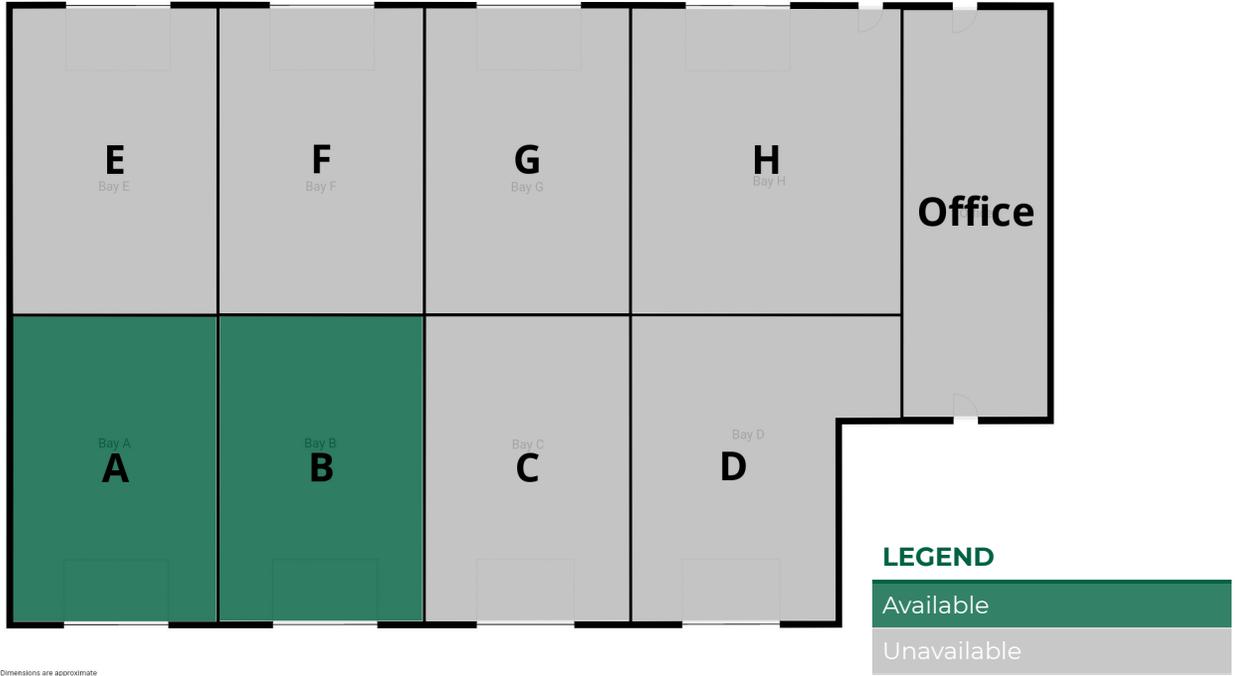
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LAKELAND IS AN IDEAL LOCATION
FOR DISTRIBUTION

- 11 million people within 100 miles
- 21 million people within 200 miles

We build more than warehouses
We Build Relationships!



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	984 SF	Lease Rate:	Call 863-250-2502 for pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
A	Available	984 SF	NNN	Call 863-250-9010 for pricing	Two 984 SF bays available, could be combined with a total of 1,968 SF. One grade level doors for each bays. Additional yard space available upon request.
B	Available	984 SF	NNN	Call 863-250-9010 for pricing	Two 984 SF bays available, could be combined with a total of 1,968 SF. One grade level doors for each bays. Additional yard space available upon request.

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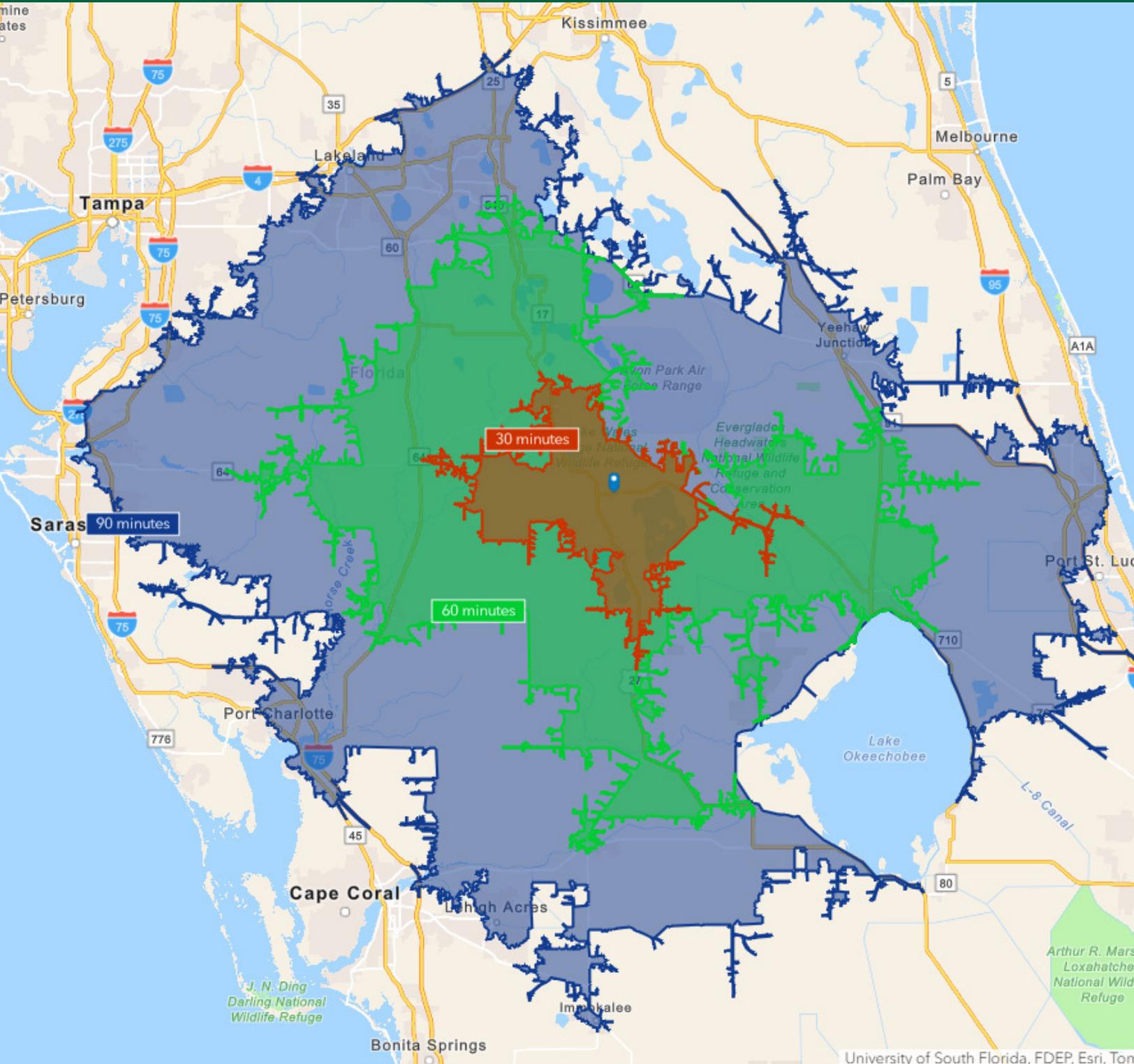
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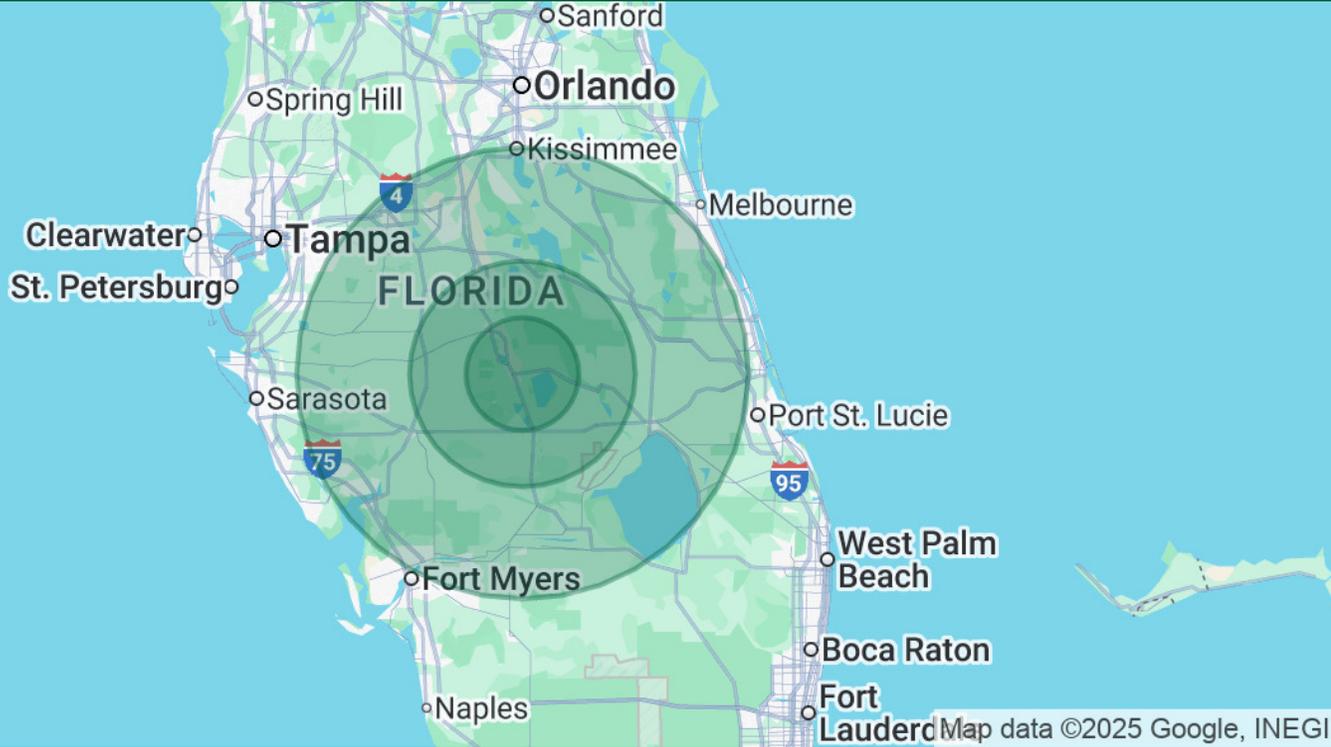
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Map data ©2025 Google, INEGI

POPULATION	15 MILES	30 MILES	60 MILES
Total Population	94,327	151,293	1,787,773
Average Age	52.8	49.9	43.4
Average Age (Male)	51.2	48.6	42.4
Average Age (Female)	53.0	51.0	44.2

HOUSEHOLDS & INCOME	15 MILES	30 MILES	60 MILES
Total Households	41,980	62,143	656,390
# of Persons per HH	2.2	2.4	2.7
Average HH Income	\$72,979	\$72,395	\$86,770
Average House Value	\$195,334	\$198,824	\$278,180

2023 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Abbas (AJ) Jaffer joined the Brokerage Properties and Services team in March of 2025, bringing with him extensive experience in industrial development and strategic business growth. Prior to this role, he served as the Vice President of Business Development for the Lakeland Economic Development Council (LEDC) for nearly three years. In this capacity, AJ played a key role in attracting high-skill, high-wage industries to Lakeland, working as a trusted partner for prospects, brokers, and developers. He managed the entire regulatory development process for the City and County, overseeing projects from their conceptual stages through to occupancy, and offering ongoing support throughout their life cycle.

Before his tenure with the LEDC, AJ held various positions within the City of Lakeland – Community and Economic Development Department over the course of eight years, including roles in the Building Inspection Division, Business Tax, Planning and Zoning, and Economic Development divisions. His experience in both the private and public sectors has given him a unique ability to bridge the gap between government and business interests, making him a valuable asset in every project he tackles.

In recognition of his dedication to the community, AJ was honored with the Entrepreneur Champion Award in 2024 by Catapult Lakeland. This prestigious award celebrates an individual or organization that has made a significant impact on supporting and mentoring entrepreneurs as they navigate the challenges of starting and growing businesses in Lakeland.

EDUCATION

Bachelor of Science in Business Administration from Polk State College.
Lipsey School of Real Estate - Masters in Commercial Property Designation (MiCP)

MEMBERSHIPS

Manufacturing & Supply Chain Alliance of Mid Florida (MSCA), Member
Commercial Real Estate Development Association (NAIOP) Tampa Bay, Developing Leader
Catapult Lakeland, Entrepreneur Champion Award
Makerspace, Advisory Board Member

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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

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