

4403-4411 Holden Rd

4403-4411 HOLDEN RD
LAKELAND, FL 33811

Presented By:

Estevan Lamas
813.992.1989
elamas@bounat.com

Nick Ganey, CCIM
813.967.6077
nick@bounat.com

Tommy Szarvas
813.495.3143
tommy@bounat.com

bounat
Boutique Firm | National Reach



Table Of Contents

All materials and information received or derived from Boutique National, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Boutique National, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Boutique National, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Boutique National, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Boutique National, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Boutique National, LLC in compliance with all applicable fair housing and equal opportunity laws.



Executive Summary



OFFERING SUMMARY

Sale Price both buildings:	\$1,650,000
Sale Price each buildings:	\$850,000
Building Size:	10,080 SF
Lot Size:	0.68 Acres
Price / SF:	\$163.69
Year Built:	1995
Zoning:	BPC-2

PROPERTY OVERVIEW

Prime opportunity to purchase an Industrial property. The property consists of 2 grade level buildings totaling 10,080 SF. Conveniently located close to Polk Parkway, I-4, and Lakeland Airport.

Two buildings, will sell individually for \$850,000 each

PROPERTY HIGHLIGHTS

- Two buildings
- 16' clear height
- 3 grade level doors per building
- 3 phase power

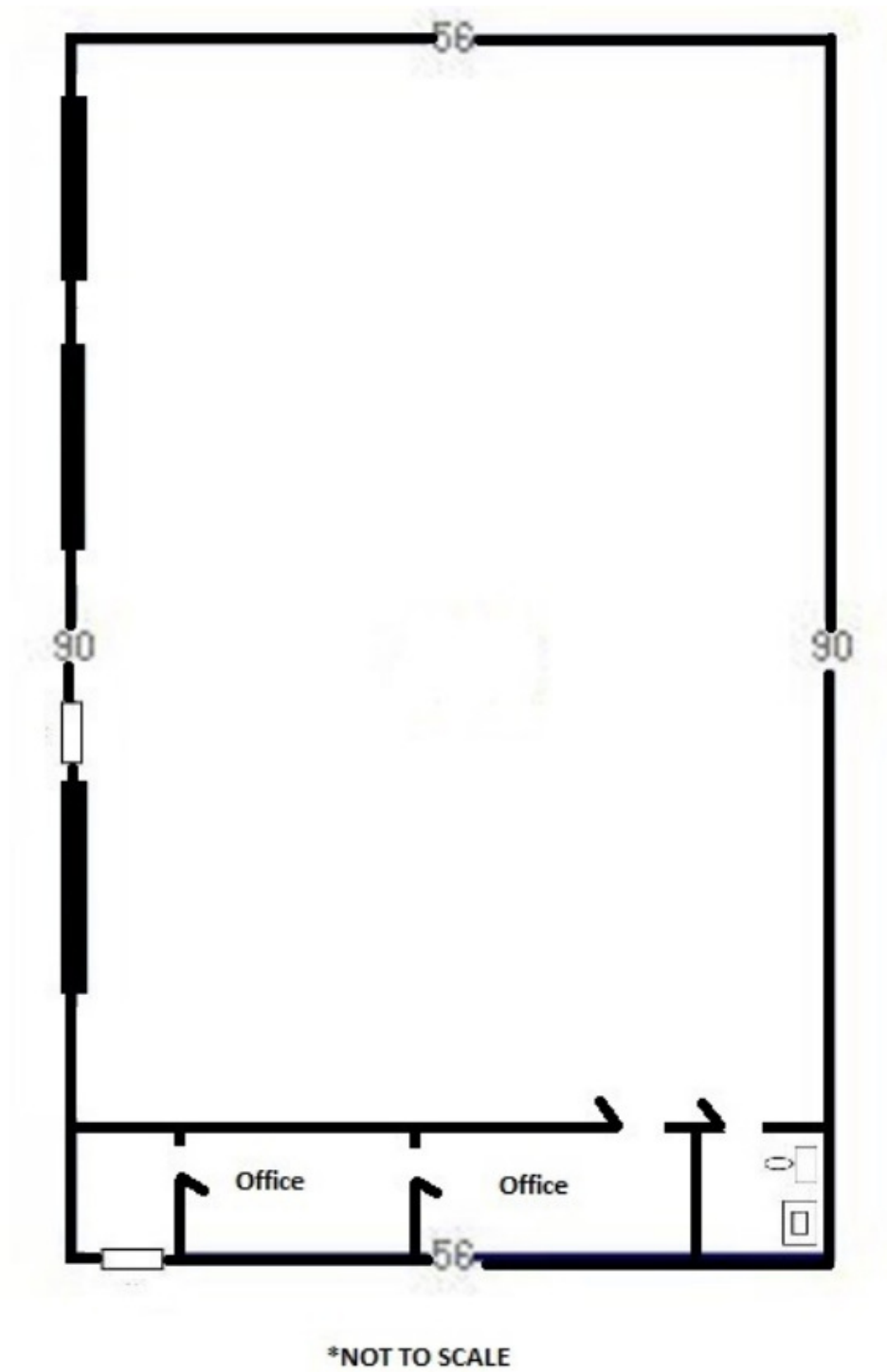


Additional Photos



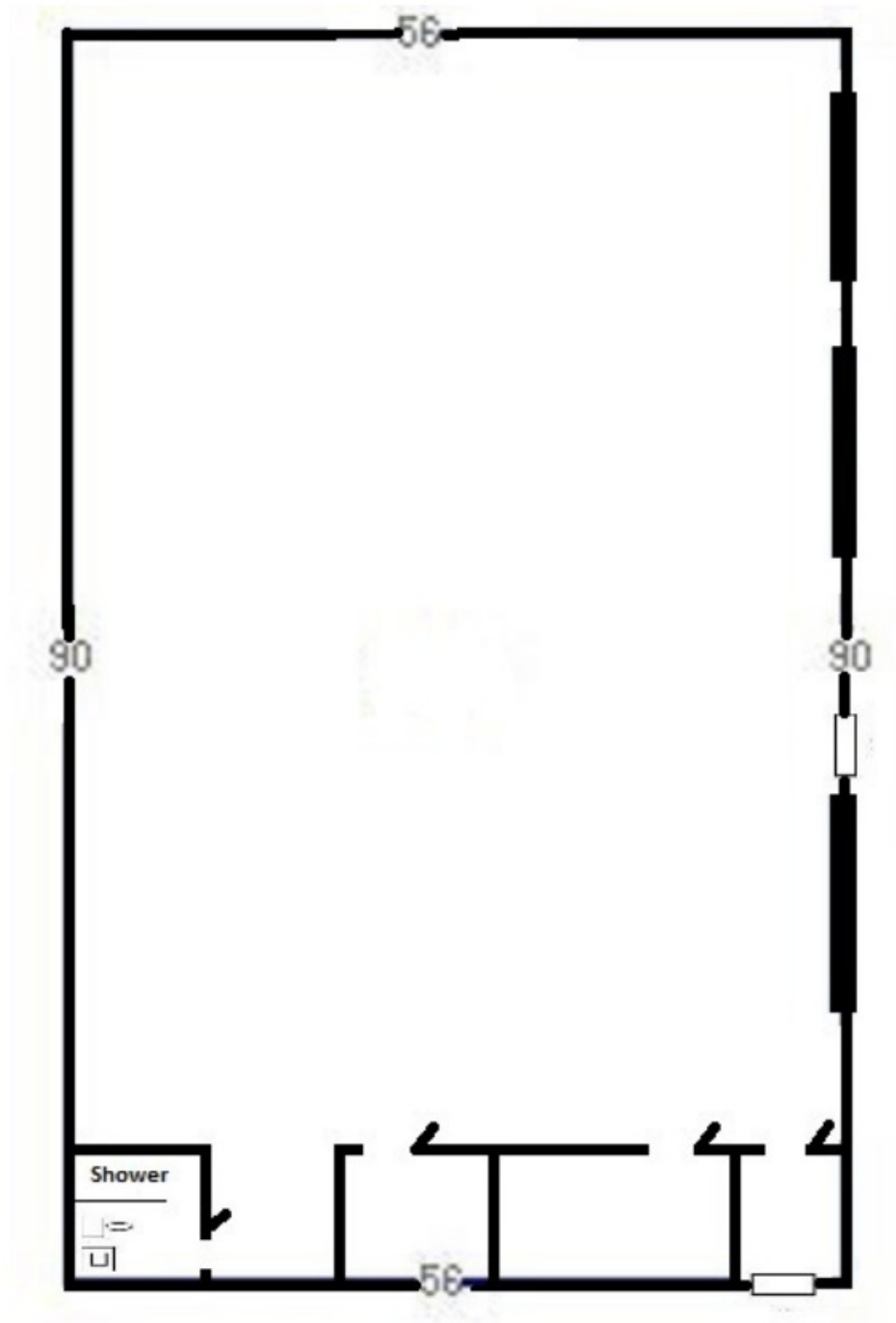


Floor Plan- 4411 Holden Rd





Floor Plan - 4403 Holden RD

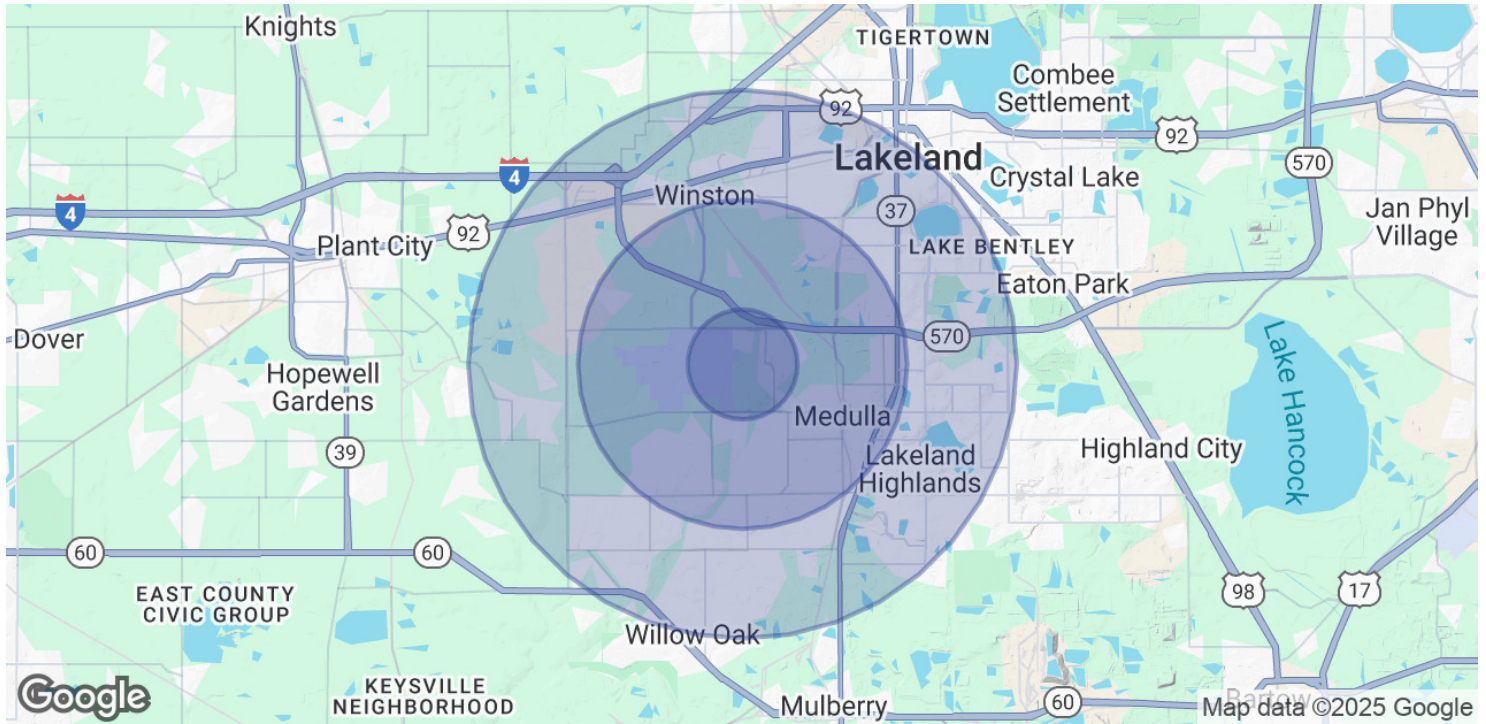


*NOT TO SCALE





Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,045	36,914	131,510
Average Age	41	43	42
Average Age (Male)	40	42	40
Average Age (Female)	42	45	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	758	15,348	51,141
# of Persons per HH	2.7	2.4	2.6
Average HH Income	\$101,851	\$94,227	\$94,044
Average House Value	\$359,946	\$321,805	\$311,599

Demographics data derived from AlphaMap