

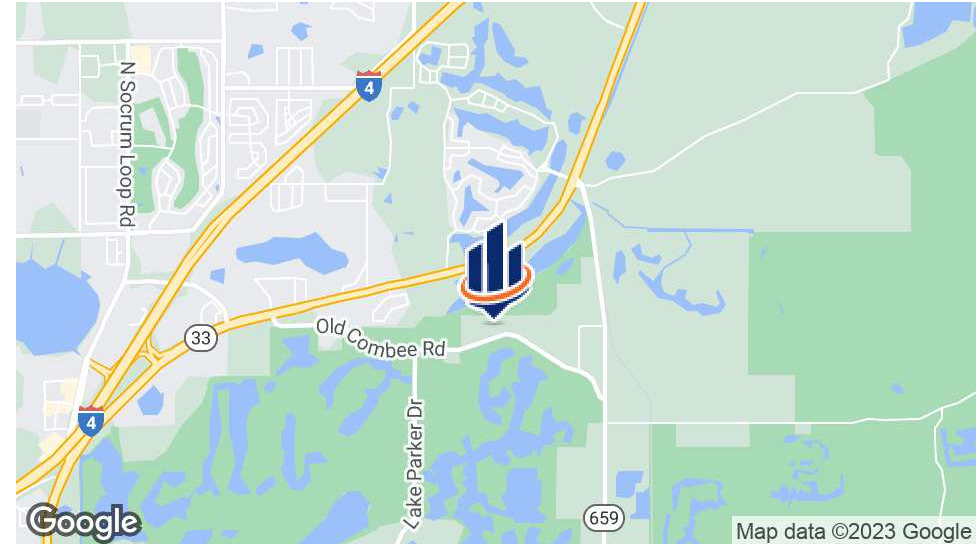


**FOR LEASE
BRIDGEWATER
COMMERCIAL PARK**

2318 OLD COMBEE RD
LAKELAND, FL 33805

Augie Schmidt
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Property Summary



Available Space: 5,100 ± SF UNIT

Lease Rate: \$11.50/SF (NNN)

OFFERING SUMMARY

Units Available	Building 2
Lease Type:	NNN
Year Built:	2019
Zoning:	I-2
Estimated NNN Expenses:	\$1.65/SF

PROPERTY OVERVIEW

This beautifully maintained commercial park is located just south of one of the fastest-growing industrial corridors in the country, known as the I-4 corridor. This strategic location provides easy access to many of Florida's major roadways such as I-4, Polk Parkway, US 27, the Florida Turnpike, and more. The park consists of 13 steel warehouse buildings that are ground level and feature tall ceilings and roll-up doors.

AVAILABLE SPACE OVERVIEW

Building 2 is a steel warehouse building that is modern and clean. It features a large open warehouse space (roughly 5,100± SF) with 20' ceilings with an adjacent bathroom and lobby.

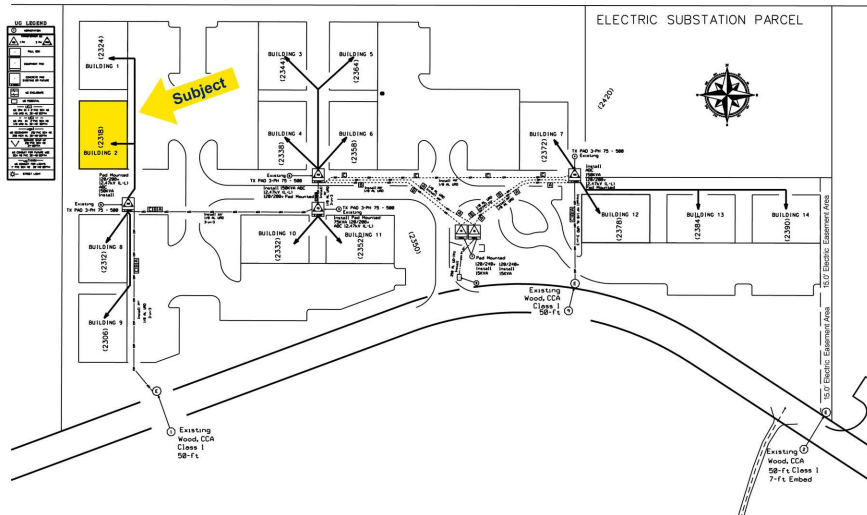


GENERAL INFORMATION

Building Name: Bridgewater Commercial Park
Street Address: 2306 - 2390 Old Combee Rd
City, State, Zip: Lakeland, FL 33805
County: Polk

SPACE DETAILS

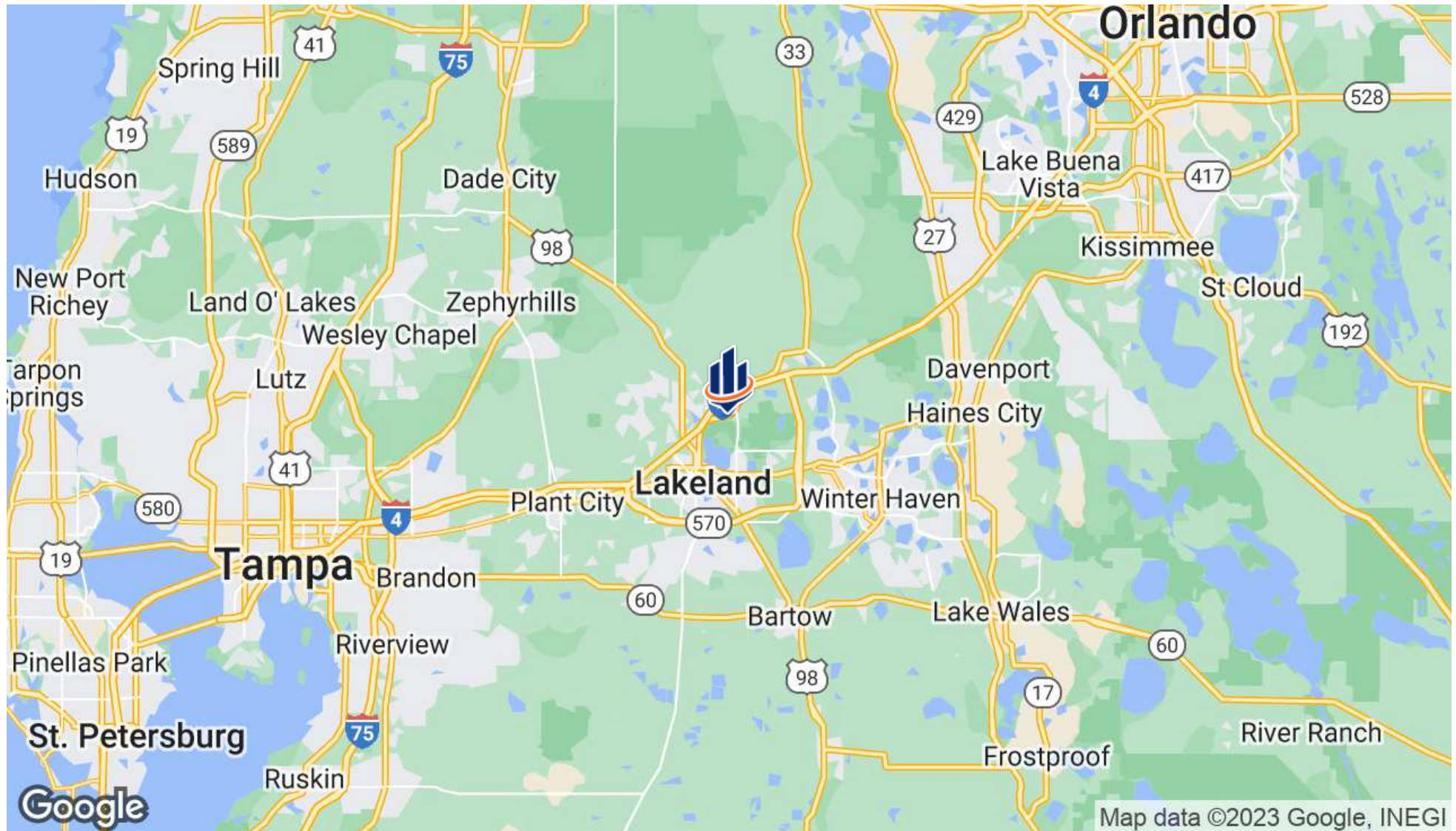
Units: 1
Unit Size: 5,100 SF
Warehouse Space: 5,100 SF
Ceiling Height: 20 ft
Year Built: 2019



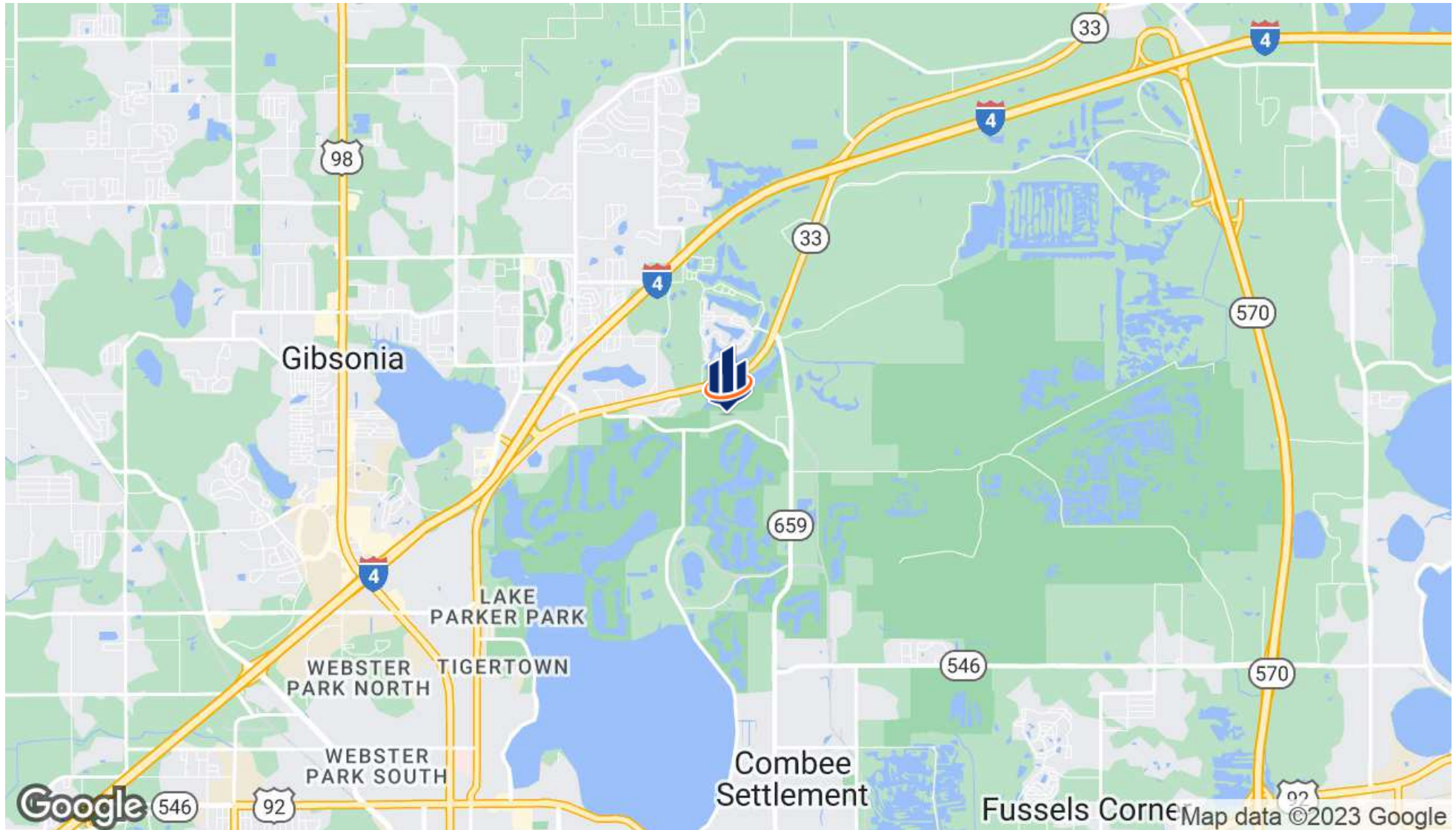
AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 2	Available	5,100 SF	NNN	\$11.50 SF/yr	-

Regional Map



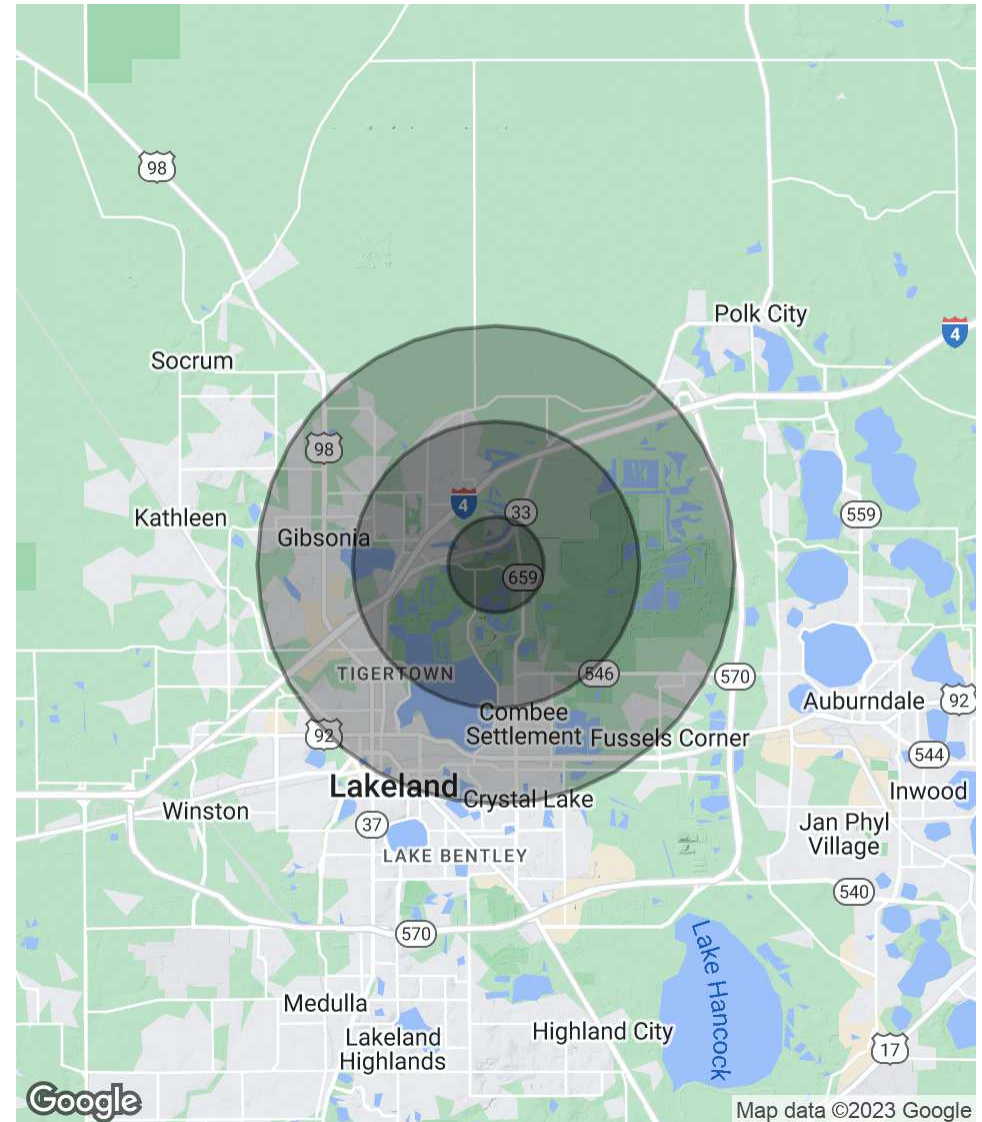
Location Map



Demographics Map & Report

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	1,158	19,908	76,364
Average age	38.4	41.2	39.1
Average age (Male)	35.6	38.8	36.5
Average age (Female)	39.2	43.2	41.2
HOUSEHOLDS & INCOME			
Total households	454	7,906	29,350
# of persons per HH	2.6	2.5	2.6
Average HH income	\$67,296	\$59,222	\$52,259
Average house value	\$153,066	\$184,705	\$169,386

* Demographic data derived from 2020 ACS - US Census



Neighborhood Area Map



Map data ©2023 Google Imagery ©2023 Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey



AUGIE SCHMIDT

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PROFESSIONAL BACKGROUND

Augie Schmidt is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

During Q3 of 2020, Augie was ranked #3 out of 1,600+ Advisors Nationwide.

Augie specializes in industrial properties and tailoring custom strategic plans to advise his clients through the acquisition, disposition, and leasing of industrial commercial real estate. He formerly served as the firm's Director of Research and oversaw a team of research analysts that evaluated commercial assets and determined their value to maximize clients returns.

Augie is a Southeastern University Alumni where he received his MBA and was also a founding member of the University's football program. He was a three-year team captain, leading the team to win three conference championships in four years.

Augie lives in Lakeland with his two children AJ and Baylin. They are proud members of The King's church. He is also a member associate of SIOR and a member of the National Association of Realtors®, The International Council of Shopping Centers (ICSC), and The Lakeland Chamber of Commerce.

Augie specializes in:

- Industrial Properties
- Investment Properties
- 1031 Exchanges
- NNN Lease
- Real Estate Analytics

MEMBERSHIPS

- SIOR - Member Associate
- National Association of Realtors
- The International Council of Shopping Centers



For more information visit SVNsaunders.com

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