



OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	220 - 392,040 SF
Lot Size:	36.44 Acres
Building Size:	361,653 SF
Built / Renovated:	1980 / 2019
Clear Height:	20' - 35'
Loading:	Dock High & Grade Level Access
Cold Storage Temperatures:	As low as -20 degrees
Truck parking:	Available on site
Built to suit:	Up to 150,000 SF
Zoning / Land Use:	HI (Heavy Industrial) & IND (Industrial)
Market:	Tampa - St Petersburg
Submarket:	Lakeland - Winter Haven MSA

PROPERTY DESCRIPTION

Central Florida Industrial Center offers warehouse, cold storage, office, truck parking and tank farms with both dock high and grade level loading and between 20' and 35' clear height. Strategically located in Auburndale in the industrial hub of Central Florida, direct access to US-92, only 8 miles from I-4 (Tampa & Orlando) and 12 miles away from Hwy 60 (Fort Myers & Miami/South Florida).

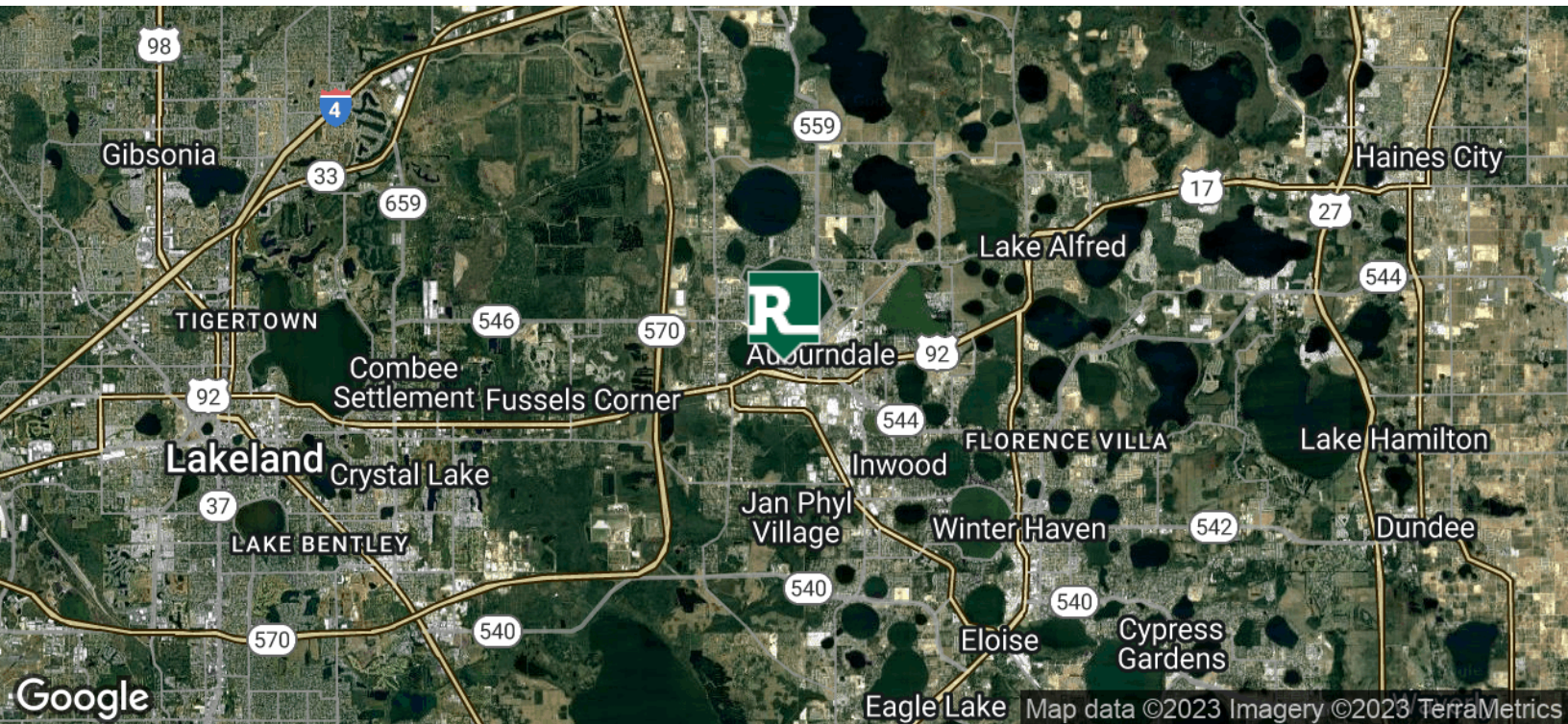
PROPERTY HIGHLIGHTS

- Warehouse, cold storage, freezer, office, truck parking and tank farms available
- Direct access to US-92, only 8 miles from I-4 and 12 miles away from Hwy 60
- Both dock high and grade level loading and between 18' and 35' clear height
- Great fit for distribution, storage, manufacturing, food grade operations and more

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FLORIDA *within* REACH

 **300+**
MILES OF RAIL
IN POLK COUNTY

 **10**
MILLION PEOPLE
WITHIN 100 MILES

 **3**
INTERNATIONAL
AIRPORTS
WITHIN 60 MILES

 **3**
DEEPWATER
SEAPORTS
WITHIN 75 MILES



WHY CENTRAL FLORIDA?

Get to know Florida's newest hot spot for business. There's a reason why Publix Super Markets, Legoland Florida Resorts and Florida's Natural all call Polk County home. Ideally located between two major metro areas, Central Florida boasts a fertile business environment that offers a potent blend of connectivity, workforce talent and low operating costs.

TRANSPORTATION INFRASTRUCTURE

Our strategic location positions you at the center of the state and at the mouth of the global marketplace. In addition to a comprehensive network of road and rail, Central Florida has two international airports within 40 miles and access to five deepwater seaports, making the region a smart choice for any business. International companies and those with a focus on global trade will appreciate our close proximity to seaports, including the second largest Foreign Trade Zone network in the country. Winter Haven's recently-opened CSX Intermodal center, which handles more than 300,000 shipping containers each year. Whether you're looking for easy access to global markets or a strategic centralized location that keeps transportation costs down, Polk County's infrastructure will give you the competitive edge you need to stay ahead of the rest.

WORKFORCE

Our 3.5 million-strong talent pool is supported by world-class educational institutions like Florida Polytechnic University and the Polk State Clear Springs Advanced Technology Center. Add to that attractive incentive packages, business-friendly legislation, no personal income tax and one of the best business climates in the country.

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Central Florida's
Warehouse Specialist

CENTRAL FLORIDA INDUSTRIAL CENTER

625 W BRIDGERS AVE, AUBURNDALE, FL 33823

FOR LEASE



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LEGEND

Available

Built to Suit

Unavailable

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LEASE INFORMATION

Lease Type:	MG; Full Service; NNN	Lease Term:	Negotiable
Total Space:	220 - 392,040 SF	Lease Rate:	Call for pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	DESCRIPTION
Building 1	Available	800 SF	Modified Gross	Free standing building, perfect for storage or smaller operations with some parking.
Office B	Available	220 - 1,245 SF	Full Service	Executive office available, could be leased individually or together, shared reception and restrooms, rates include electricity, water, sewer and internet.
Built to Suit - 1	Built to Suit	100,000 SF	NNN	-
Built to Suit - 2	Built to Suit	50,000 SF	NNN	-
Warehouse 28-B	Available	15,000 SF	NNN	15,000 SF section has 33' clear height and 39' at eave, wet sprinkler system, 2 oversized grade level door with some parking in front.

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8 MILES
TO I-4

POLK
PARKWAY

11 MILES
TO HWY-27

LAKELAND

12 MILES
TO HWY-60

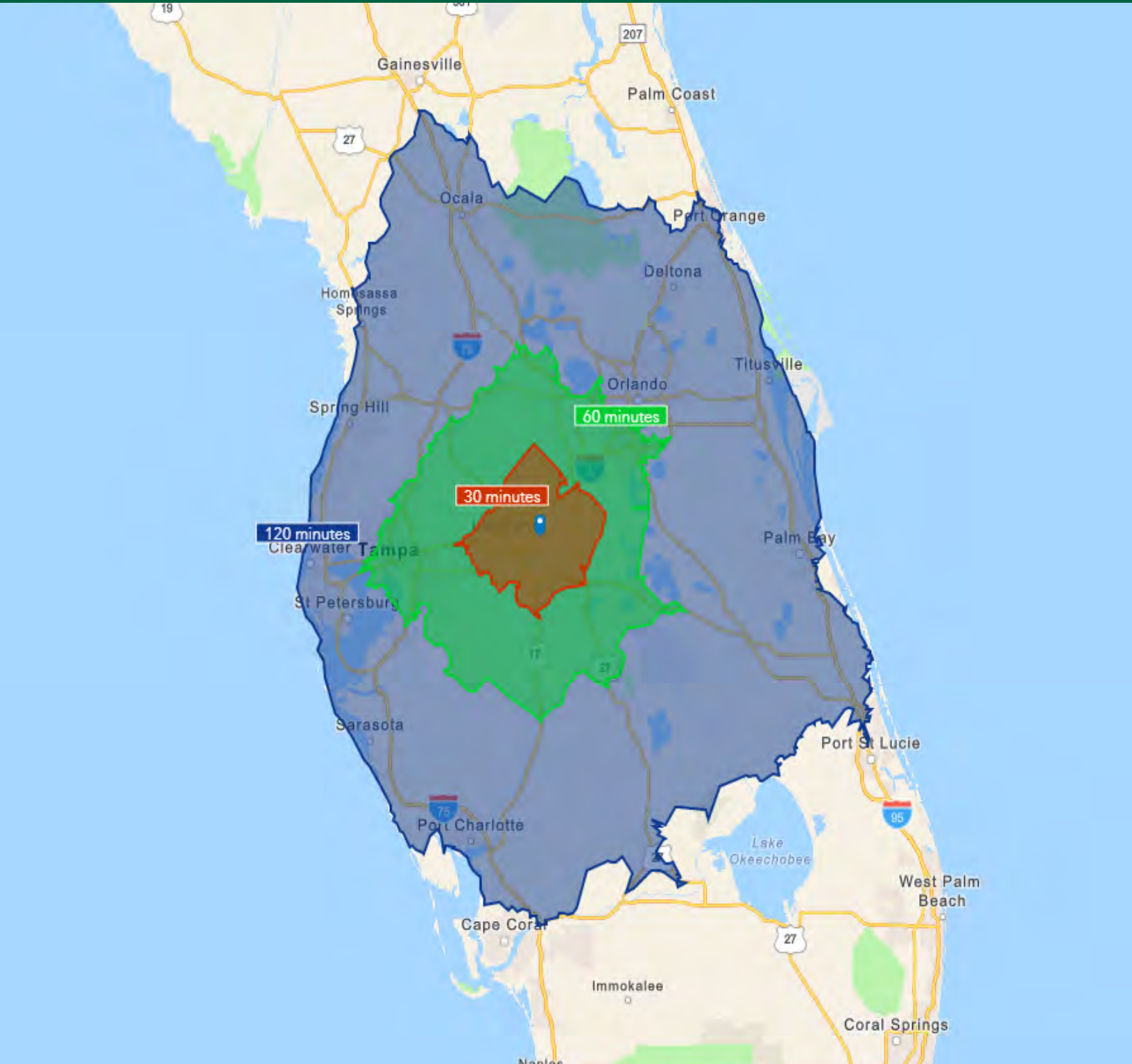


Google

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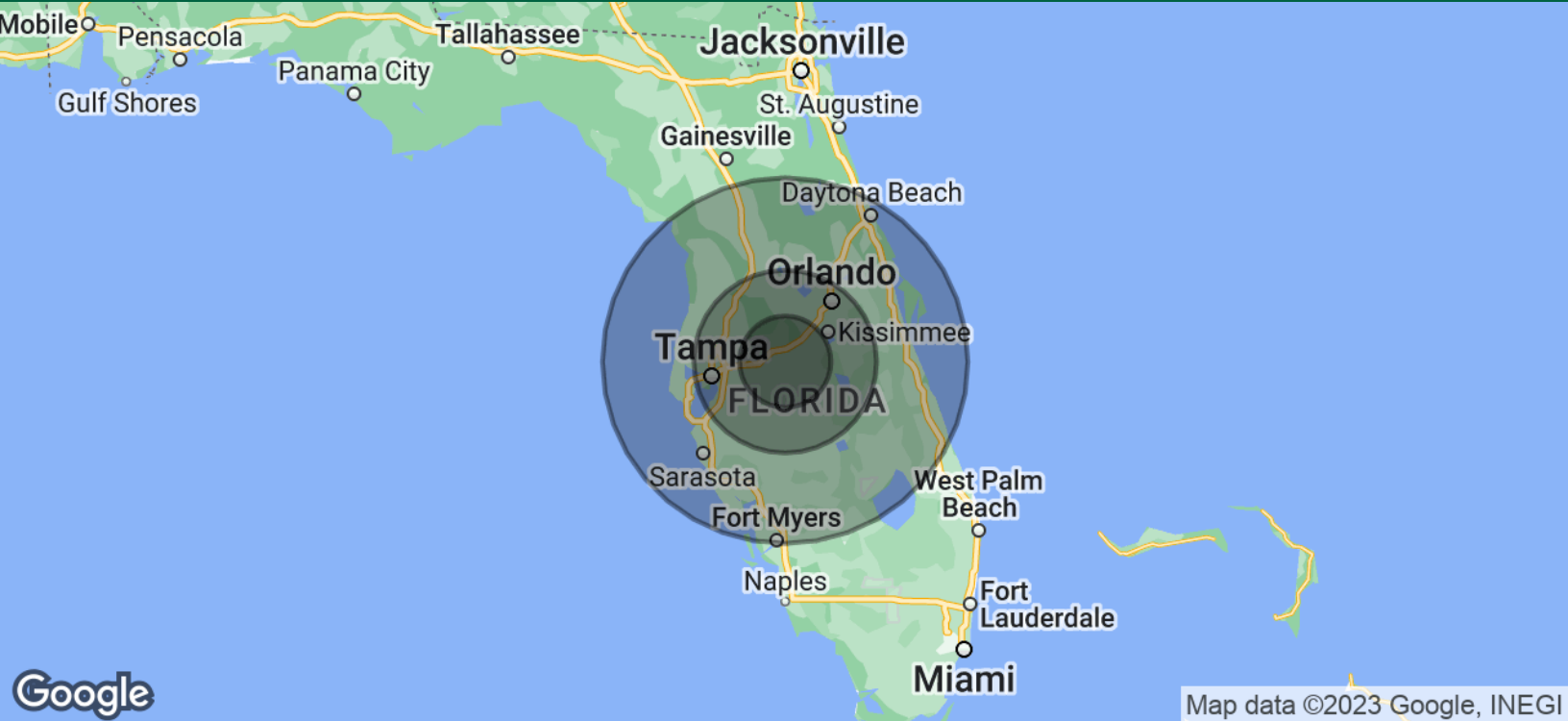
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POPULATION

	25 MILES	50 MILES	100 MILES
Total Population	751,939	3,653,205	9,437,012
Average Age	39.0	37.1	41.8
Average Age (Male)	37.7	36.0	40.7
Average Age (Female)	40.0	38.2	42.8

HOUSEHOLDS & INCOME

	25 MILES	50 MILES	100 MILES
Total Households	282,666	1,365,302	3,769,029
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$57,682	\$62,795	\$62,121
Average House Value	\$184,286	\$245,040	\$240,820

TRAFFIC COUNTS

US-92	34,000/day
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* Demographic data derived from 2020 ACS - US Census

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Vice President of Brokerage

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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

Certified Commercial Investment Member Institute (CCIM), Candidate
Society of Industrial and Office REALTORS (SIOR), Member Associate
Manufacturing & Supply Chain of Mid Florida
NAIOP Member of Central Florida
National Realtor Association
Lakeland Realtor Association

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