



PROPERTY DESCRIPTION

This industrial/flex space offers 2,400 square feet of total building area situated on 0.34 acres. Located on Highway 60 in Mulberry, the property is well-suited for a range of business uses. The site provides a flexible layout that can accommodate both industrial and commercial operations. A daily traffic count of 24,000 vehicles offers strong exposure for any business.

The building includes 1,425 SF of warehouse space and 975 SF of office space. It features four grade-level doors, a clear height of 14 feet, and 1-phase / 200 amp power. The warehouse was originally built in 1967 and renovated in 1992. The property is zoned C-2 (Highway Commercial) and has paved surface parking.

Located in Central Florida, this property is approximately 35 miles from Tampa and about 55 miles from Orlando. Its position directly on Hwy 60 in Mulberry, FL provides convenient access to Miami and Naples in under 3.5 hours.

OFFERING SUMMARY

Sale Price:	Call 863-250-9010 for pricing
Building Size:	2,400 SF
Office Size:	975 SF
Clear Height:	14'
Year Built / Renovated:	1967 / 1992
Access:	4 Grade-Level Doors
Power:	1 ph / 200 amp
Traffic Count:	24,000 AADT
Zoning:	C-2 (Commercial Highway)

DEMOGRAPHICS	15 MILES	30 MILES	60 MILES
Total Households	148,376	607,719	2,869,466
Total Population	400,003	1,637,486	7,228,646
Average HH Income	\$92,068	\$95,041	\$98,397

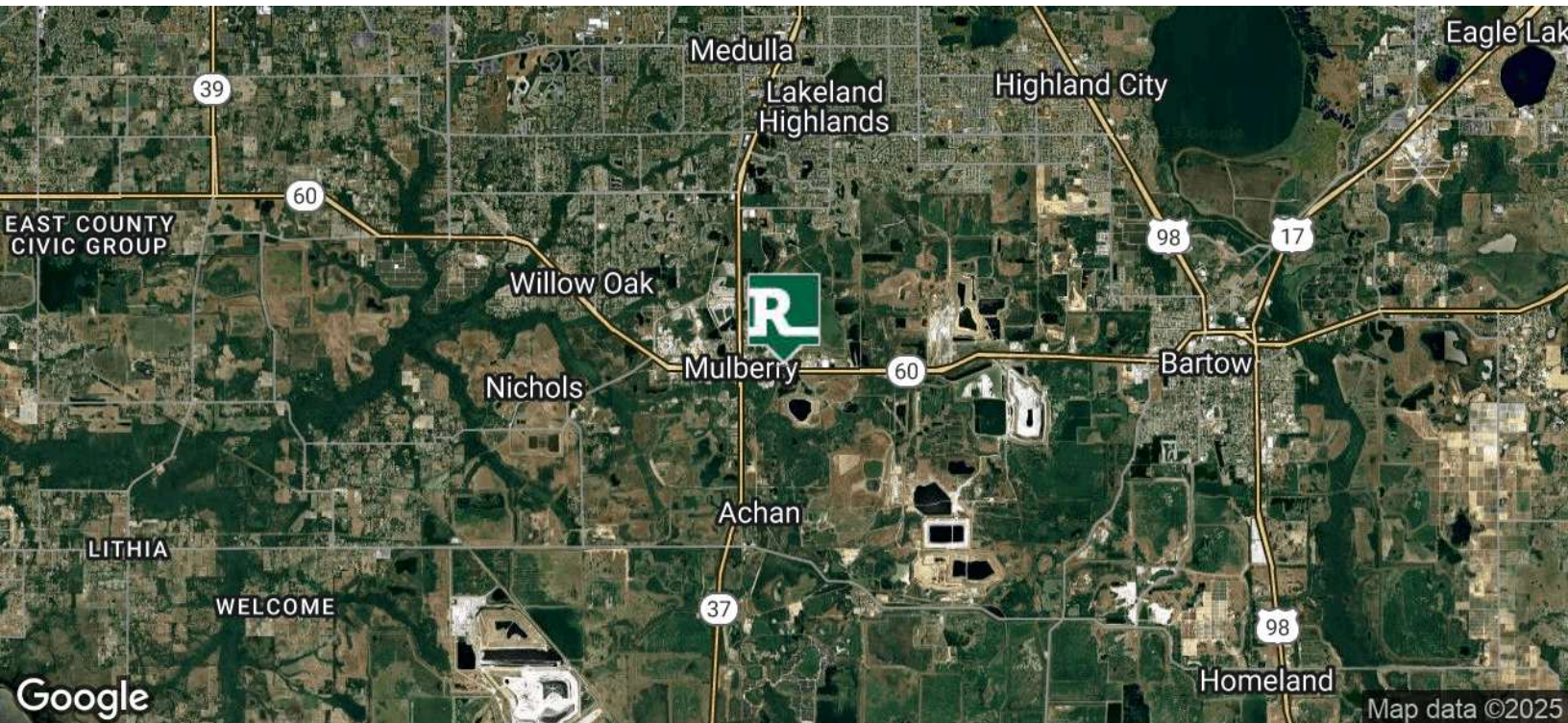
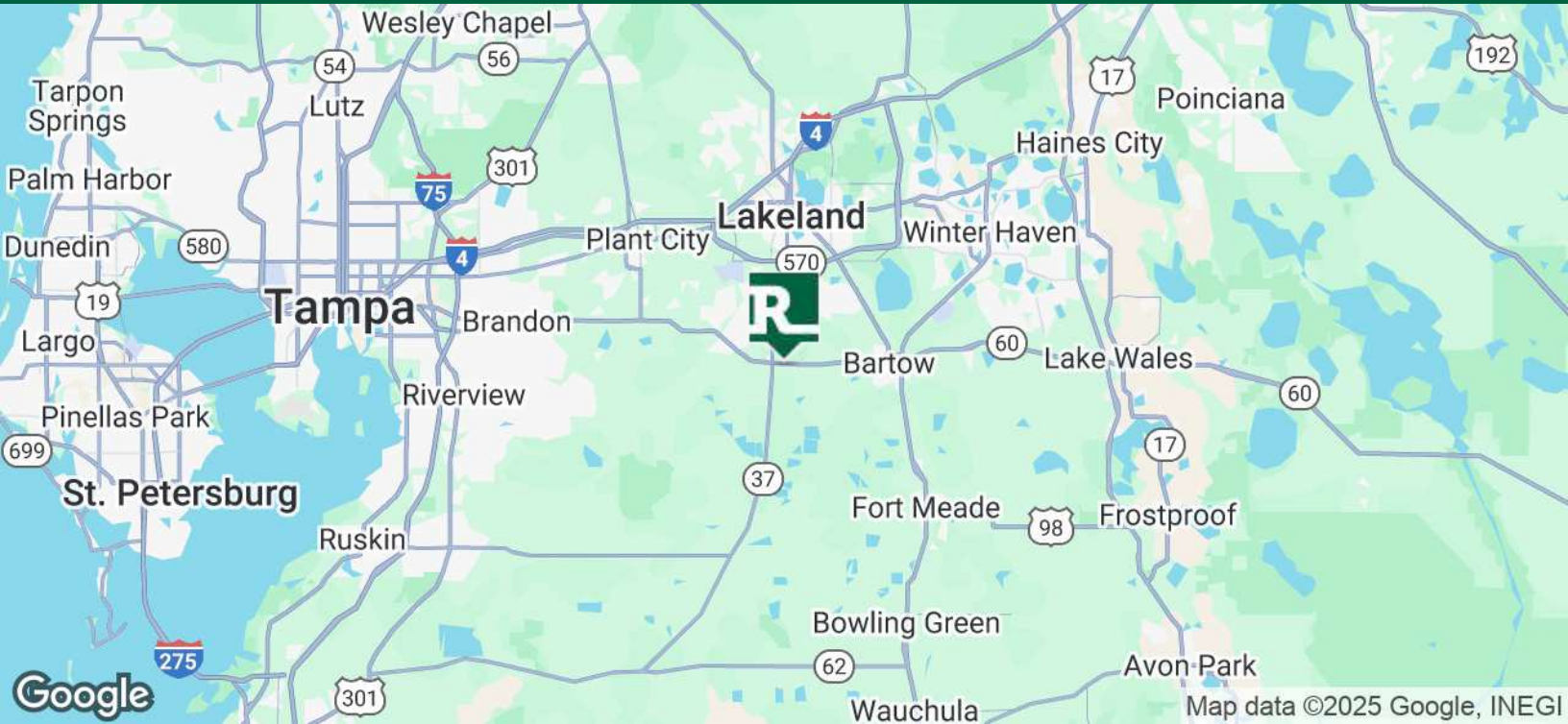
ABBAS "AJ" JAFFER, MICP

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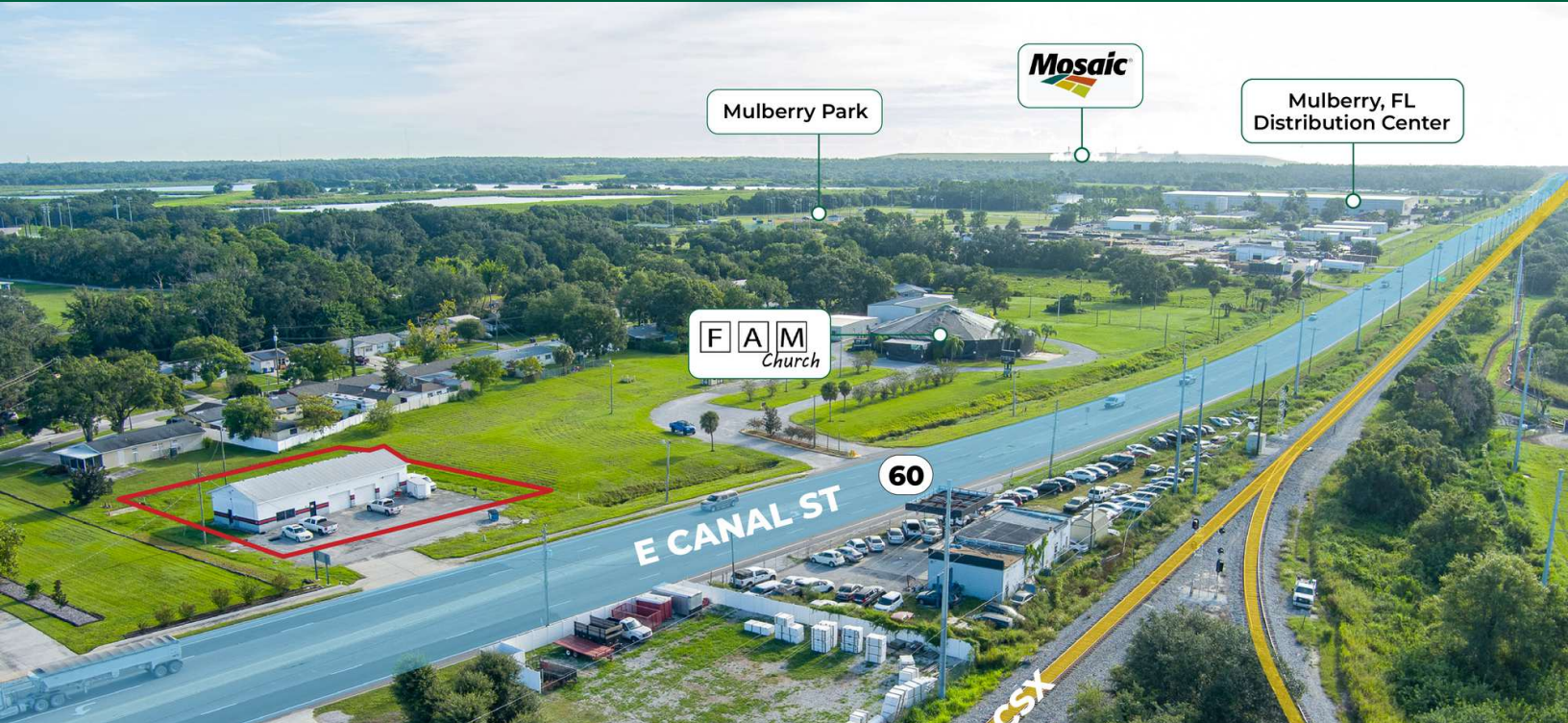


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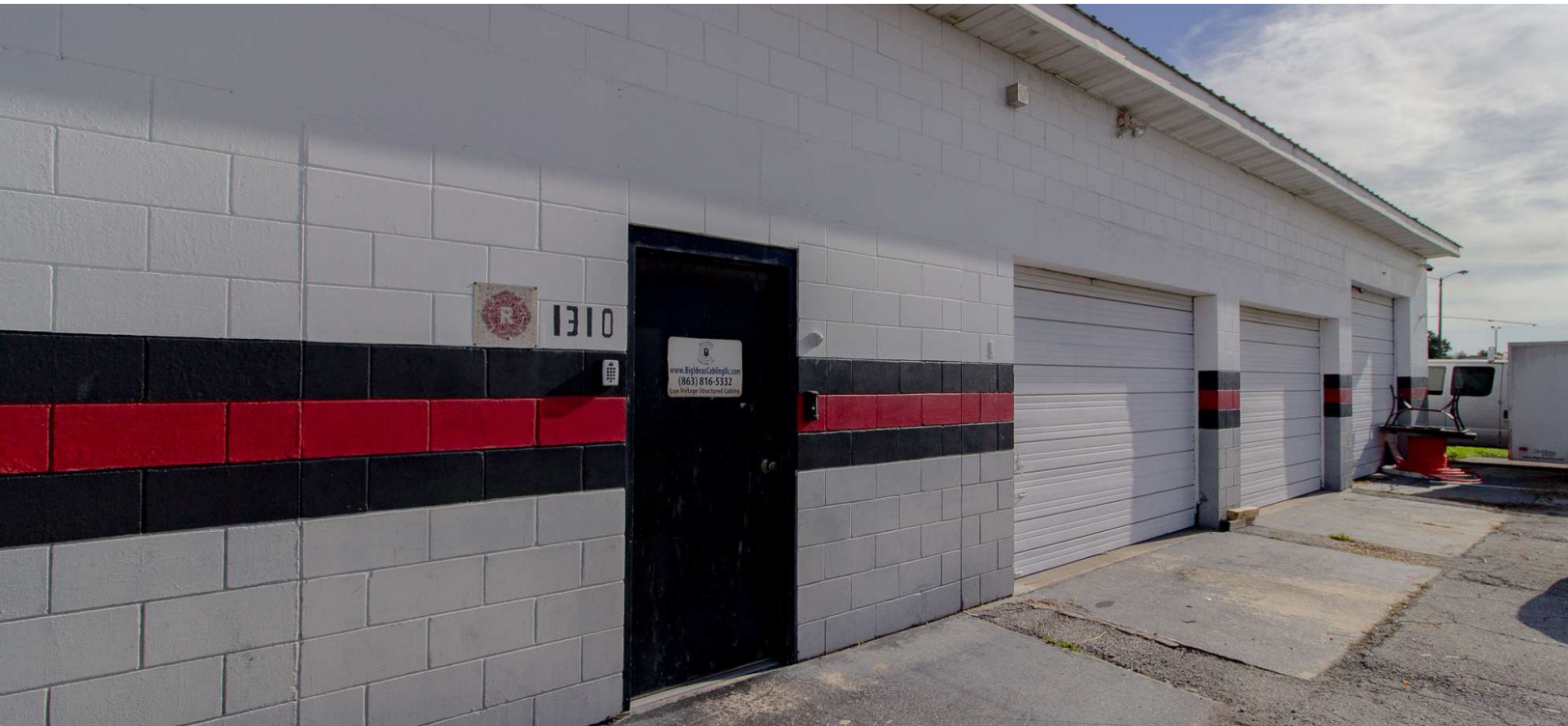


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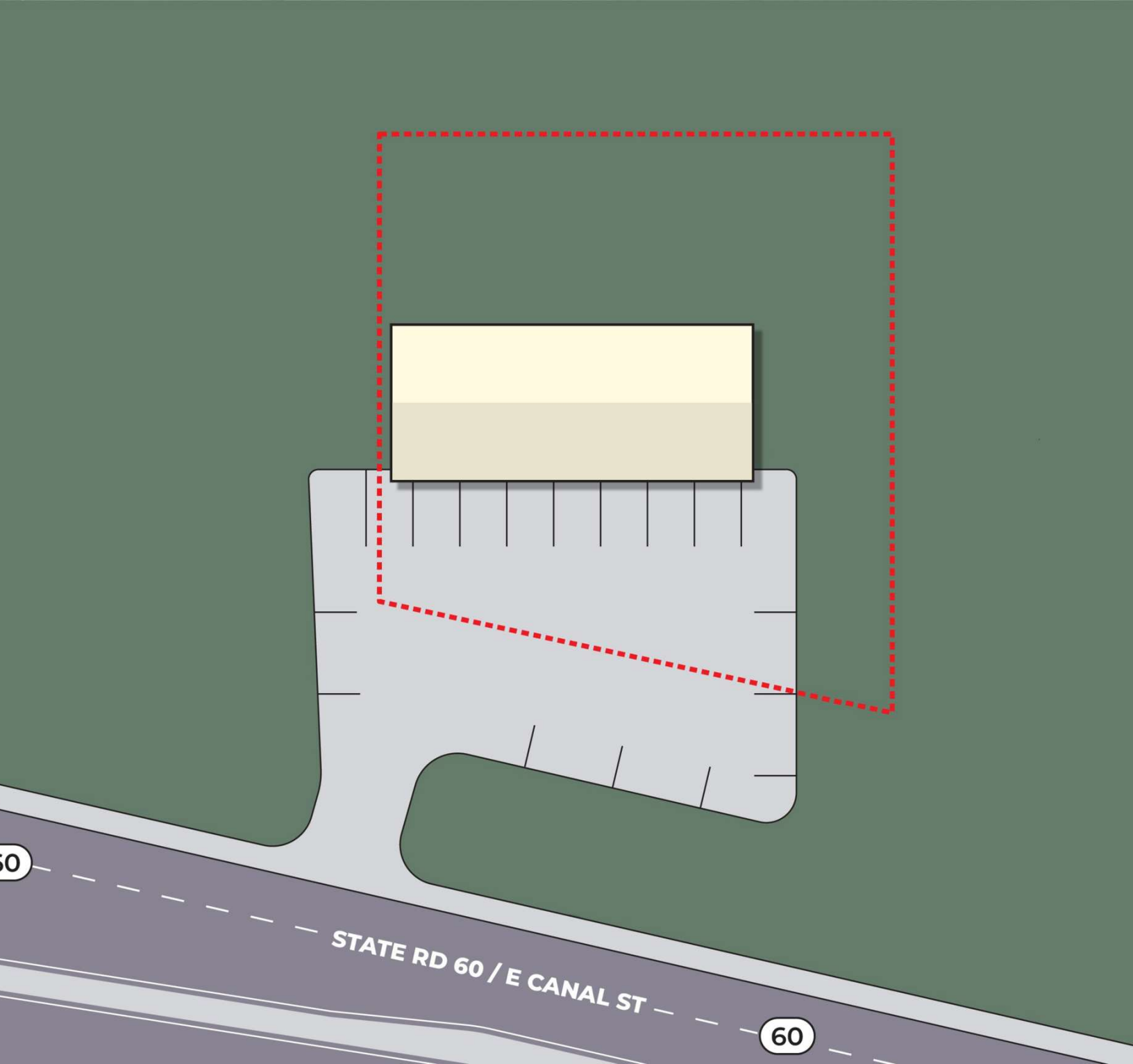
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LAKELAND IS AN IDEAL LOCATION FOR DISTRIBUTION

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



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We build more than warehouses
We Build Relationships!



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STAND ALONE WAREHOUSE / FLEX ON HWY 60
1310 E CANAL ST, MULBERRY, FL 33860

Central Florida's
Warehouse Specialist

FOR SALE

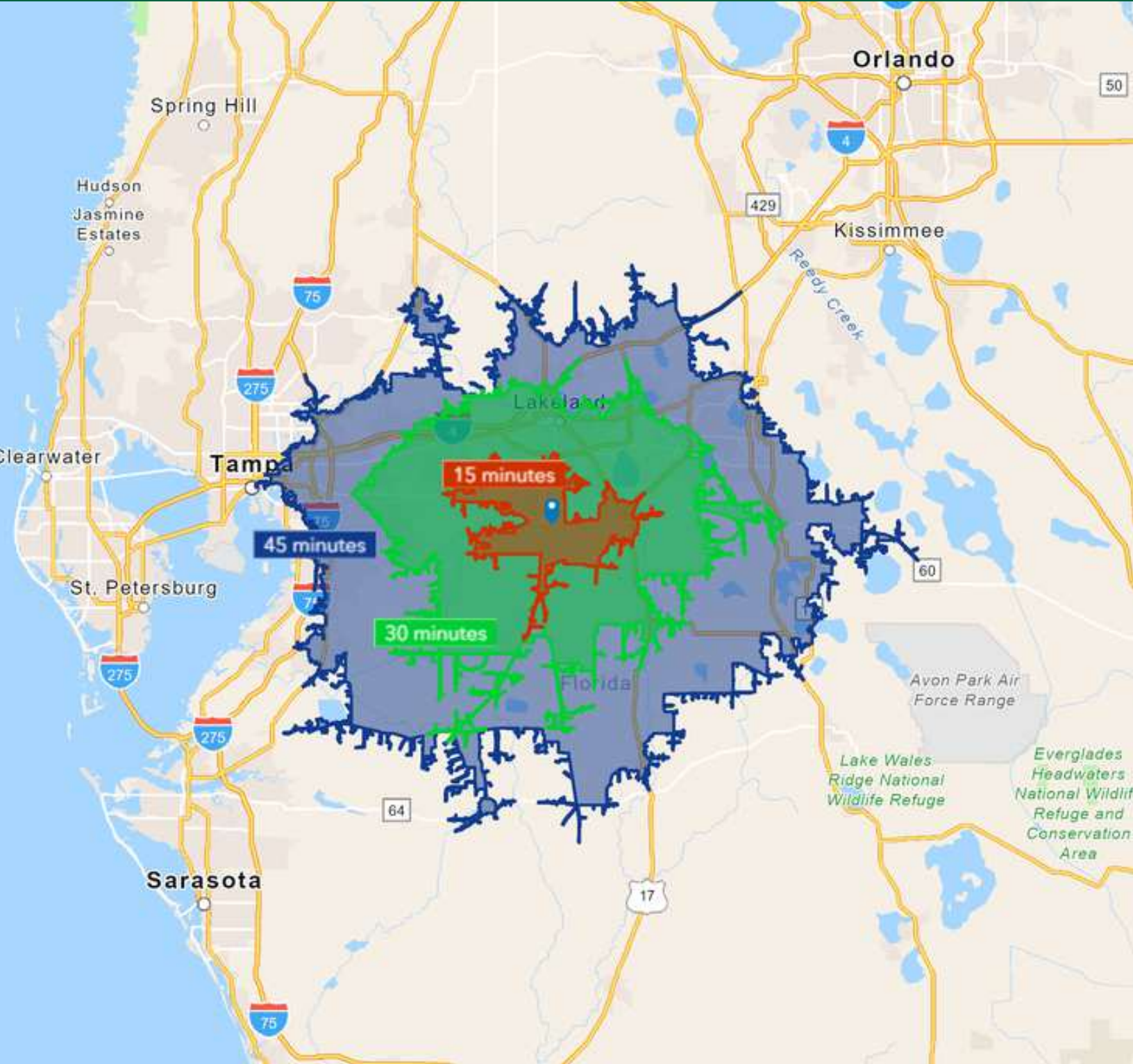


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Map data ©2025 Google, INEGI

POPULATION	15 MILES	30 MILES	60 MILES
Total Population	400,003	1,637,486	7,228,646
Average Age	41	41	43
Average Age (Male)	39	40	42
Average Age (Female)	42	42	44

HOUSEHOLDS & INCOME	15 MILES	30 MILES	60 MILES
Total Households	148,376	607,719	2,869,466
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$92,068	\$95,041	\$98,397
Average House Value	\$300,282	\$324,109	\$385,079

TRAFFIC COUNTS	
Hwy 60 / East Canal Street	24,000/day

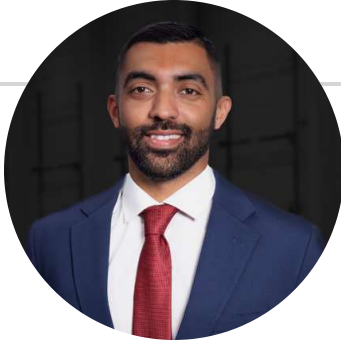
Demographics data derived from AlphaMap

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Brokerage- Senior Advisor

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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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