



FOR SALE

51,250 SF WAREHOUSE ON 4.15 ACRES

701 42ND ST NW, WINTER HAVEN, FL 33881

ALEX DELANNOY, SIOR

863.250.2502

adelannoy@ruthvens.com

701 42ND ST NW

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This 51,250 SF warehouse is on 4.15 AC with outside yard storage/truck parking available. The building has 20' clear height, wet sprinkler system, fire alarm, LED lights, TPO roof, both dock high and ramp access, built in 1952, and renovated between 2021 and 2026. The land use is BPC-2 (business park center) which allows warehouse, outside storage, light manufacturing, vehicle service, R&D, and some retail uses.

Bay 1-2 has a total of 17,500 SF, with 2,512 SF of office and 14,988 SF of warehouse with 3 bay doors, both dock high and ramp access. Currently leased and vacant on 10/31/26.

Bay 3 has a total of 13,265 SF with 1 loading dock and 2 restrooms. Currently occupied until 12/31/2028.

Bay 4 has a total of 19,800 SF with 1,300 SF of office and 18,500 SF of warehouse with 2 dock high and one ramp. Total power is 3ph, 480V, 600Amps, with two subpanel 3Ph 120/208V. Currently occupied until 08/31/2027.

VIDEO

360° VIRTUAL TOUR

OFFERING SUMMARY

Sale Price:	Call 863 250-2502 for pricing
Building Size:	51,250 SF
Loading:	5 Dock-High / 2 Ramp
Power Description:	3ph - 480 V
Sprinkler System:	Yes - Wet
Zoning:	BPC-2 (Business Park Center)
Built / Renovated:	1952 / 2021-2026

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	35,390	96,317	266,453
Total Population	97,704	264,200	736,549
Average HH Income	\$77,336	\$82,330	\$85,108

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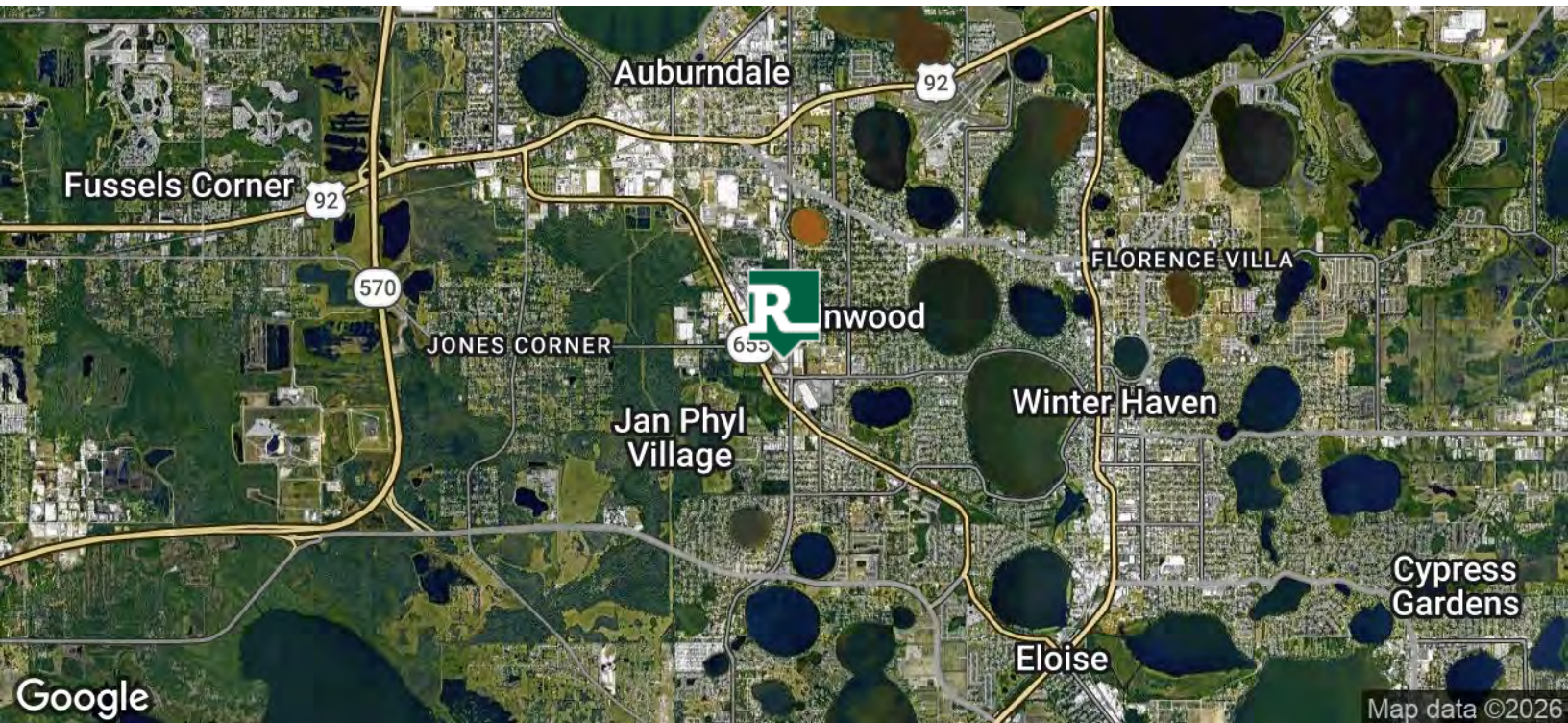
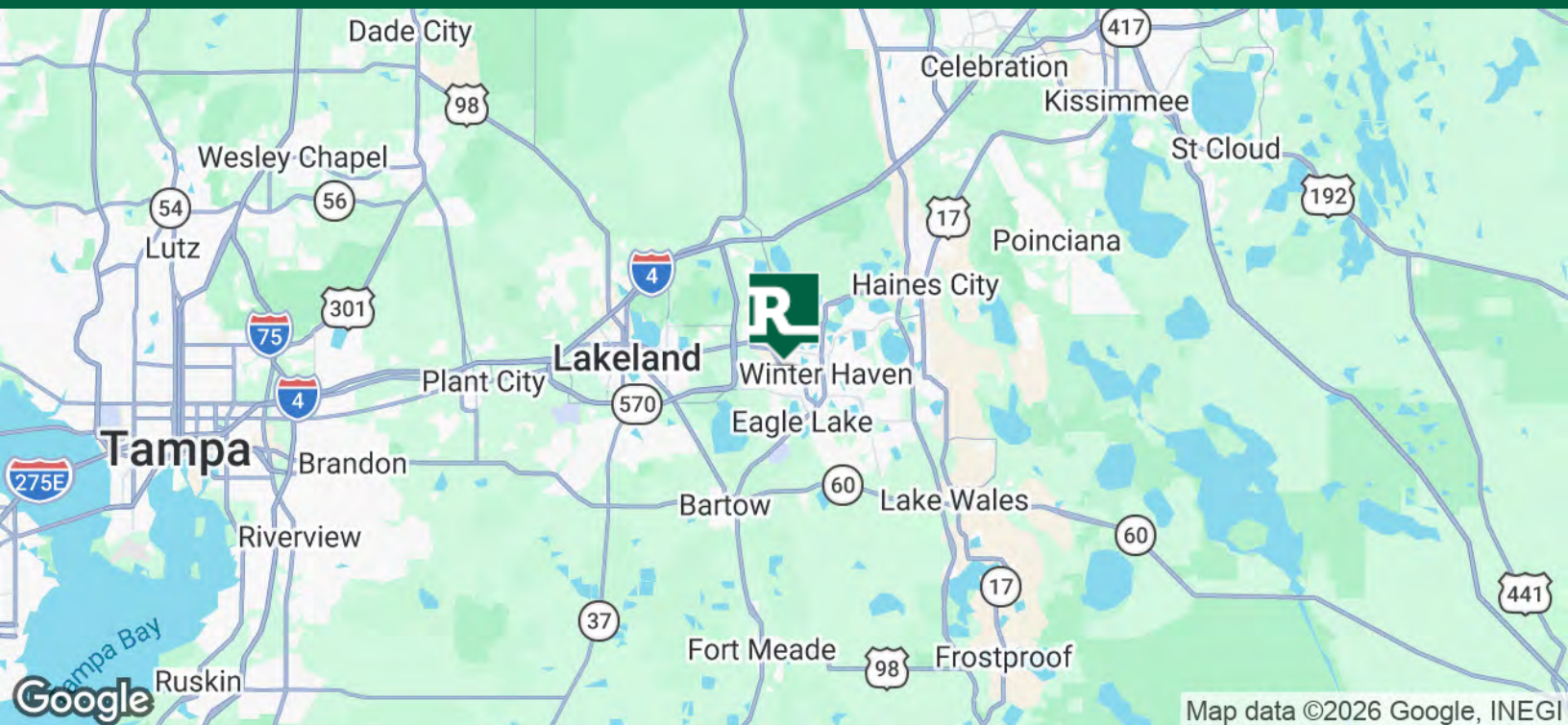


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REGIONAL MAP



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LOCATION OVERVIEW



CITY OF WINTER HAVEN

Winter Haven shines as an authentic gem in the heart of Florida's Super Region—the 9th-largest regional economy in the United States. Fueled by our unparalleled transportation and technology connectivity, diverse, well-prepared workforce and affordable lakeside lifestyle, Winter Haven has emerged as a choice destination for business and pleasure with enormous potential for growth. Home to LEGOLAND Florida Resort, this is a dynamic city with incredible momentum.

WORKFORCE

Florida Polytechnic and Polk State College are prime examples of educational institutions working directly with the private sector to conduct research and training that meets the needs of industry. As Winter Haven expands its regional connectivity, Florida Polytechnic and Polk State are leading the way in workforce development to meet the growing demands of the region.

ECONOMIC COUNCIL & BUSINESS ASSISTANCE

The WHEDC is working for the benefit of community and economic growth. The WHEDC staff and investors use our vision and technical expertise to assist the community and WHEDC stakeholders with growth, engagement, collaboration, guidance, and vision.

Visit <https://www.whedc.com/> for more information.

ACCESS & 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.

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BUILDING PHOTOS



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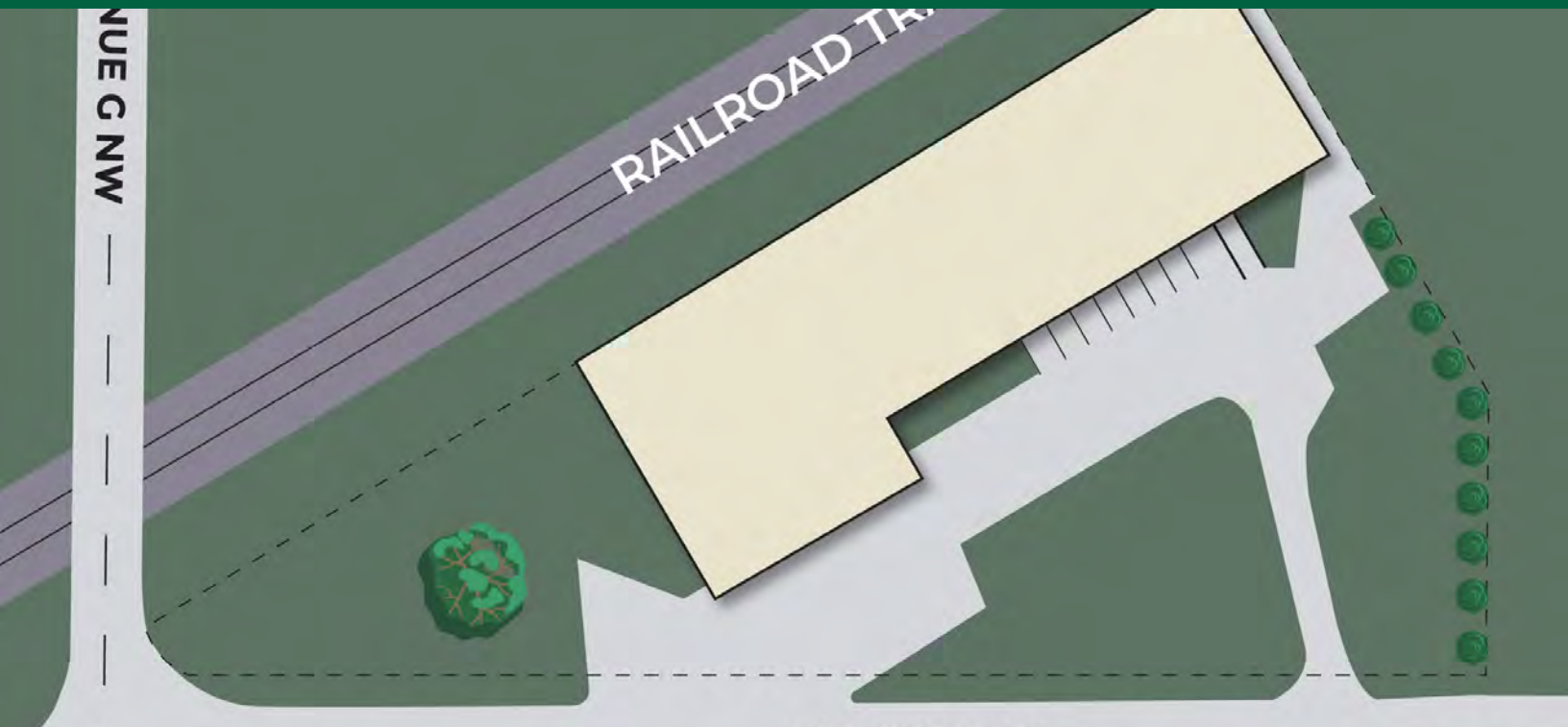


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SITE PLAN & FLOOR PLAN



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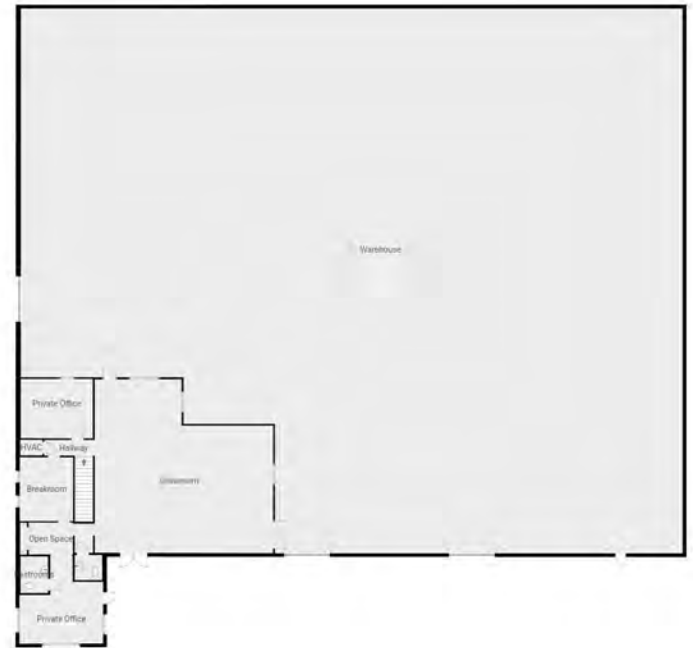
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BAY 1-2

BAY 1 - 2 HIGHLIGHTS

- Total of 17,500 SF
- 2,512 SF of office with showroom
- 14,988 SF of warehouse
- 3 bay doors
- One dock high
- Ramp access
- 20' clear height
- Fire Alarm
- Wet Sprinkler System
- Currently leased and vacant on 10/31/26



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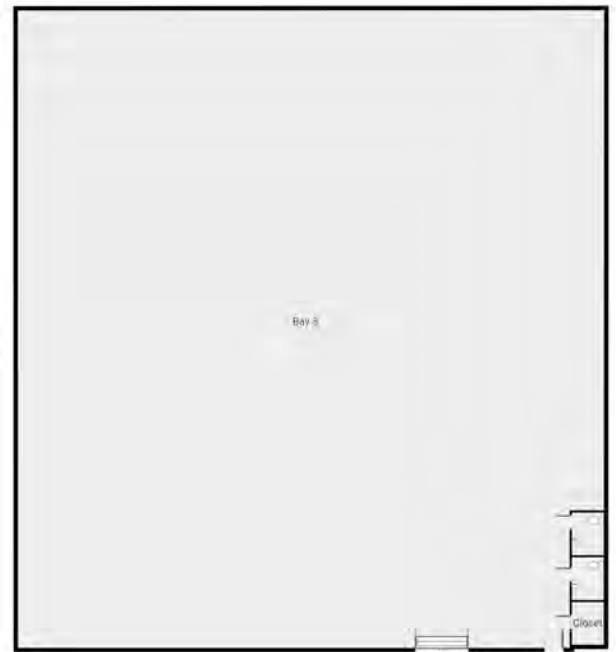
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BAY 3

BAY 3 HIGHLIGHTS

- Total of 13,265 SF
- 1 loading dock
- 20' clear height
- Fire alarm
- Wet sprinkler system
- LED lights
- 2 restrooms available
- Currently occupied until 12/31/2028



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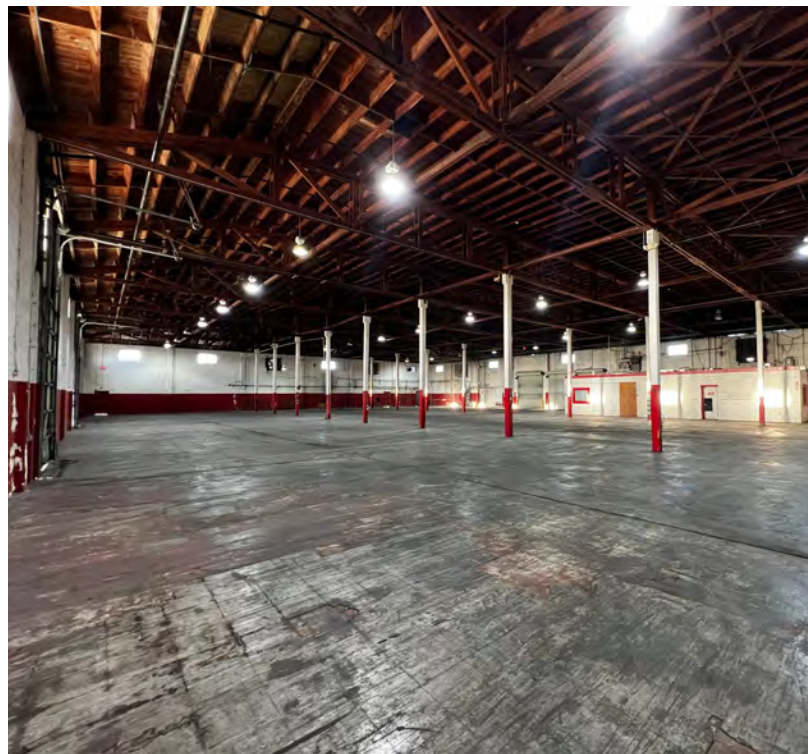
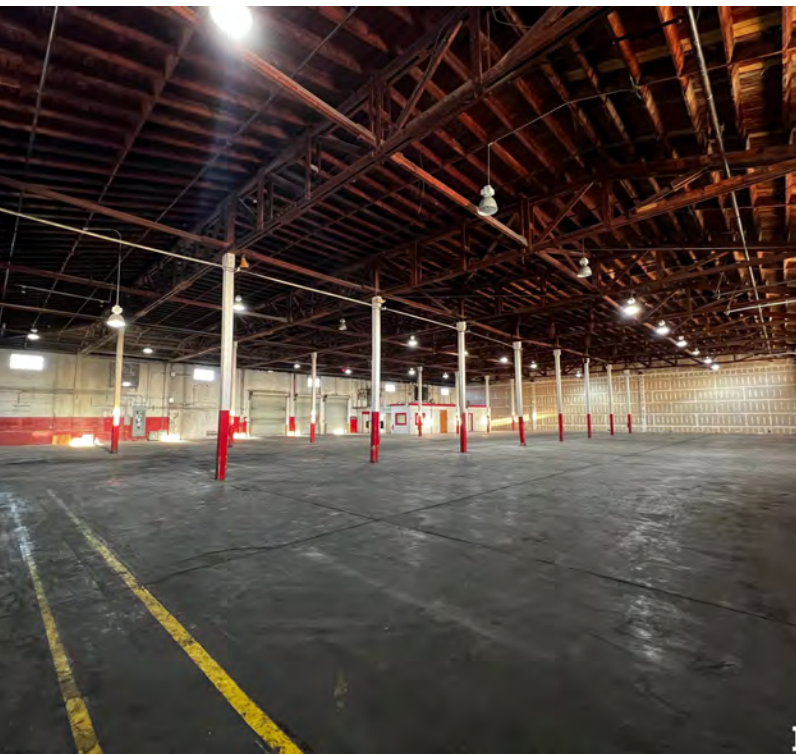
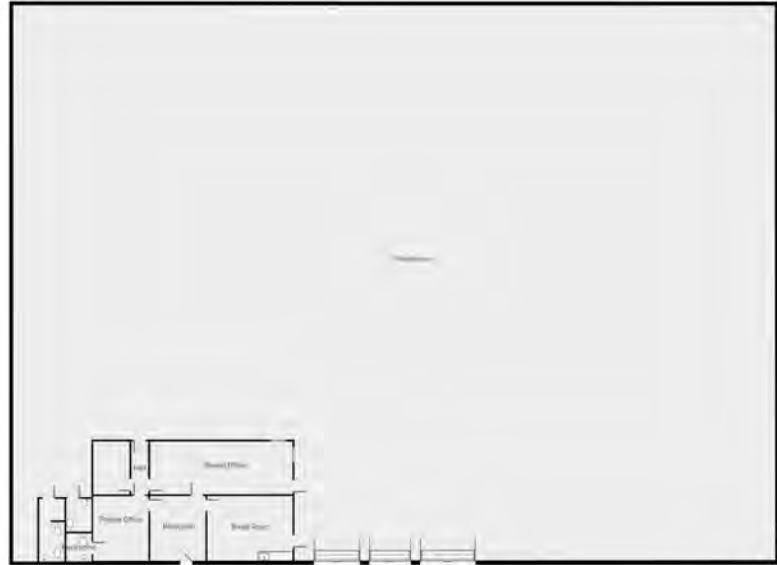
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BAY 4

BAY 4 HIGHLIGHTS:

- Total of 19,800 SF
- 1,300 SF of office
- 18,500 SF of warehouse
- 2 dock high
- One ramp
- 20' clear height
- Wet sprinkler system
- Fire alarm
- 3ph, 480V, 600Amps, with two subpanel 3Ph 120/208V
- Currently occupied until 08/31/2027



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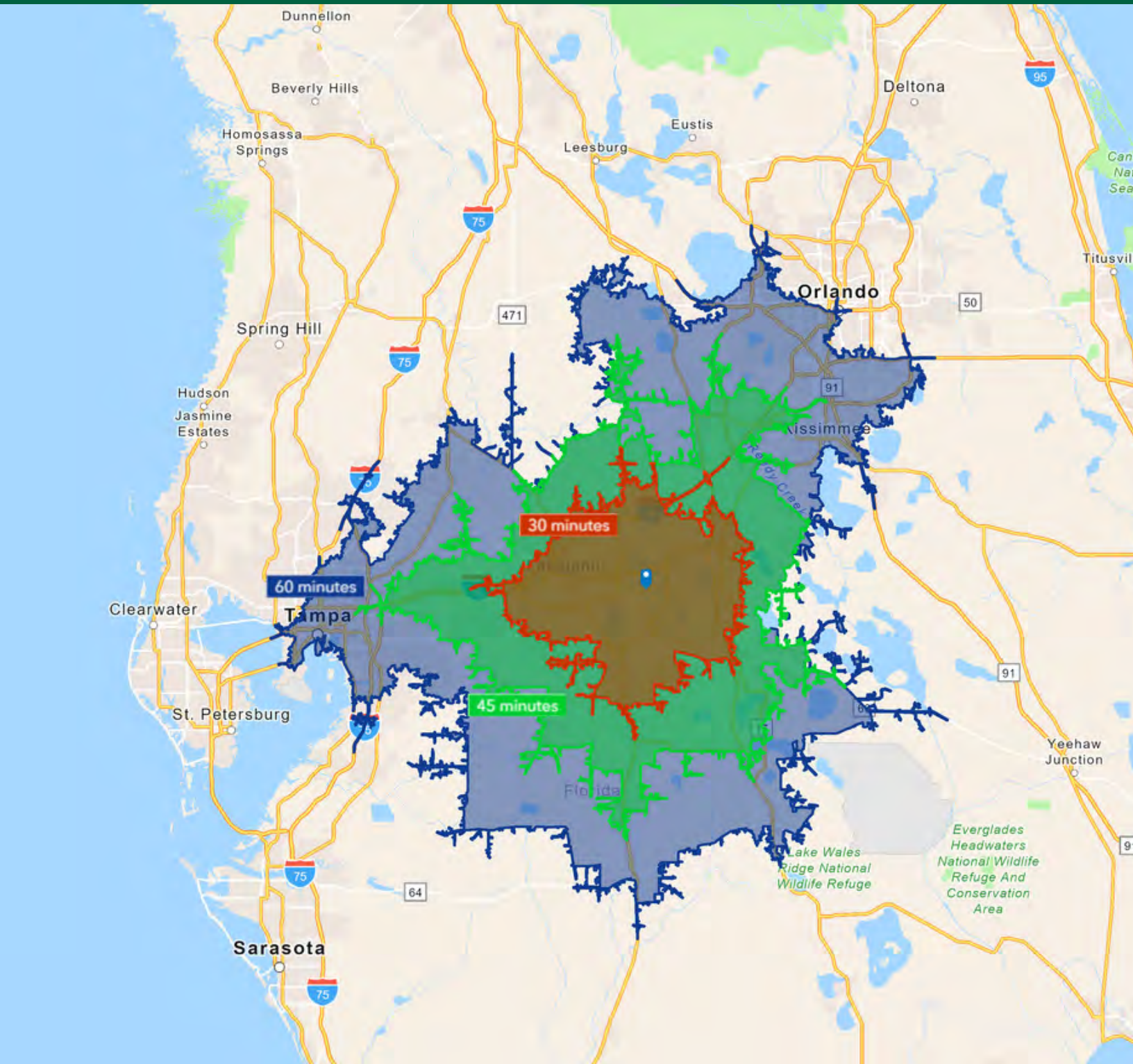


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DRIVING DISTANCE MAP



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RETAILER MAP



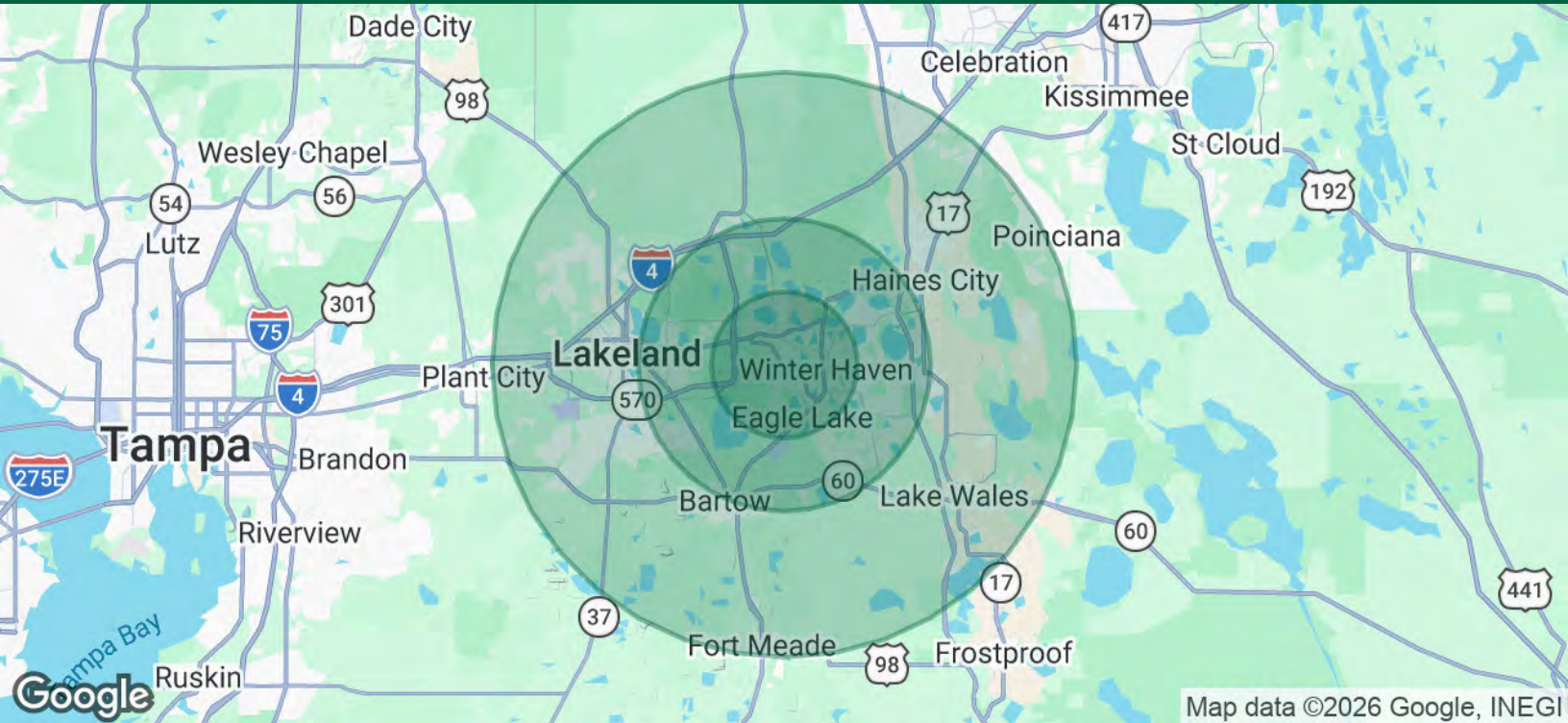
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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	97,704	264,200	736,549
Average Age	39.2	40.9	40.3
Average Age (Male)	37.7	39.9	39.3
Average Age (Female)	40.8	41.6	41.1

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	35,390	96,317	266,453
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$77,336	\$82,330	\$85,108
Average House Value	\$214,806	\$235,166	\$252,384

2023 American Community Survey (ACS)

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ALEX DELANNOY, SIOR

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

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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