

Bldg 24



Presented By:
HSPB Commercial

1750 Longleaf Blvd, Lake Wales, FL 33859



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Property Details

Amazing location directly on US27 across from Loves truck stop. Close proximity to CSX railways. New TPO roof. Building has major corporate tenants due to its location and superior construction. Get access to the last remaining big spaces available in Lake Wales.

Price: \$10.00 - \$12.00 /SF/YR

- Heavy daytime traffic
- Raw space
- Great buildout
- Available 3 phase electric
- 12" block construction
- TPO roof

View the full listing here: <https://www.loopnet.com/Listing/1750-Longleaf-Blvd-Lake-Wales-FL/29526987/>

Rental Rate:	\$10.00 - \$12.00 /SF/YR
Property Type:	Flex
Building Class:	B
Rentable Building Area	50,000 SF
:	
Year Built:	2006
Rental Rate Mo:	\$1.00 /SF/MO

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Listing spaces

1st Floor

Space Available:	10,875 SF
Rental Rate:	\$12.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Office Size:	2,000 SF
Space Type:	Relet
Space Use:	Flex
Lease Term:	3 - 10 Years

Incredible buildout totaling 10,875 square feet with 2,000 square feet of office space that features a grand entry, conference room, area that can feature multiple offices, and a private restroom. This unit would be great for a showroom, corporate offices, shared space, or industrial. In the back is over 8,000 square feet of warehouse space. This area is built out as an office/showroom floor space but if you are looking for industrial space then look no further. In this area you will find a full kitchen with sink, dishwasher, and counter space. Right behind the kitchen is another private bathroom for the general space use. In the back of this space is another break room area that can fit multiple printers, copiers, tables, and chairs. The space also features a great dock high loading area with an unloading and sorting space that will fit any business needs. The ceiling is currently a drop down ceiling tile setup but within a day you can remove the tiles and achieve 21-24' tall ceilings for rack storage or forklift operations. This entire space is air conditioned as well so if left as office space or climate controlled storage is needed for your needs then look no further. This space is suitable for any type of business from showrooms, offices, shared space, industrial, mixed use, truly anything can be fit into this space with the ample parking available. Being a corner unit you can park any sized vehicle or most importantly unloading trucks is a breeze. This is truly one a kind space in booming Lake Wales that is directly off of US27 in the Lake Wales Commerce and Technology Park.

1st Floor

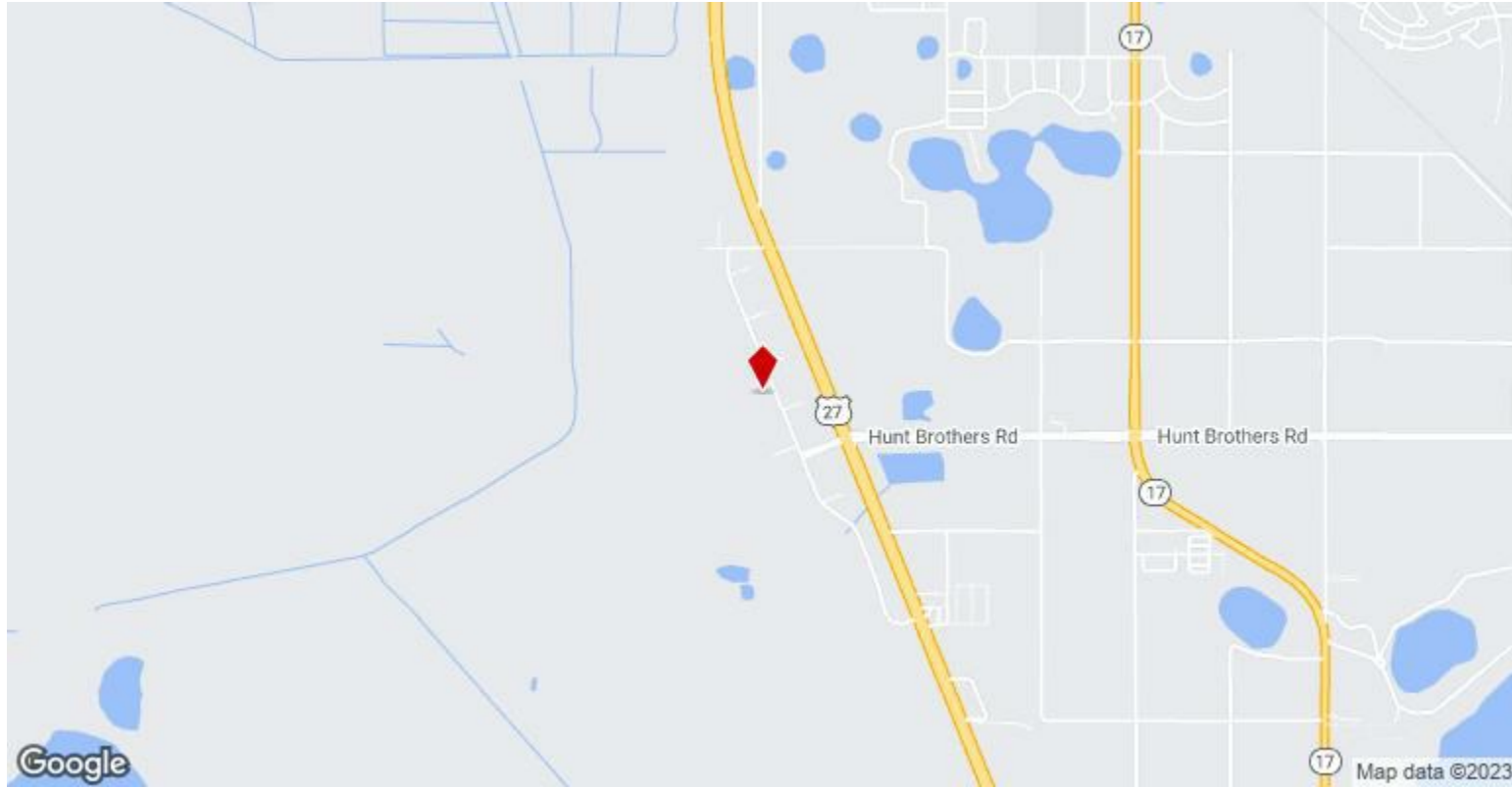
Space Available:	5,400 SF
Rental Rate:	\$10.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Flex
Lease Term:	3 - 10 Years

5,400 square feet of raw space that can be divided into two 2,700 square foot sections. 24-21' tall exposed ceilings with sprinkler, water, and power ready to buildout your office and industrial space. Two rear bay doors with man door entrances. This is a great blank canvas for any business. Buildout is negotiable to be completed by owner or tenant.

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Location



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Property Photos



Front exterior 1



Front exterior 2

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Property Photos



Building Photo



Other

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Property Photos



Building Photo



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Property Photos



Rear building 1



Front office entrance

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Front office entrance 2



Main entrance to conference room

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Property Photos



Current buildout. Remove ceiling tiles for 21' warehouse ceilings



Conference room

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Property Photos



Full kitchen



Rear break room in warehouse

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Property Photos



Bathroom 2 in warehouse



Building Photo

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Property Photos



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Building Photo

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