



### PROPERTY DESCRIPTION

This warehouse/storage building with grade level access is located on Gary Rd off Hwy 92. The zoning is C-2. Near Fun Bike Center Motorsports and Lake Parker.

Unit 1727 is 1,400 SF, great for storage / general services, 150 SF office and 1 restroom. 1 bay door 14' x 12', height of 14', 3 parking spaces, fenced and gated, office renovated in 2021.

This property is centrally located off of Hwy 92 between I-4 and Polk Parkway in Lakeland, FL. Only 1.1 miles to Downtown Lakeland, 4.2 miles to I-4, and 4.9 miles to Polk Parkway. Between Hwy 92 and Hwy 98 to provide a strong demographic and workforce. Access most of Polk County (Lakeland, Bartow, Haines City, Polk City, Mulberry and Plant City) within 30 minutes.

### OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	1,400 SF
Lot Size:	1.03 Acres
Building Size:	9,631 SF
Year Built / Renovated:	1973 / 2021
Loading:	Grade Level (14' x 12')
Zoning:	C-2
Building Height:	14'
Parking:	3 on-site, fenced and gated

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,345	24,045	55,886
Total Population	5,903	64,440	139,998
Average HH Income	\$65,524	\$68,610	\$73,762

ALEX DELANNOY, SIOR

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adelannoy@ruthvens.com

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Website



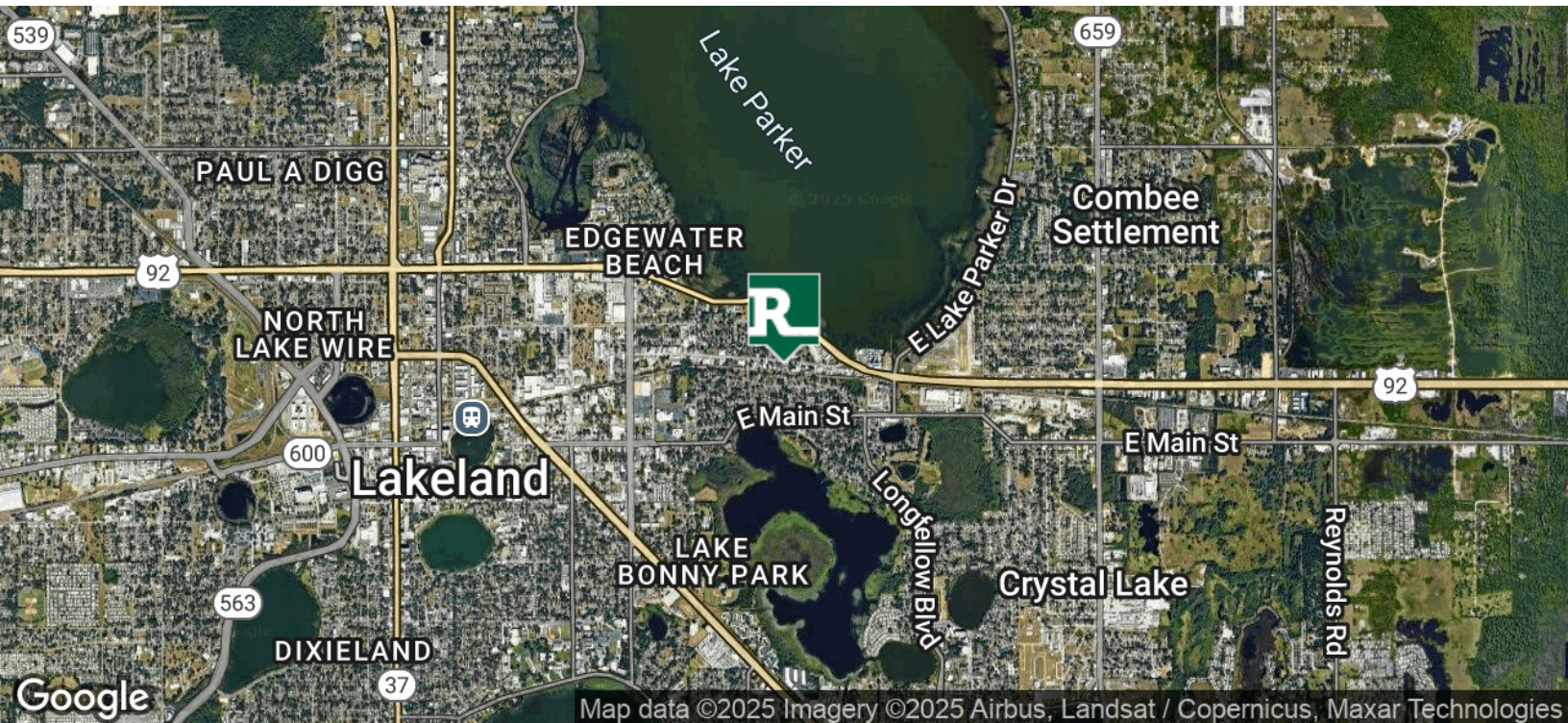
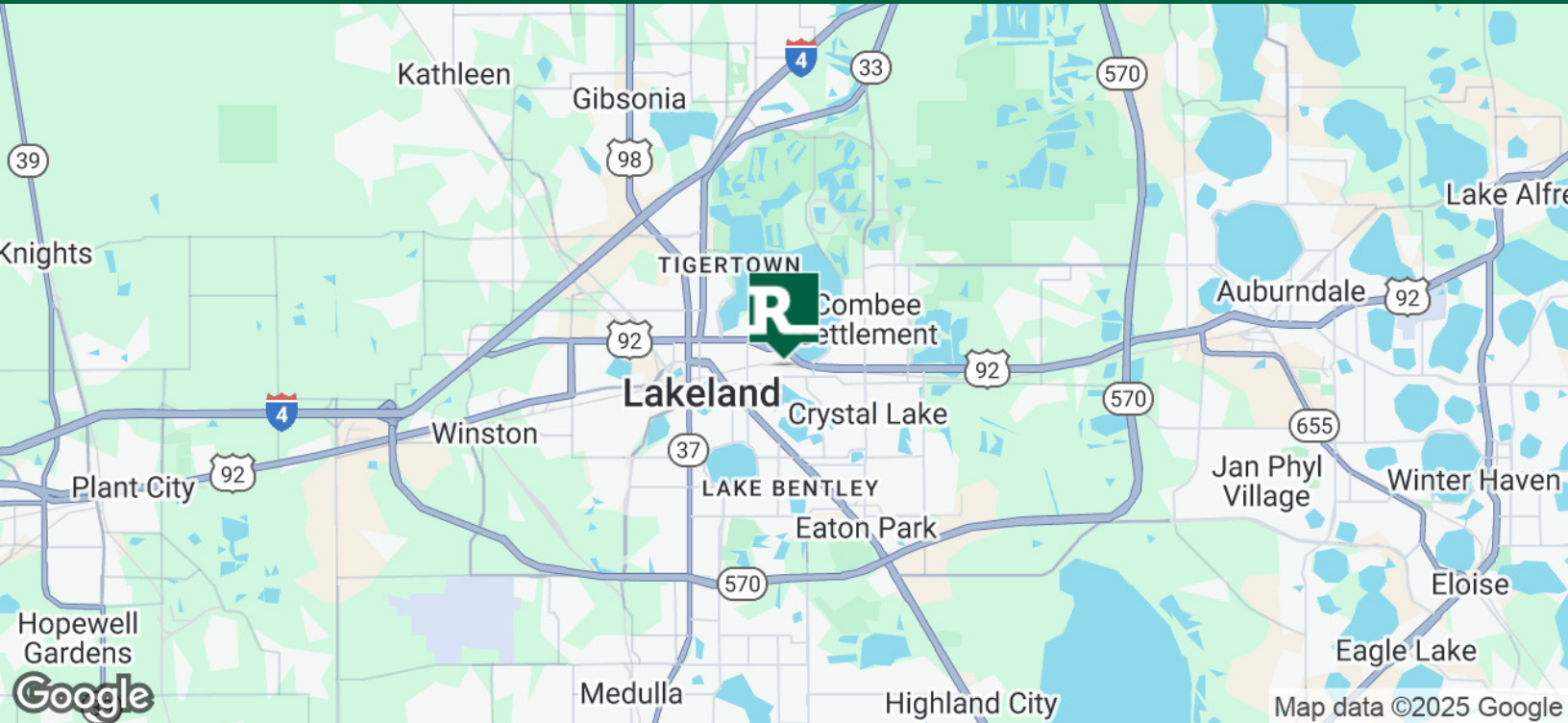


# WAREHOUSE ON GARY RD

1715-1727 GARY RD E, LAKELAND, FL 33801

Central Florida's  
Warehouse Specialist

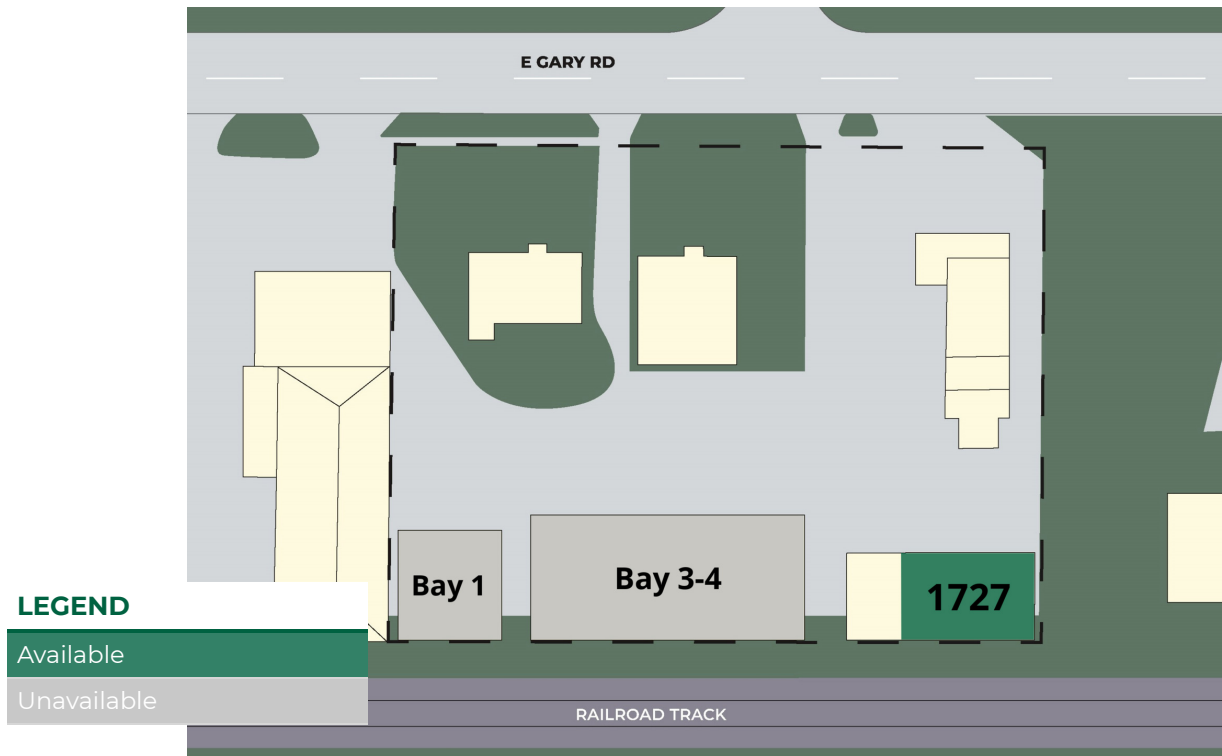
FOR LEASE



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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 SF	Lease Rate:	Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1727	Available	1,400 SF	NNN	Call 863-250-2502 for pricing	Unit 1727 is 1,400 SF, great for storage / general services, 150 SF office and 1 restroom. 1 bay door 14' x 12', height of 14', 3 parking spaces, fenced and gated, office renovated in 2021.

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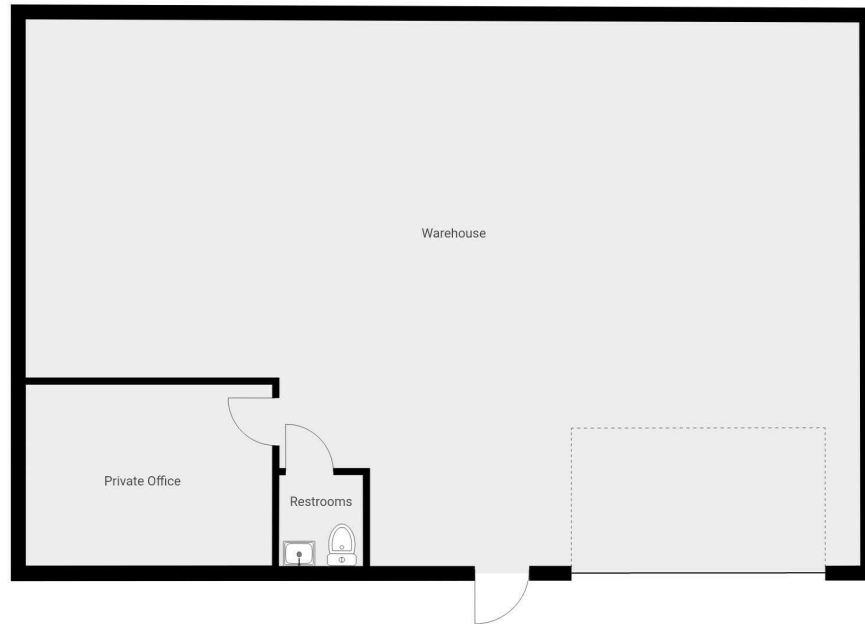


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# WAREHOUSE ON GARY RD

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FOR LEASE



Dimensions are approximate

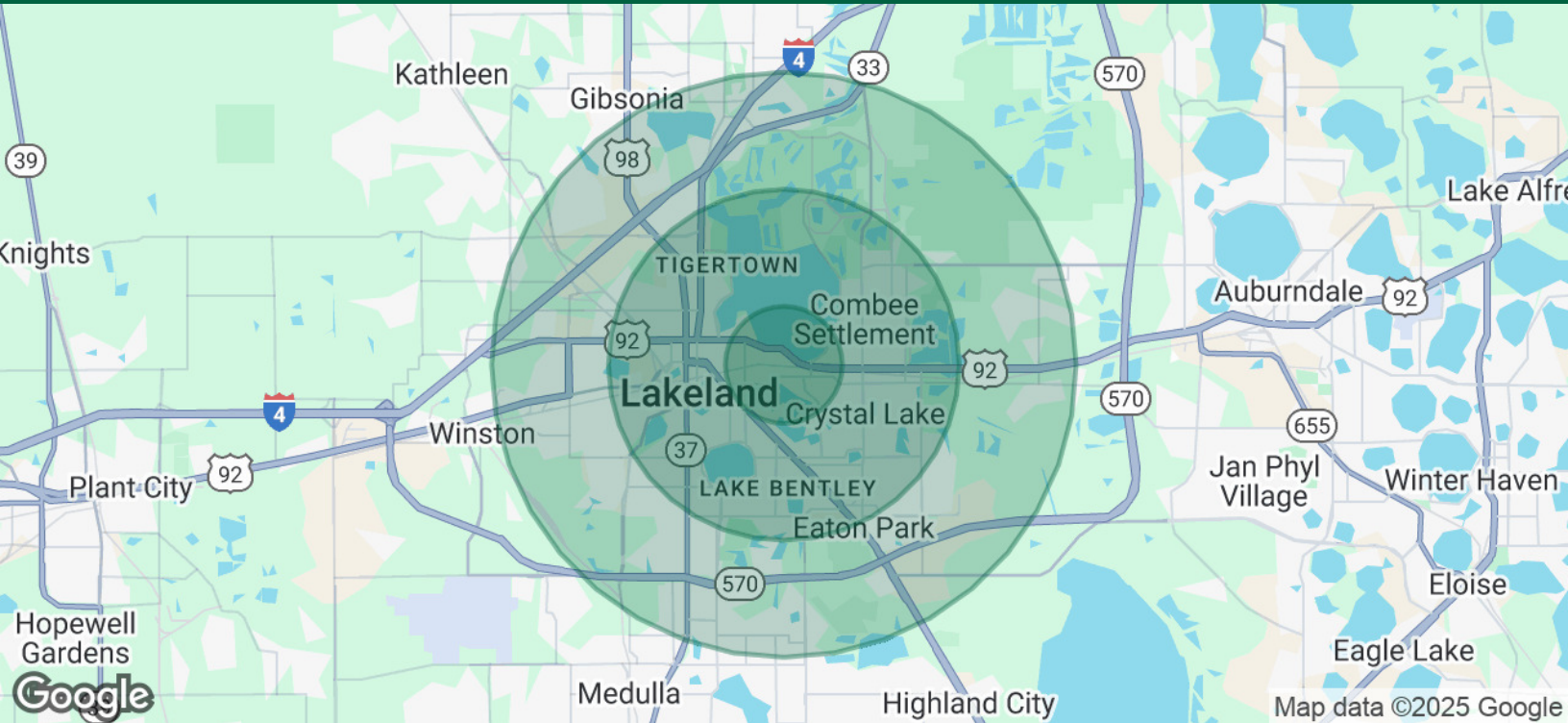


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,903	64,440	139,998
Average Age	38	39	42
Average Age (Male)	38	38	40
Average Age (Female)	39	40	43

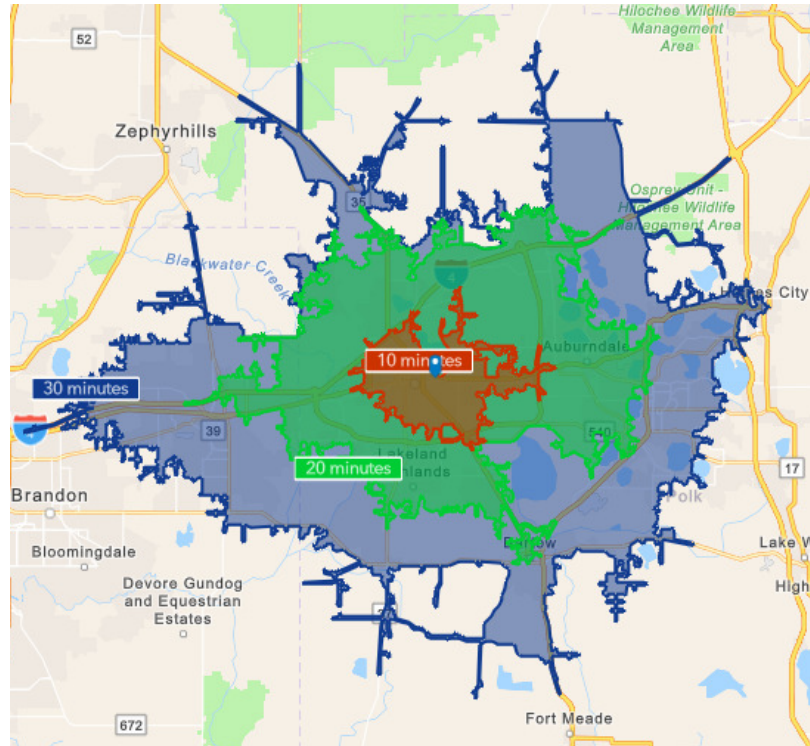
### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,345	24,045	55,886
# of Persons per HH	2.5	2.7	2.5
Average HH Income	\$65,524	\$68,610	\$73,762
Average House Value	\$166,174	\$232,842	\$230,753

### TRAFFIC COUNTS

East Gary Rd 5,300/day

Demographics data derived from AlphaMap



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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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