



Auburndale Manufacturing and IOS

100 Thornhill Road | Auburndale, FL 33823

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Recker Hwy

Thornhill Rd

**BYNUM
TRANSPORT**

SECTION 1

Property Information

PROPERTY SUMMARY



Property Summary

Asking Price:	\$3,875,000
Total Building Area:	50,808 ± SF
Price per SF:	\$76.27/SF
Total Lot Size:	20.64 ± Acres*
Future Land Use:	Business Park Center - 2
Years Built:	1959 to 1980
Utilities:	Well/Septic (City of Auburndale Water & Sewer nearby)
Opportunity Zone:	Yes
APN:	25-28-16-000000-014020, 25-28-16-000000-014040
Property Taxes:	\$23,174.62 (2025)

Property Description

Located in central Polk County, this 20-acre industrial site on Thornhill Road offers a strategic position for industrial outdoor storage (IOS) and manufacturing. The property is situated a half-mile south of US 92, providing direct access to the Polk Parkway and I-4. This location ensures efficient transit to Tampa and Orlando, both reachable within an hour, as well as Lakeland and Winter Haven.

The property comprises several specialized structures totaling over 50,000 SF, including a 30,000+ SF manufacturing building, an 8,000 ± SF parts building, and a 10,200 ± SF service facility featuring six roll-up doors. Additional assets include a 2,000 SF office, a paint booth, and a sandblast barn with 25-ton silo. Furthermore, the property has several acres of excess land that can be utilized for outdoor storage, or additional construction of facilities.

** Not Usable Areas:*

100'x100' Cell Tower Easement

1.1 ± Acres Duke Energy Utility Easement Area



ADDITIONAL PROPERTY DETAILS

1.1 ± ACRE
DUKE ENERGY EASEMENT

100' X 100'
CELL TOWER EASEMENT

Property Features

- Manual security gate
- 3 septic systems (possible 4th)
- 2 water wells
- 2 air compressors: (1) new unit with 60 HP & (1) older unit with 50 HP. These serve sand blast, paint booth, manufacturing building, and parts building.
- Cell phone tower easement. New ownership will be bound by the 100' x 100' tower, access, and utility easements.
- Duke Energy has a 1.1 acre utility easement in the rear of the property



BPC-2 Permitted and Conditional Uses

- Commercial Vehicle Parking
- Manufacturing, Light
- Motor Freight Terminal
- Nurseries and Greenhouses
- Printing & Publishing
- Retail, Outdoor Sales/Display
- Vehicle Repair, Auto Body
- Vehicle Service, Mechanical
- Warehousing/Distribution
- (C) Heavy Machinery Equipment Sales and Services
- (C) Self-Storage Facility

SITE PLAN



SERVICE & REPAIRS BUILDING
14,680 ± SF

PAINT BOOTH
2,200 ± SF

SAND BLAST POLE BARN
1,500 ± SF

**1.1 ± ACRE
DUKE ENERGY EASEMENT**

**100' X 100'
CELL TOWER EASEMENT**

MACHINE SHOP
3,600 ± SF

MANUFACTURING BUILDING
38,070 ± SF

OFFICE BUILDING
2,048 ± SF

PARTS AND STORAGE BUILDING
8,860 ± SF

Thornhill Rd



Building Features

- **Year Built: 1959**
- **2,048 ± SF**
- 8' ceiling height
- 5 offices plus reception office
- Features a small kitchen and 2 restrooms
- Separate electric meter
- Roof replaced in 2018
- Septic system located south of building

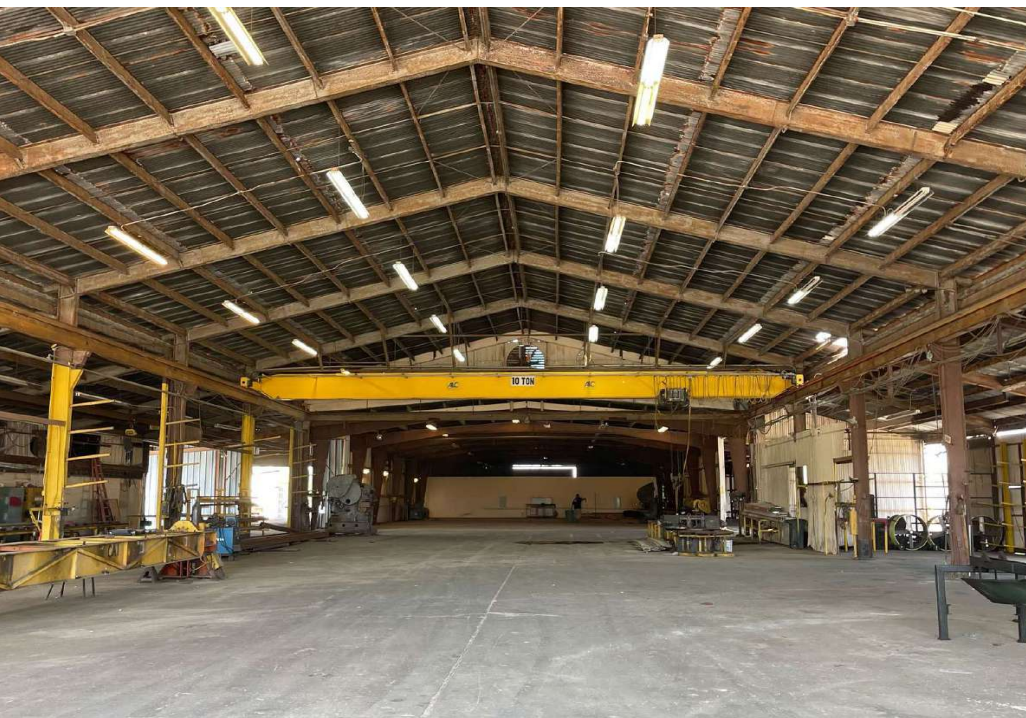


MANUFACTURING BUILDING



Building Features

- **Year Built: 1966**
- **38,070 ± SF**
- 3 Phase 240/480V, with two step up transformers
- Water well, which supplies most of the property
- (1) 10-ton crane, and several small hoists
- 2 small offices and one restroom
- Grade level in front and on sides; rear of building has dock high loading with 3 loading bays, and a ramp
- Main aisle is 59' wide and 250' deep; the A-frame portion is 140' deep and 26' high at apex, next section is 110' deep and 15' high to frame
- 19' to frame in rear storage room
- Shares an electric meter with machine shop, sand blast, and paint booth



SERVICE & REPAIRS BUILDING



Building Features

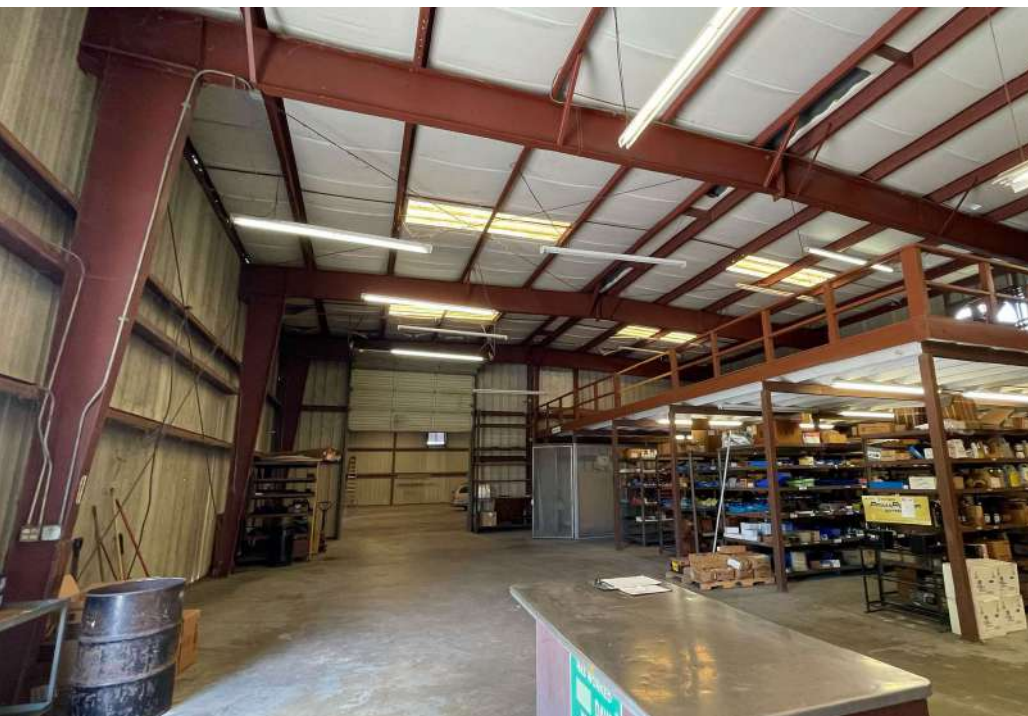
- **Year Built: 1980**
- **14,680 ± SF**
- (6) 12'w x 16'h grade level doors
- 19' clear height to frame
- Air conditioned office, breakroom, and 2 restrooms (1,200 ± SF)
- 21'x60' mezzanine space above office
- 3 Phase 120/240V power
- Air compressor
- Separate electric meter
- Has its own water well
- Possible septic system located west of building





Building Features

- **Year Built: 1980**
- **8,860 ± SF**
- 3 Phase 120/240V power
- 2 Story air conditioned office space (1,760 ± SF) featuring 4 offices (2 on the first floor and 2 on the second floor)
- 2 restrooms
- 24' x 45' mezzanine
- (1) 10' x 10' service door
- (5) 14'h x 12'w grade level doors
- 17' clear height to frame
- Separate electric meter
- Septic system located north of building



ADDITIONAL STRUCTURES



Machine Shop

- **Year built: 1966**
- **3,600 ± SF**
- Heavy deferred maintenance, used for parts storage
- This SF is not included in the total property SF



Paint Booth and Sand Blast Pole Barn

- **Year Built: 1970**
- **3,700 ± SF**
- Main paint booth is 54'L, 18'W, and 20' H
- 3 Phase 240/480V with two step up transformers
- Air permit (still in place, renewed 2025): covers paint (VOC's and HAP's) and sandblast. It is transferable with FDEP's approval/permission.
- The paint booth's Fire Suppression System needs a 2026 certification from vendor and the exhaust fan needs replaced.
- Paint booth includes underground ventilation/exhaust system
- Septic system located east of buildings



ADDITIONAL EXTERIOR PHOTOS



Manufacturing Building



Manufacturing Building



Service & Repairs Building



Paint Booth Building

ADDITIONAL INTERIOR PHOTOS



Manufacturing Building



Parts & Storage Building



Service & Repairs Building



Paint Booth Building



verizon

**BYNUM
TRANSPORT**

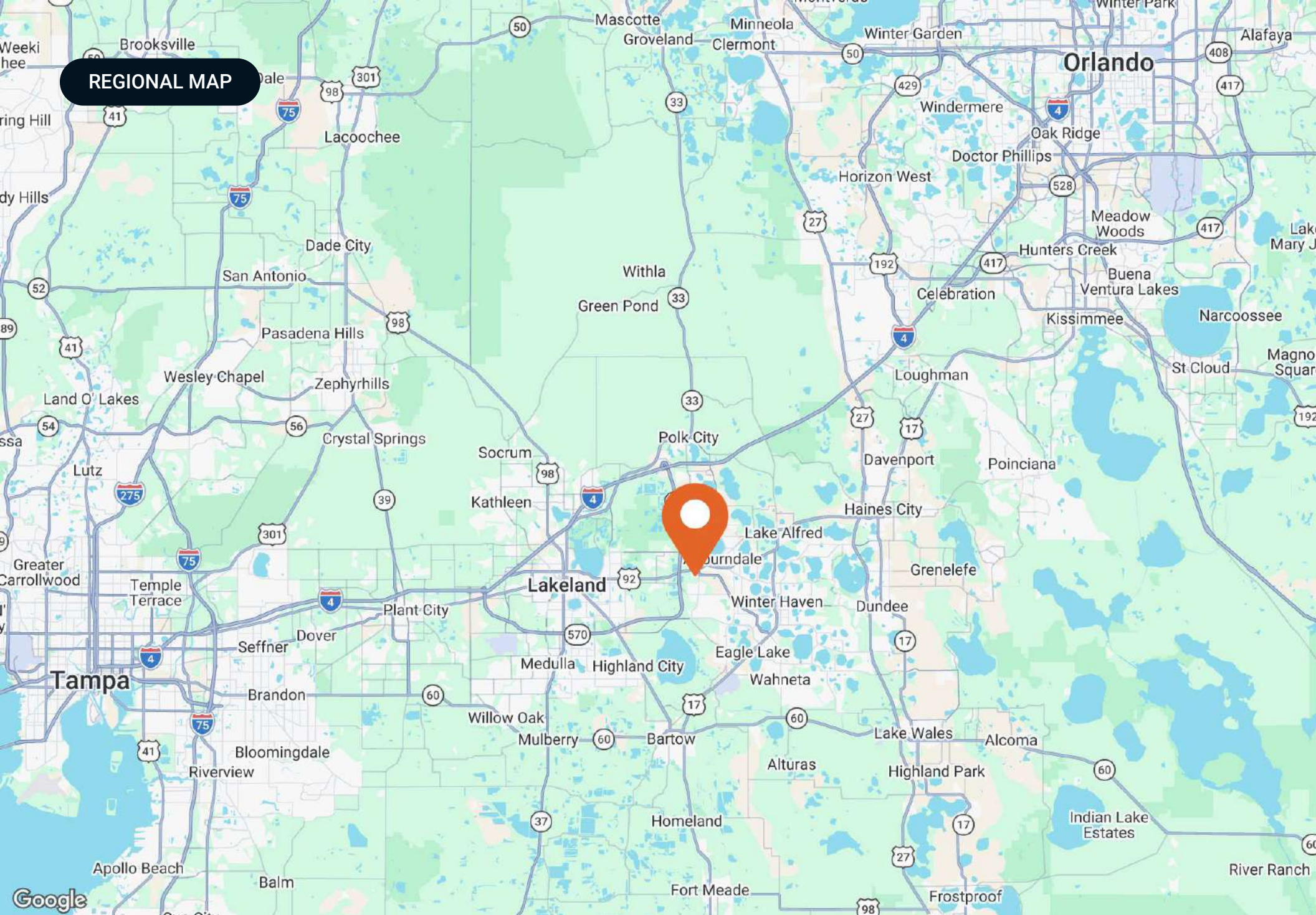
Recker Hwy

Thornhill Rd

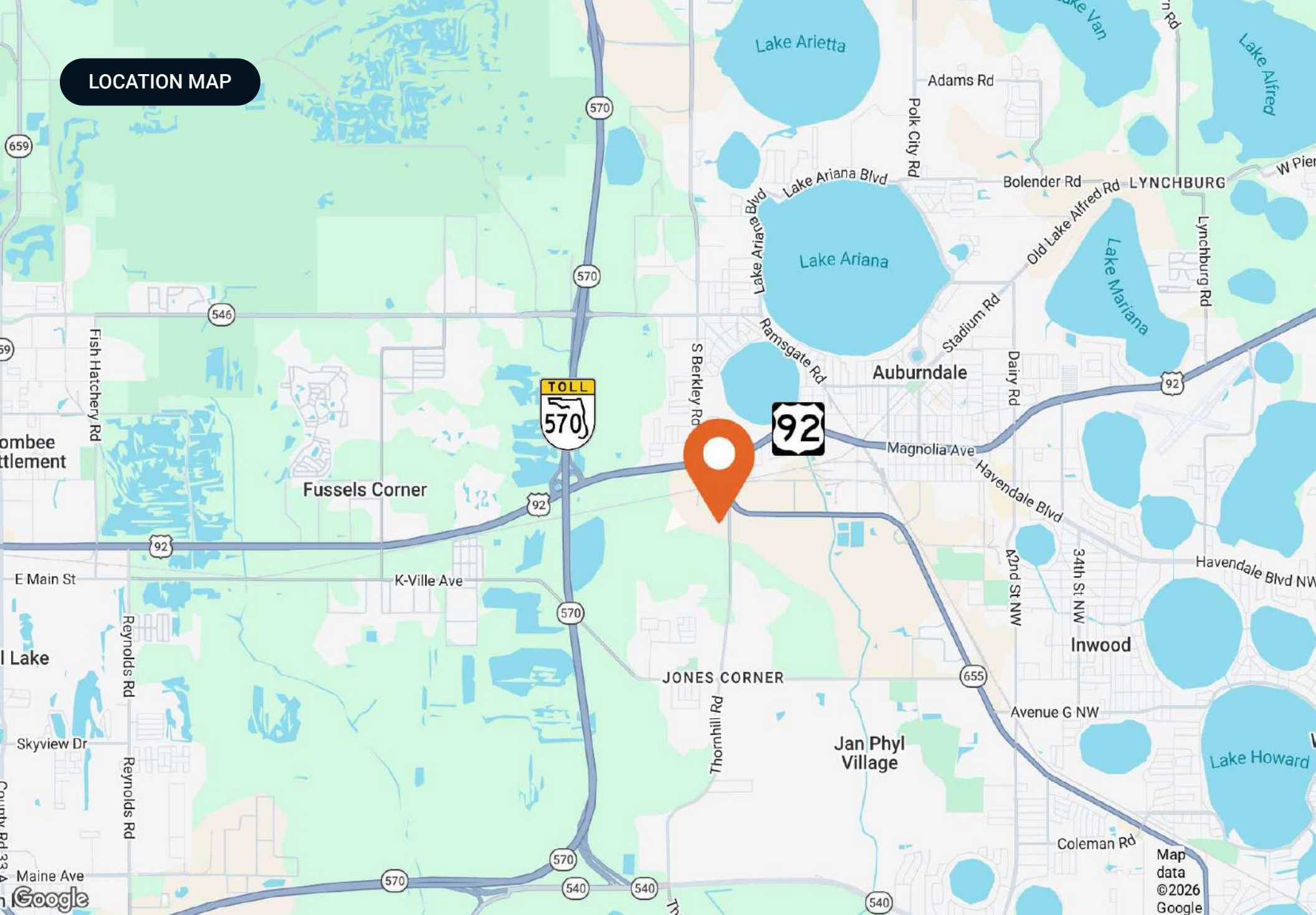
SECTION 2

Location Information

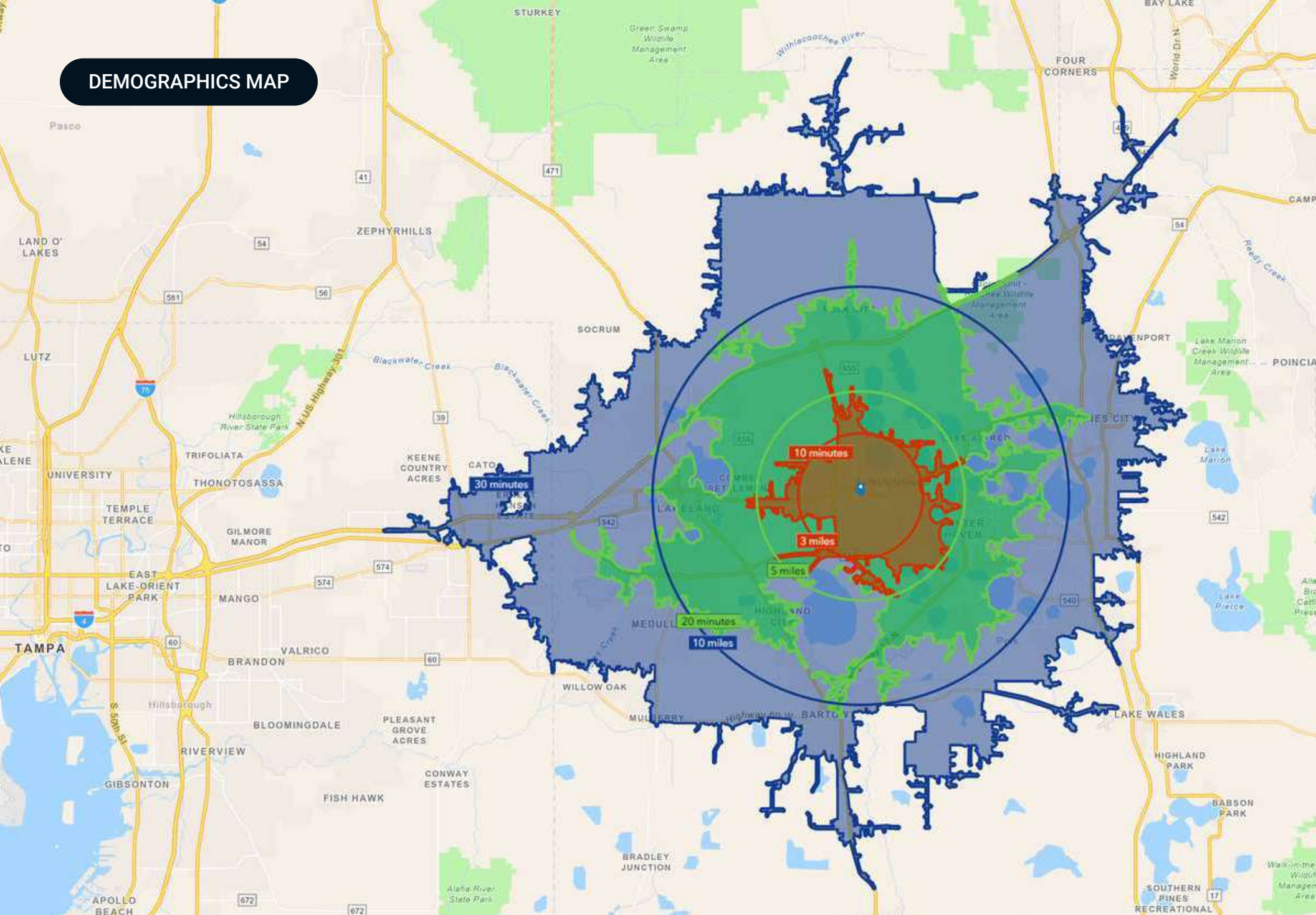
REGIONAL MAP



LOCATION MAP



DEMOGRAPHICS MAP



BENCHMARK DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles	10 Mins	20 Mins	30 Mins	Polk	FL	US
Population	26,670	72,337	329,314	52,092	249,074	588,013	822,142	23,027,836	339,887,819
Households	10,469	28,524	127,795	20,528	96,922	227,085	313,012	9,263,074	132,422,916
Families	6,907	19,162	84,730	13,701	63,425	153,613	215,849	6,004,732	84,464,295
Average Household Size	2.53	2.52	2.50	2.53	2.49	2.53	2.57	2.43	2.50
Owner Occupied Housing Units	7,207	20,713	87,304	14,259	65,085	158,531	224,755	6,222,143	85,052,805
Renter Occupied Housing Units	3,262	7,811	40,491	6,269	31,837	68,554	88,257	3,040,931	47,370,111
Median Age	42.1	42.3	41.2	41.3	40.9	41.1	41.3	43.6	39.6
Income									
Median Household Income	\$60,210	\$66,363	\$69,694	\$63,425	\$67,921	\$71,252	\$70,958	\$78,205	\$81,624
Average Household Income	\$80,768	\$85,920	\$92,898	\$82,224	\$90,342	\$92,919	\$91,650	\$111,382	\$116,179
Per Capita Income	\$31,926	\$33,935	\$36,167	\$32,417	\$35,345	\$35,932	\$34,967	\$44,891	\$45,360
Trends: 2025 - 2030 Annual Growth Rate									
Population	2.0%	2.1%	2.2%	2.0%	2.1%	2.3%	2.36%	1.08%	0.42%
Households	2.2%	2.3%	2.4%	2.2%	2.4%	2.5%	2.57%	1.28%	0.64%
Families	2.2%	2.3%	2.4%	2.2%	2.4%	2.5%	2.55%	1.30%	0.54%
Owner HHs	3.1%	3.2%	3.2%	3.1%	3.2%	3.2%	3.08%	1.83%	0.91%
Median Household Income	2.8%	2.7%	2.5%	2.6%	2.5%	2.4%	2.34%	2.85%	2.53%

Ability to reach over 500,000 people in just a 30-minute drive time from the property

BENCHMARK DEMOGRAPHICS

3 Miles 5 Miles 10 Miles 10 Mins 20 Mins 30 Mins Polk FL US

Households by Income

<\$15,000	11.1%	8.7%	8.2%	9.9%	8.8%	7.6%	7.4%	8.0%	8.3%
\$15,000 - \$24,999	9.4%	7.5%	6.8%	7.8%	7.1%	6.3%	6.1%	5.8%	5.9%
\$25,000 - \$34,999	7.9%	8.5%	7.1%	8.8%	7.3%	7.0%	7.2%	6.7%	6.3%
\$35,000 - \$49,999	12.1%	11.8%	11.9%	12.4%	11.8%	11.9%	12.0%	10.5%	9.8%
\$50,000 - \$74,999	19.2%	19.3%	19.3%	19.5%	19.7%	19.6%	19.8%	16.9%	15.6%
\$75,000 - \$99,999	12.2%	13.2%	13.8%	13.1%	13.9%	14.2%	14.6%	12.9%	12.5%
\$100,000 - \$149,999	16.3%	17.2%	17.5%	16.4%	17.1%	18.2%	18.1%	18.4%	17.8%
\$150,000 - \$199,999	6.3%	7.7%	8.1%	6.9%	7.6%	8.3%	8.1%	8.7%	9.8%
\$200,000 - \$499,999	5.1%	5.7%	6.3%	5.0%	6.0%	6.0%	5.8%	9.8%	11.9%
\$500,000+	2.5%	0.5%	1.0%	0.4%	0.9%	0.9%	0.8%	2.3%	2.1%

Population by Age

0 - 4	5.6%	5.5%	5.2%	5.7%	5.3%	5.4%	5.3%	4.7%	5.4%
5 - 9	5.8%	5.8%	5.6%	6.0%	5.6%	5.7%	5.6%	5.0%	5.8%
10 - 14	6.1%	6.1%	5.9%	6.3%	5.9%	6.0%	6.0%	5.3%	6.0%
15 - 19	6.3%	6.1%	6.3%	6.2%	6.3%	6.3%	6.3%	5.8%	6.5%
20 - 24	5.6%	5.7%	6.8%	5.7%	7.0%	6.3%	6.2%	6.0%	6.7%
25 - 34	12.2%	12.1%	12.5%	12.5%	12.6%	12.6%	12.6%	12.4%	13.6%
35 - 44	11.9%	12.1%	12.3%	12.2%	12.3%	12.6%	12.6%	12.4%	13.2%
45 - 54	11.4%	11.6%	11.4%	11.4%	11.3%	11.6%	11.5%	11.9%	12.0%
55 - 64	12.9%	12.8%	12.2%	12.7%	12.2%	12.1%	12.1%	13.1%	12.1%
65 - 74	12.9%	12.5%	11.8%	12.2%	11.8%	11.7%	11.9%	12.4%	10.7%
75 - 84	7.3%	7.6%	7.5%	7.2%	7.4%	7.5%	7.7%	8.1%	6.1%
85+	2.1%	2.3%	2.4%	2.0%	2.4%	2.3%	2.2%	2.7%	2.0%

Race and Ethnicity

White Alone	63.5%	61.9%	58.9%	59.7%	58.8%	57.4%	56.0%	56.3%	60.0%
Black Alone	13.3%	15.9%	17.0%	17.8%	16.9%	15.7%	15.3%	14.9%	12.5%
American Indian Alone	0.9%	0.7%	0.6%	0.8%	0.7%	0.6%	0.6%	0.5%	1.1%
Asian Alone	1.0%	1.6%	2.2%	1.5%	1.9%	2.2%	2.1%	3.3%	6.4%
Pacific Islander Alone Some	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.2%
Other Race Alone	9.1%	8.0%	8.5%	8.4%	8.8%	9.7%	10.9%	7.6%	8.8%
Two or More Races	12.3%	11.9%	12.7%	11.7%	12.9%	14.2%	15.0%	17.4%	10.8%
Hispanic Origin (Any Race)	24.4%	22.9%	24.3%	23.6%	24.8%	27.7%	30.6%	27.7%	19.7%

COUNTY



Polk County FLORIDA

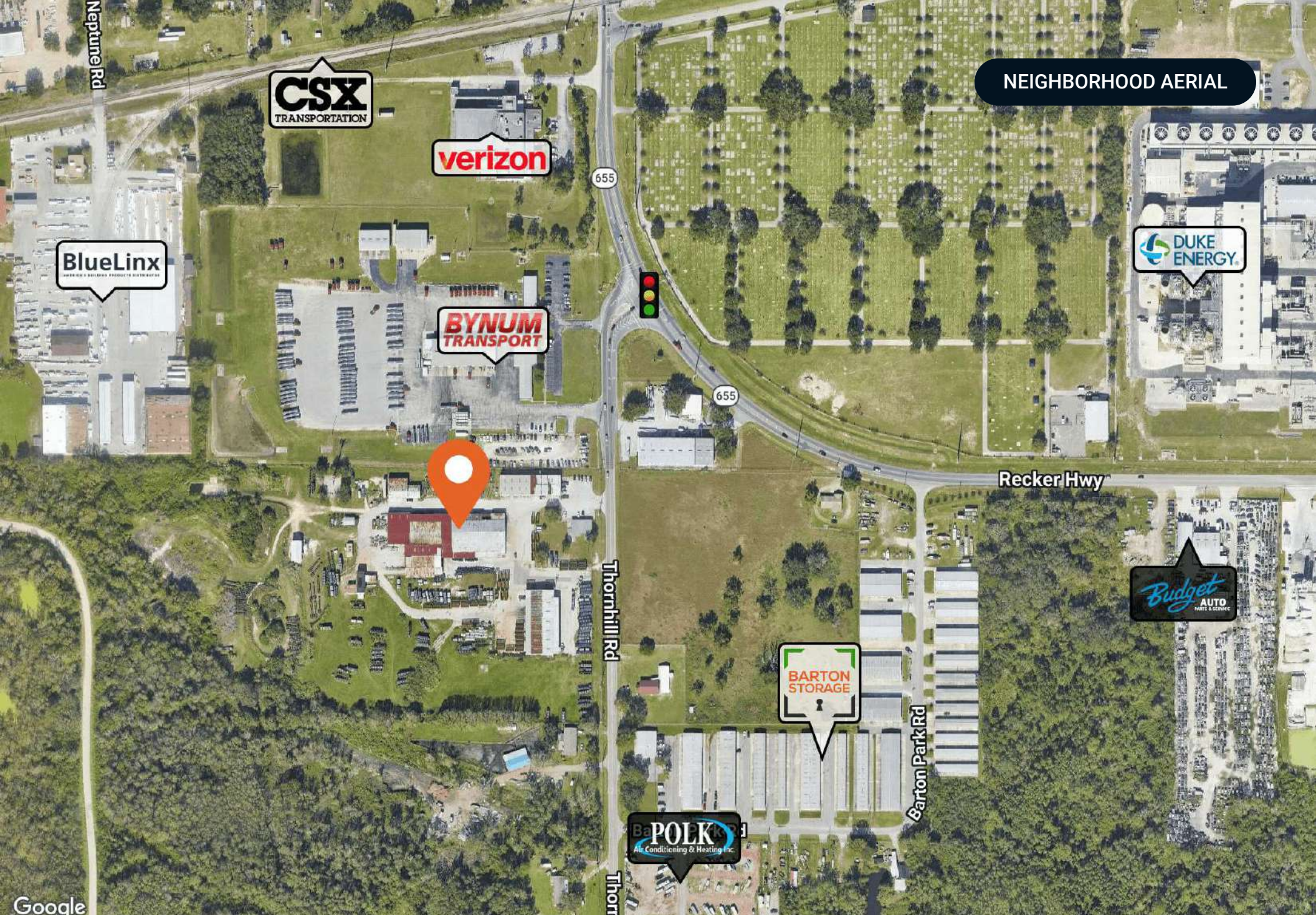


Founded	1861	Density	403.3 (2020)
County Seat	Bartow	Population	822,142 (2025)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

TRADE AREA MAP





NEIGHBORHOOD AERIAL

CSX
TRANSPORTATION

verizon

BlueLinx
AMERICA'S BUILDING PRODUCTS DISTRIBUTOR

BYNUM
TRANSPORT

DUKE
ENERGY



Recker Hwy

Budget
AUTO
PARTS & SERVICE

BARTON
STORAGE

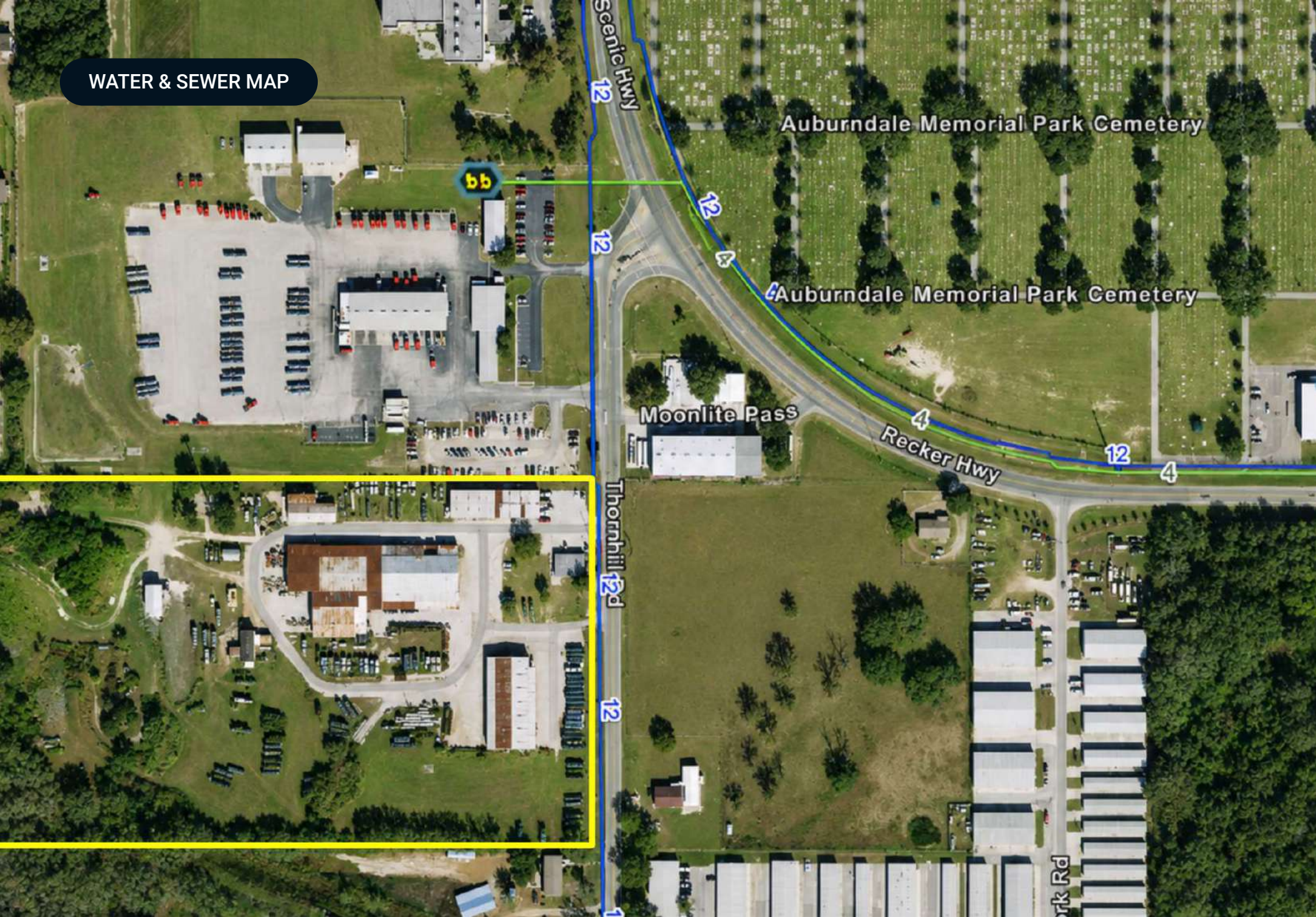
Thornhill Rd

Barton Park Rd

POLK
Air Conditioning & Heating Inc.

Thornhill

WATER & SEWER MAP





SECTION 3

Agent And Company Info

ADVISOR BIOGRAPHY



Maricruz Gutierrez Mejia

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Professional Background

Maricruz is an Advisor at Saunders Real Estate.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's commercial real estate market. Since joining Saunders Real Estate in 2022, she has grown through several roles, beginning as an intern, advancing to Research Advisor, and now serving on the brokerage side as an advisor.

Maricruz specializes in the sale and lease of medical office properties, representing both investors and healthcare professionals seeking space tailored to their operations. Her expertise also extends to land sales and site selection across a range of commercial property types.

A graduate of the University of Central Florida with a Bachelor of Science in Real Estate, Maricruz was an active member of the UCF Real Estate Society and recipient of the 2022 CREW Orlando Scholarship. She previously served as a member of CREW Orlando and the UCREW Committee, where she helped introduce college students to careers in commercial real estate.

Maricruz is currently a CCIM Candidate, working toward her designation with an expected completion by the end of 2026. The Certified Commercial Investment Member (CCIM) designation is a globally recognized credential signifying expertise in commercial investment real estate and financial analysis. She is also a graduate of the LEDC Summer Leadership Program and a current member of Leadership Lake Wales Class 29, where she continues to build upon her leadership and community involvement.

Maricruz specializes in:

- Medical (Sales & Leasing)
- Tenant & Buyer Representation (Medical Users)
- Citrus
- Commercial Development
- Residential Development

ADVISOR BIOGRAPHY



David Hungerford, CCIM, SIOR

Senior Advisor

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Professional Background

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics

ADVISOR BIOGRAPHY



Joey Hungerford, MiCP

Advisor

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Professional Background

Joey Hungerford, MiCP is an Advisor at Saunders Real Estate.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. His prior experience includes serving as Communications Director for a Congresswoman in the United States House of Representatives, Communications Advisor to the Chairman of the House Judiciary Committee, and in communications and media roles supporting the President of the United States.

Prior to relocating to Washington, D.C., Joey was born and raised in Lakeland, where he earned a Bachelor of Science degree in Communications, with an emphasis in Broadcasting, and a minor in Theology, from Southeastern University.

Joey is an active member of Lakeland REALTORS®, where he earned the 2025 Commercial Realtor of the Year award. He also serves as Co-Chair of the Public Policy Committee and is a graduate of the association's Leadership Academy. In addition, Joey is a member of the International Council of Shopping Centers (ICSC), United Way of Central Florida Young Leaders Society, Emerge Lakeland, and the CCIM Florida West Coast District, where he serves on the Membership Committee. He is currently a CCIM Candidate working toward his designation.

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service to his clients.

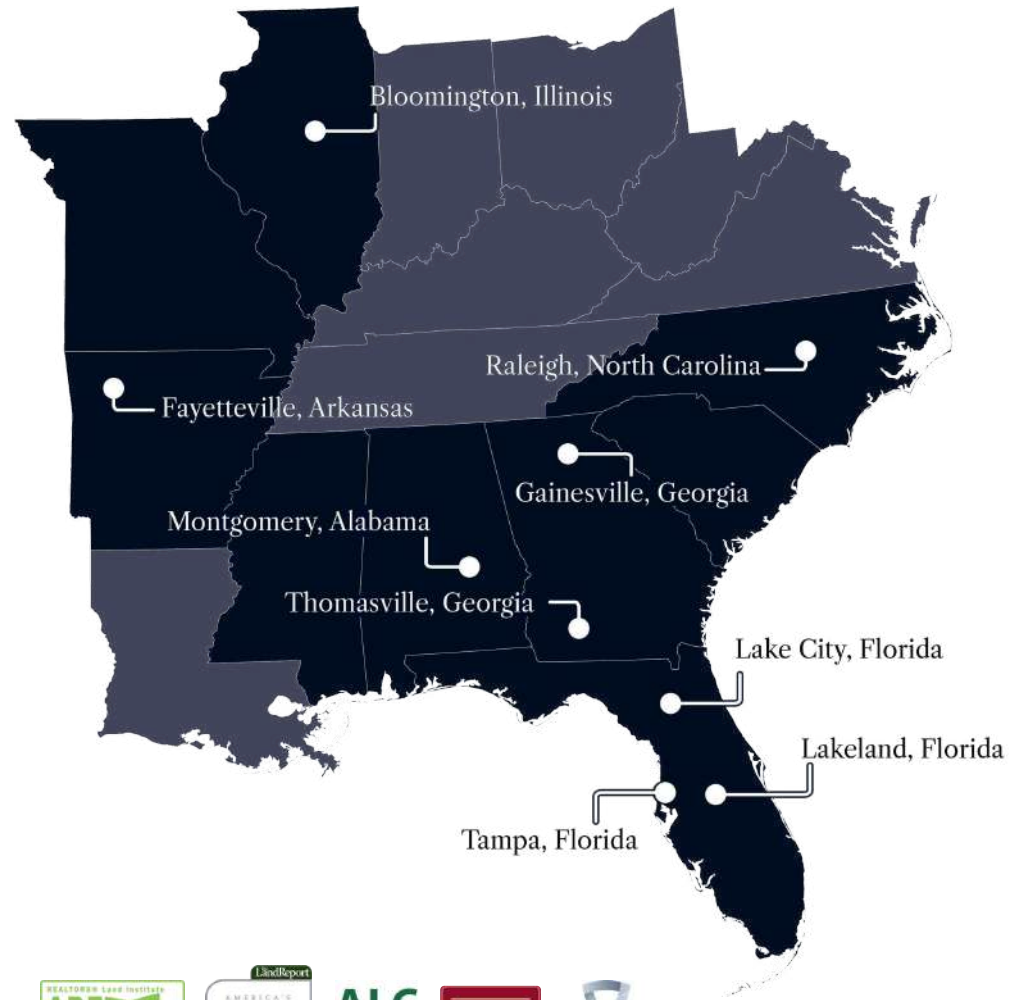
Joey and his wife, Hope, are proud parents of two boys, Levi and Hudson. They are members of Together Church in Lakeland, where Joey leads a connect group.

Joey specializes in:

- Industrial
- Commercial Leasing
- Office
- Site Identification



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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