



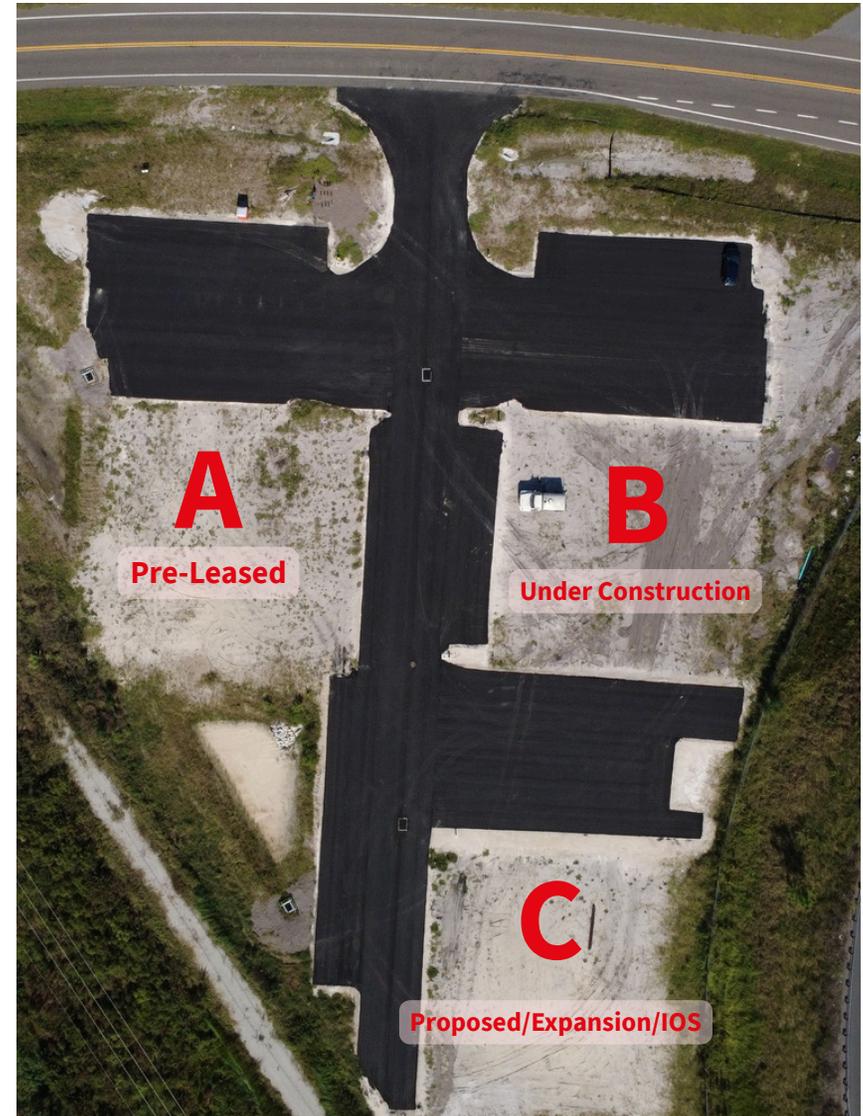
# For sale or lease

0 Recker Highway, Auburndale, FL 33823

**± 4.79 acres available | New construction + IOS**

# Property overview & demographics

<b>Location</b>	Polk County
<b>Size</b>	± 4.79 acres with ~2.50 acres IOS
<b>Zoning</b>	<ul style="list-style-type: none"><li>• HI- Polk County</li><li>• IOS allowed under current zoning</li></ul>
<b>Property details</b>	<ul style="list-style-type: none"><li>• Building A - 10,000 SF - <b>Pre-Leased</b><ul style="list-style-type: none"><li>◦ Delivery Q1 2026</li><li>◦ 18-20' clear height</li><li>◦ 3 - (12'x14') grade doors</li></ul></li><li>• Building B - 10,000 SF + IOS - <b>Available</b><ul style="list-style-type: none"><li>◦ Delivery April 2026</li><li>◦ 18-20' clear height</li><li>◦ 3 - (12'x14') grade doors</li></ul></li><li>• Building C - 10,000 SF + IOS - <b>Proposed/Expansion/IOS</b></li></ul>
<b>Land use</b>	Vacant Industrial
<b>Lease rate</b>	\$12.95 NNN
<b>Sale price</b>	\$4,550,000



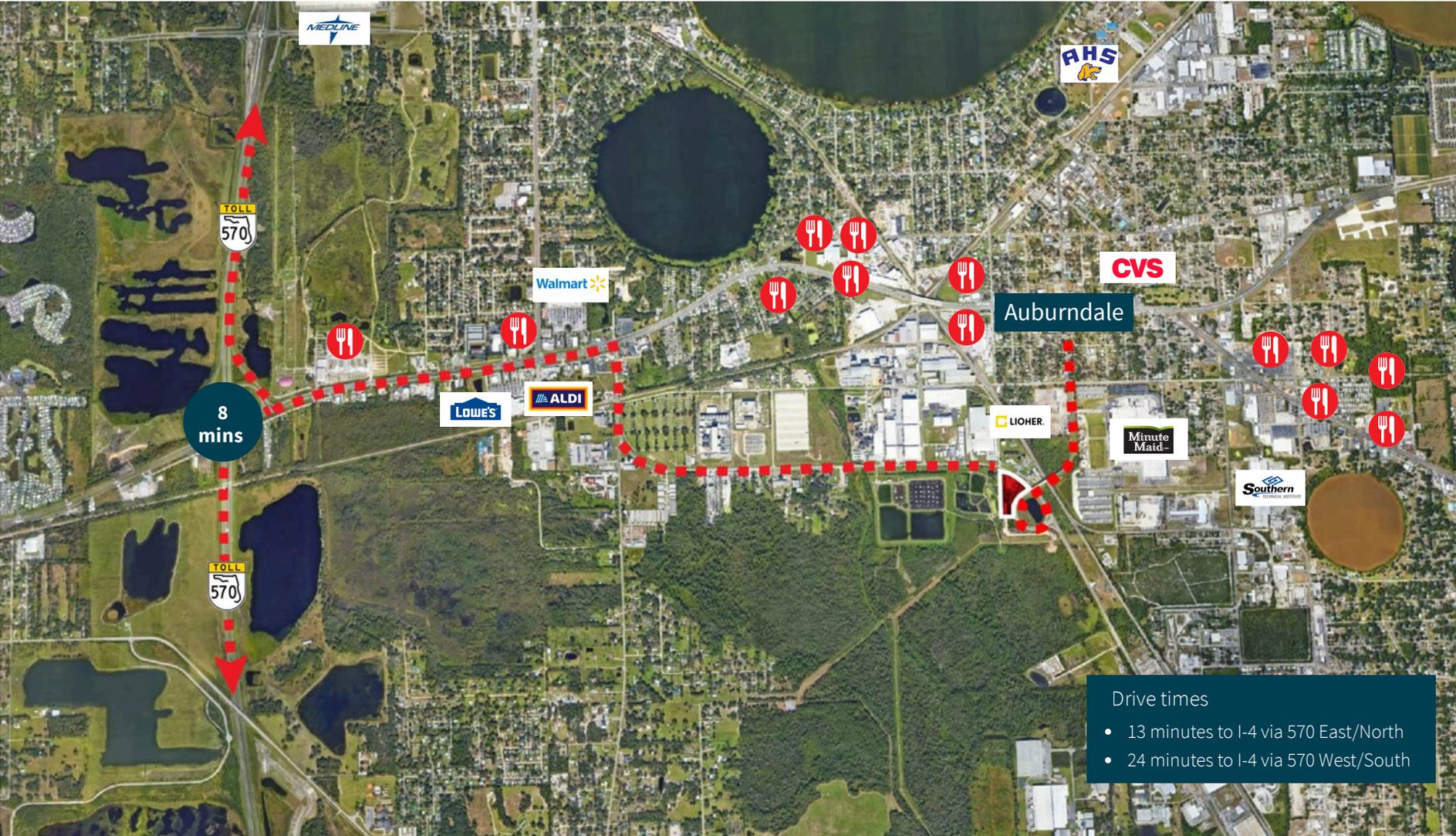
# IOS options







# Access and amenities



# Building photos



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