



FOR LEASE 2,500 SF Clean Warehouse with Offices South Lakeland

2160 Edgewood Drive South, Lakeland, Florida 33803

Craig Morby
Senior Advisor
863-581-0059
craig@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$13.50 SF/yr (NNN)
NNN Costs:	\$2.00 PSF
Building Size:	2,500 SF
Zoning:	I-1, City of Lakeland
Utilities:	City of Lakeland for electric, water and sewer. Shared Cost.
Traffic Count:	19,000 Vehicles Per Day On E Edgewood Drive
Parking Spaces:	Common

Property Overview

A well-positioned 2,500 SF warehouse space is now available for lease in South Lakeland. Offering access from both East Edgewood Drive and South Edgewood Avenue, this move-in-ready, turnkey space is ideally suited for a variety of business uses.

The property is zoned I-1 (Industrial) by the City of Lakeland, which accommodates a broad range of uses, including warehousing, manufacturing, storage, and automotive-related businesses.

The fully air-conditioned space features two 11' x 14' roll-up doors, providing convenient ground level loading and access, along with nearly 24 feet of clear height. The layout includes two private offices and one bathroom, providing a practical combination of warehouse and office functionality.

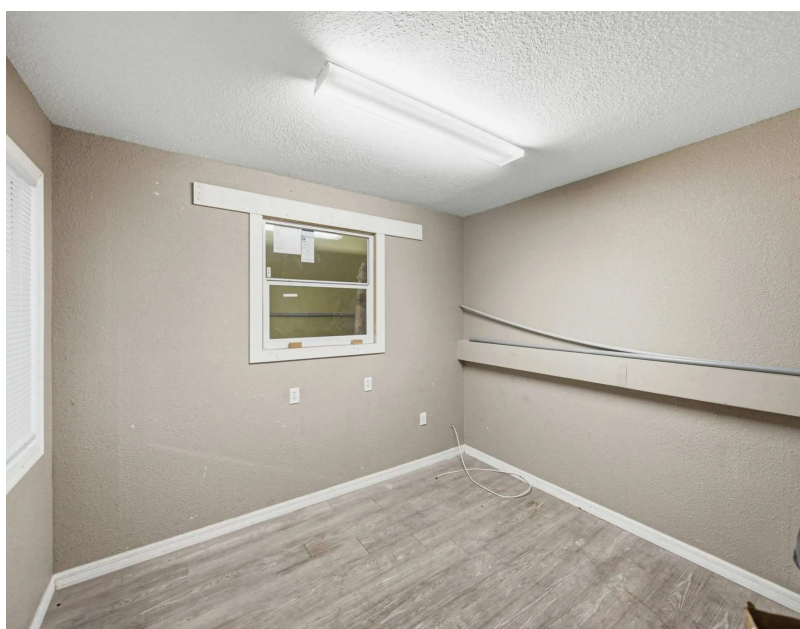
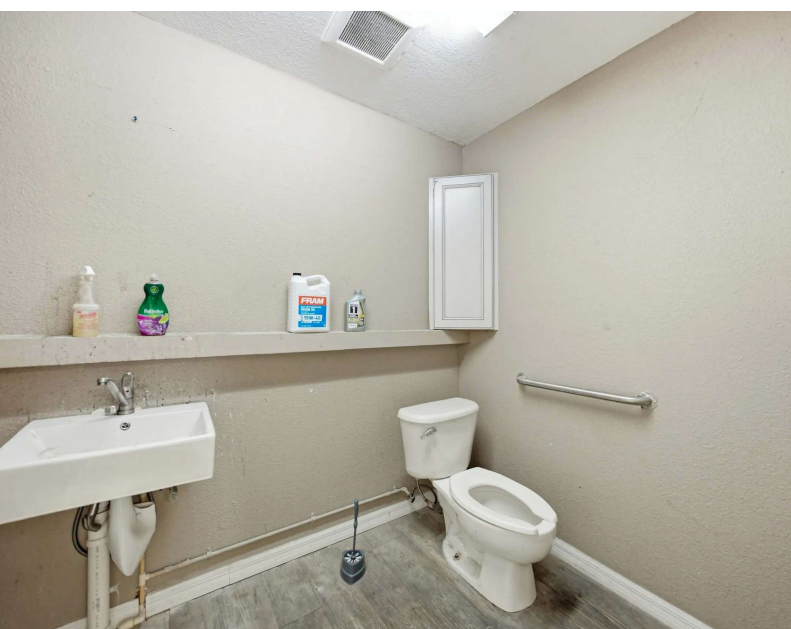
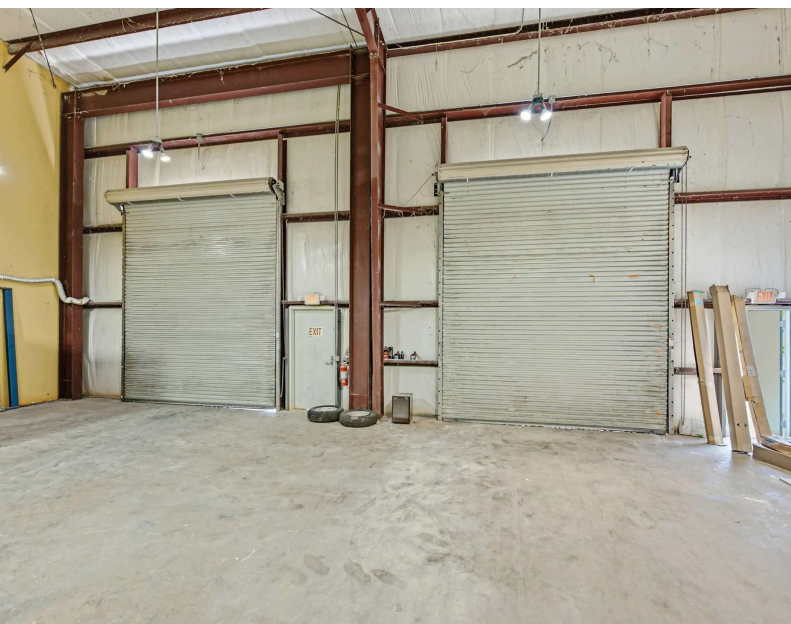
The location offers excellent connectivity, with convenient access to U.S. Highway 98 and the Polk Parkway. Downtown Lakeland and Lakeside Village are both approximately 10 minutes away, providing easy access to retail, dining, services, and the broader Lakeland market.

This is an excellent opportunity for businesses seeking a functional, flexible, and strategically located industrial space in South Lakeland.

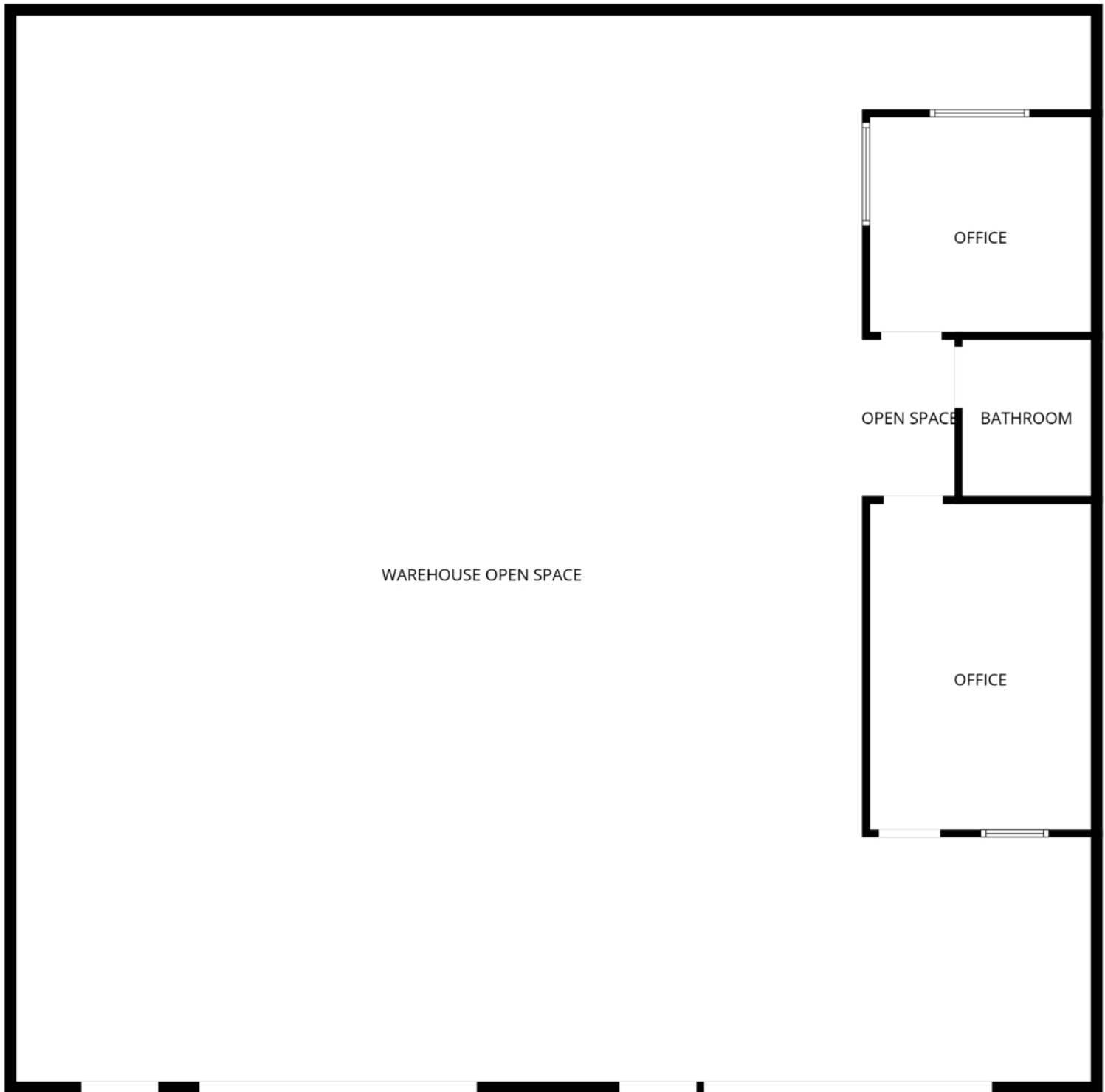
AERIAL & OUTSIDE PHOTOS



WAREHOUSE & OFFICE PHOTOS

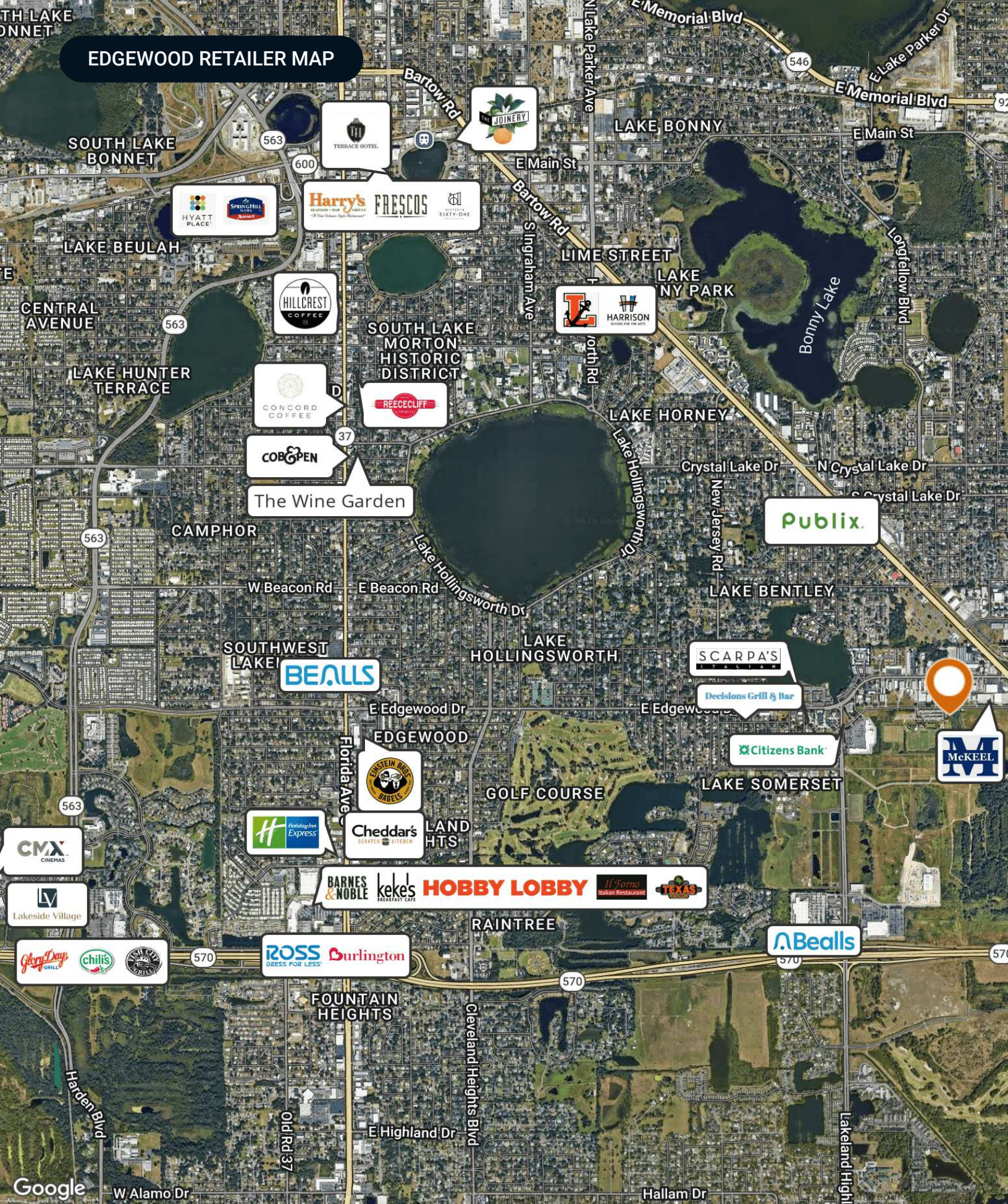


FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

EDGEWOOD RETAILER MAP





Lakeland

POLK COUNTY

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Founded 1885

Population 117,606 (2023)

Area 74.4 sq mi

Website lakelandgov.net

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Major Employers

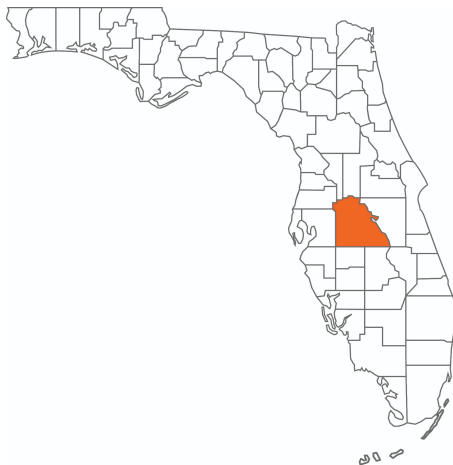
- Publix
- Supermarkets
- Saddle Creek
- Logistics
- Geico Insurance
- Amazon
- Rooms to Go
- Welldyne
- Advance Auto
- Parts

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.



Polk County

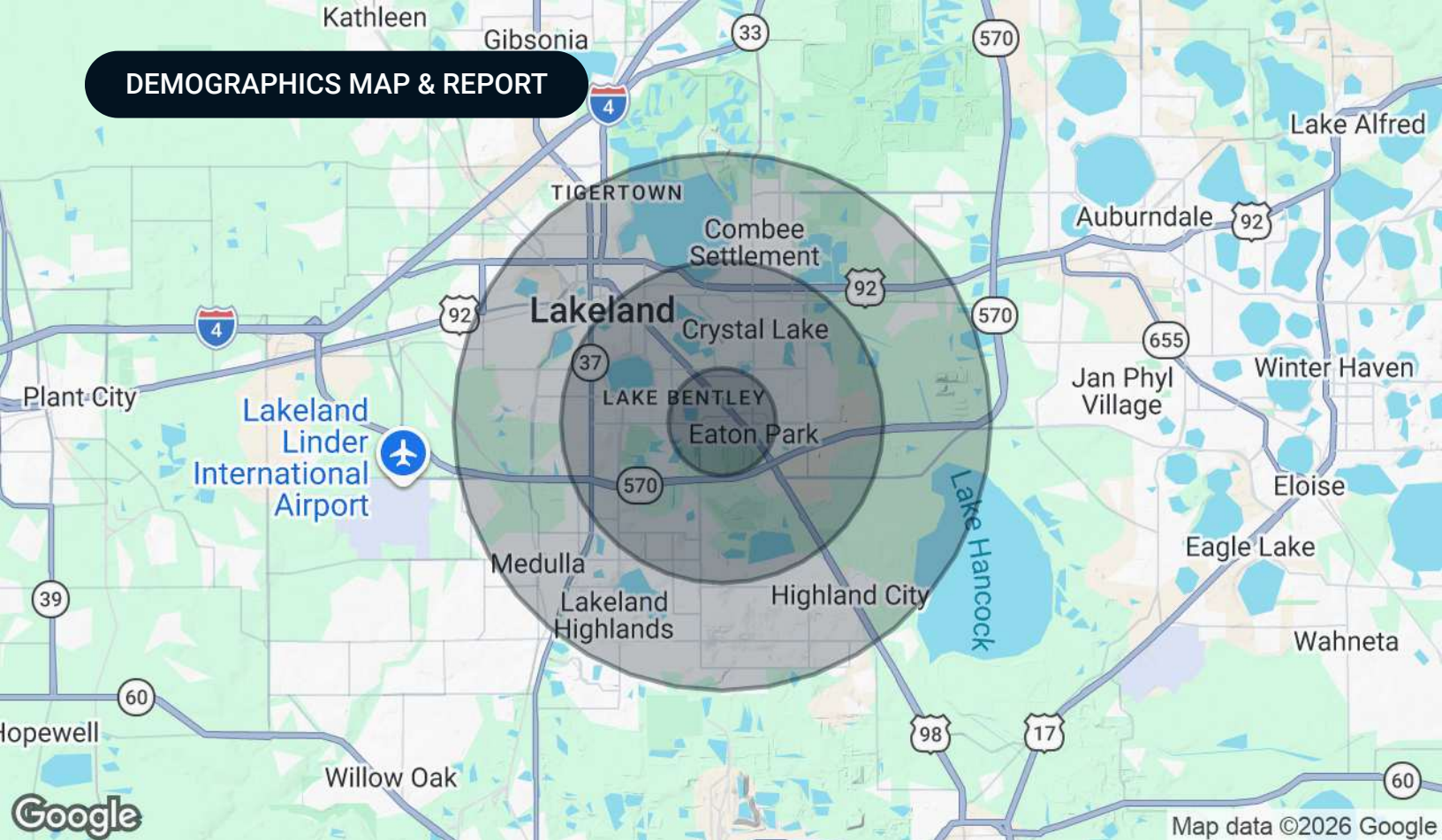
FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
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.

DEMOGRAPHICS MAP & REPORT



Population

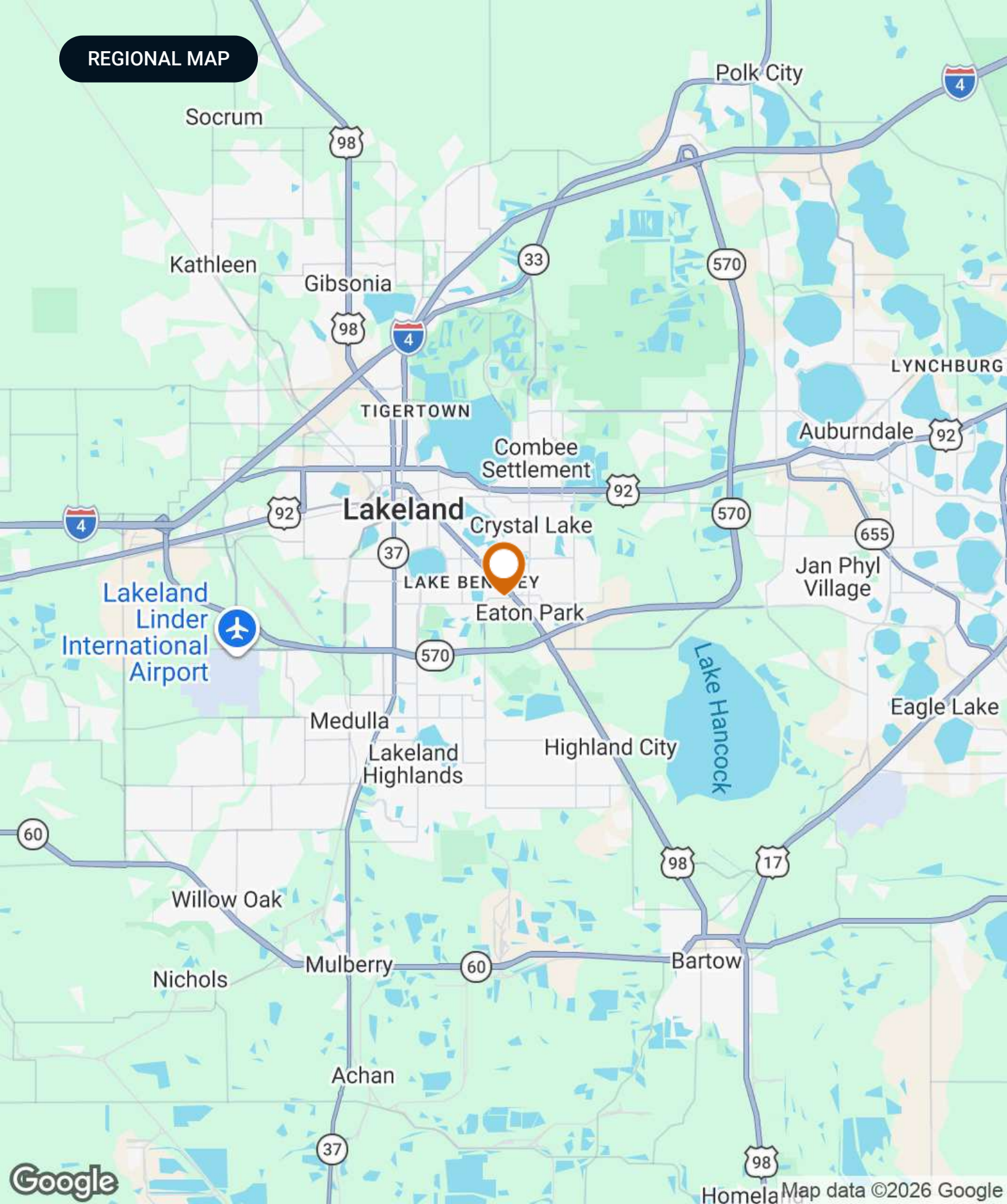
	1 Mile	3 Miles	5 Miles
Total Population	8,040	58,724	129,136
Average Age	41.6	37.3	39.9
Average Age (Male)	38.2	36.6	38.5
Average Age (Female)	42.7	38.2	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,209	21,567	48,813
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$68,204	\$91,267	\$87,759
Average House Value	\$190,825	\$258,656	\$253,171

2023 American Community Survey (ACS)

REGIONAL MAP



LOCATION MAP





Craig Morby

Senior Advisor

craig@saundersrealestate.com

Direct: **877-518-5263 x442** | Cell: **863-581-0059**

Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 17 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express, Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.



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A LEGACY OF EXCELLENCE

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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