

PRIME COMMERCIAL PROPERTY

1604 Olive Street

Lakeland, Florida 33815

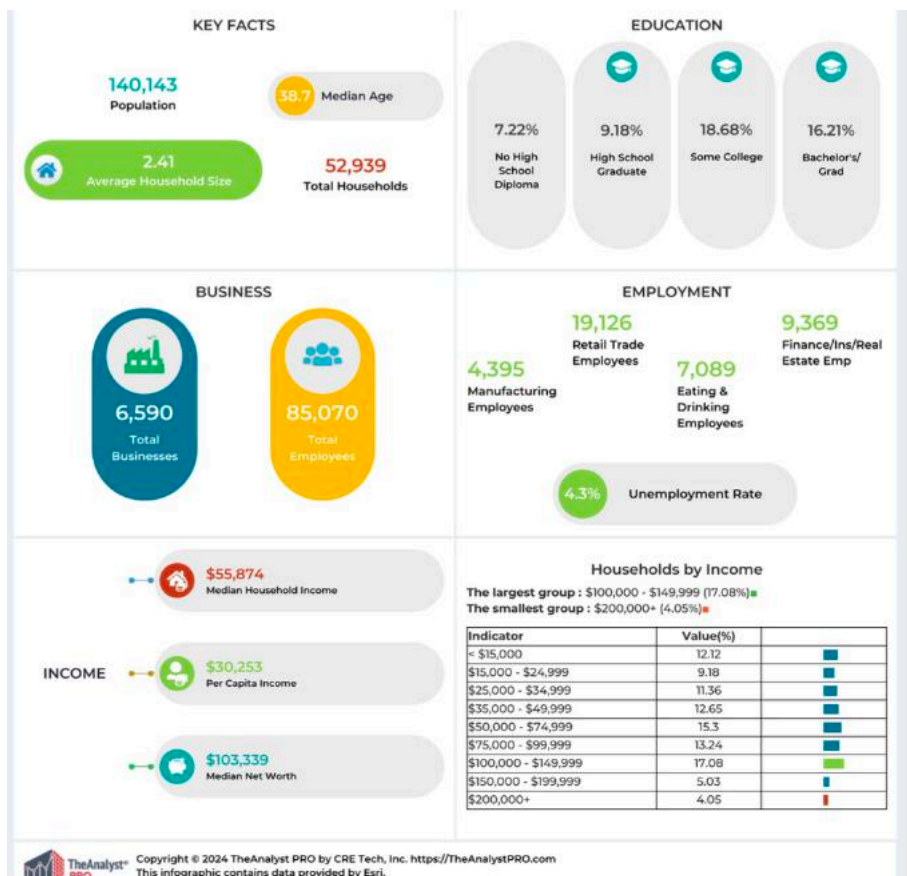
\$1,490,000

Discover the perfect space for your business at **1604 Olive Street, Lakeland, FL 33815**. This **8,716-square-foot** commercial/industrial property sits on a **0.6-acre lot**, offering an ideal location for a variety of business uses.

Property Highlights:

- ✓ **Spacious Interior:** 8,716 SF of versatile space suitable for multiple commercial or industrial applications.
- ✓ **High Ceilings:** 25-foot ceiling height, providing flexibility for storage, manufacturing, or warehouse operations.
- ✓ **Loading Dock:** Convenient loading dock for easy shipping and receiving.
- ✓ **Plenty of Parking:** Ample on-site parking for employees, customers, or fleet vehicles.
- ✓ **New LED Lighting Inside:** Energy-efficient LED lighting for a bright and cost-effective workspace.
- ✓ **Fenced Outdoor Storage:** Secure outdoor storage space for equipment, vehicles, or materials.
- ✓ **Prime Location:** Close proximity to **Interstate 4 (I-4)** for quick access to Tampa, Orlando, and beyond.
- ✓ **Permitting Flexibility:** Suitable for a **wide range of business uses**, ensuring easy permitting for your needs.

This property is **ideal for industrial, warehouse, distribution, automotive, or general commercial uses**. Whether you're expanding your business or looking for a strategic location in Lakeland, **this property is a must-see!**



Lot Size
0.6 Acres

Frontage
190 feet

Buildings
8,716 sf

Build Class
C

Built/Renovated
1942/2018

Traffic (VPD)
12,500

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