

399 PRAIRIE INDUSTRIAL PKWY, MULBERRY, FL 33860



FOR SALE OR LEASE

17,000 SF FREE STANDING WAREHOUSE | MULBERRY, FL

LOBER
REAL ESTATE

399 PRAIRIE INDUSTRIAL PKWY, MULBERRY, FL 33860



PROPERTY DETAILS:

- Asking Price: \$2,250,000
- Asking Lease Rate: \$11.95 PSF/YR NNN
- Size: 17,000 SF Total (Approx 1,200 SF Newly Renovated Office)
- Loading: Three (3) Grade Level Doors (Side and Rear Load) + One (1) External Truck Well Position
- Clear Height: 20 ft at Center + 18 ft at Eaves
- Power: 400 Amps 480 Volts 3 Phase (Upgraded power July 2025)
- Available: Now!
- Cranes: Two (2) Five (5) Ton Cranes, One (1) Ton Crane, and One (1) Overhead Crane
- Two (2) Big Ass Fans | Year Built: 2007
- Restrooms: Four (4) RR's + Shower
- Access: Two (2) Points of Entry & Exit

ZONING:

- "IH" - Industrial Heavy, per Polk County

LOCATION:

- Located in the heart of Polk County, 399 Prairie Industrial Pkwy offers excellent access to SR 60, US Highway 98, and the Polk Parkway (SR 570), providing convenient connectivity to Lakeland, Tampa, and Central Florida's major transportation corridors. The property is well positioned for distribution, logistics, and light industrial users seeking a strategic Central Florida location.

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PROPERTY PHOTOS



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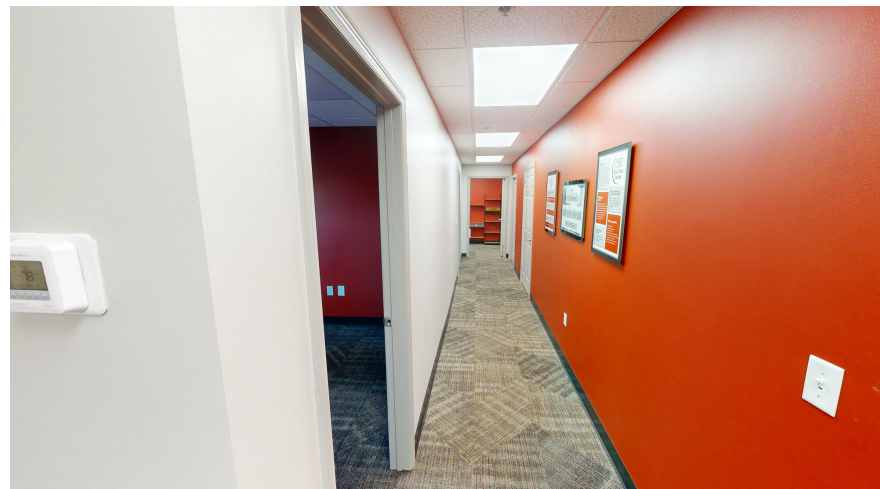
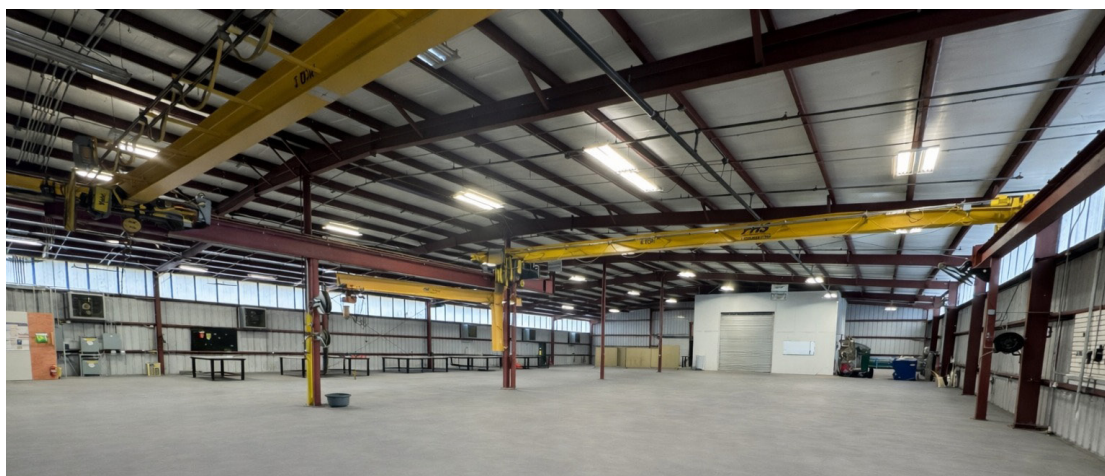
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LOCATION MAP



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