



PROPERTY DESCRIPTION

This industrial park has a total of 194,092 SF on 22.57 acres with dock high access, between 20' and 35' clear height. Located in north Winter Haven within 10 or less miles from I-4 (Tampa & Orlando), US-27, Polk Parkway and US-60 (Miami/South Florida). Great fit for storage, light manufacturing, distribution and others.

Currently under renovation, building B is 59,300 SF, between 25' and 35' clear height, wet fire sprinkler system, LED lights, dock high. Bay 3 is 6,000 SF with 1 loading dock, Bay 4 is 10,600 SF with 3 loading dock. Each bays are provided with an office and restroom. Additional office, ramp access and various improvements could be added. Bay 3 and 4 could be combined or leased separate.

Building C has a total of 65,890 SF and can be divided as low as 22,500 SF, with 20' clear height, built in 2001, insulated warehouse with wet fire sprinkler system, 5 dock high loading all along the west side of the building. Currently 190 of office include a private office and restroom, additional offices and restrooms could be built to suit. Building will be painted when the current tenant vacates. It will take 90 days to build wall and office in C 2-3.

OFFERING SUMMARY

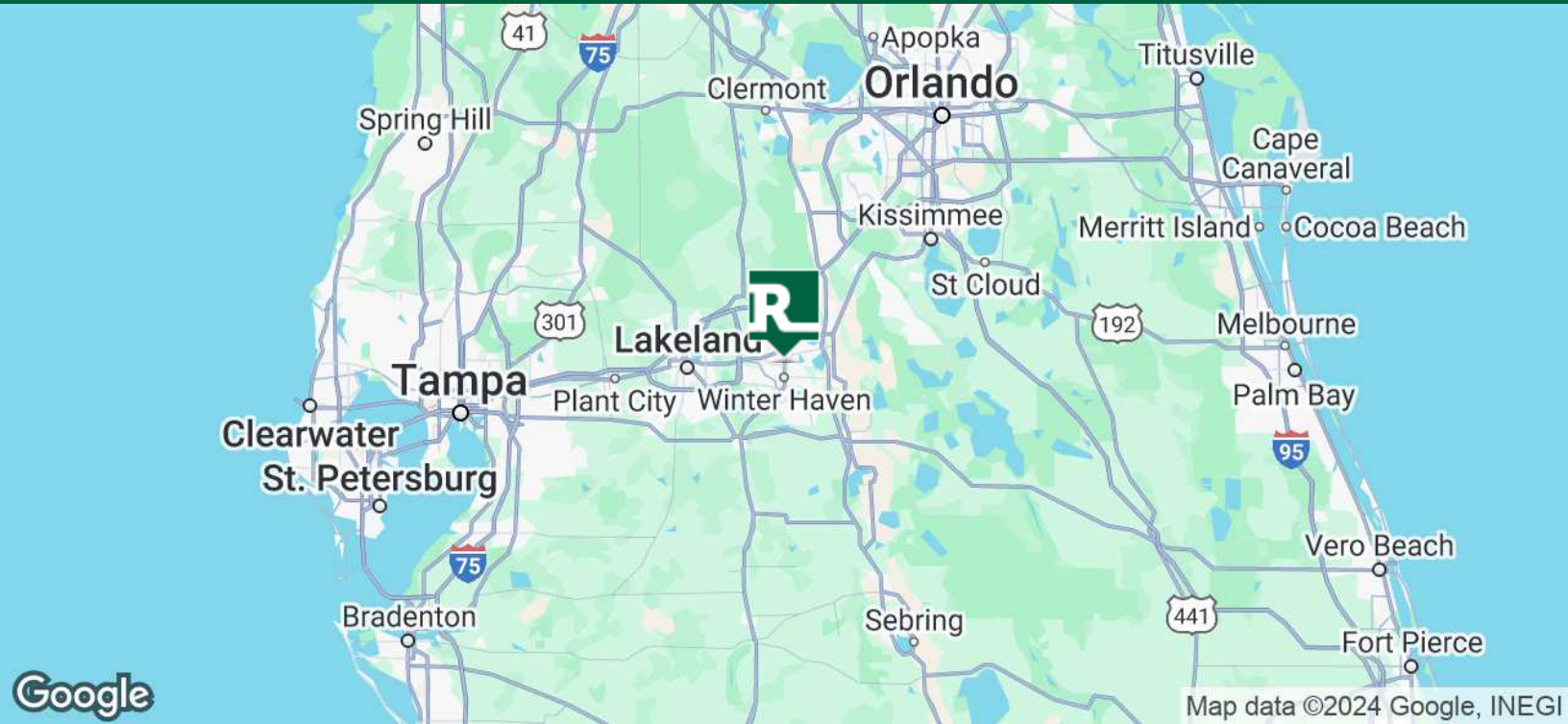
Lease Rate:	Call for pricing
Available SF:	6,000 - 65,890 SF
Lot Size:	22.57 Acres
Building Size:	194,082 SF
Loading:	Dock High
Clear Height:	20' - 35'
Zoning:	I-1 (Industrial Light)
Market:	Tampa / St Petersburg
Submarket:	Lakeland / Winter Haven MSA

DEMOGRAPHICS	25 MILES	50 MILES	100 MILES
Total Households	275,352	1,278,724	3,808,383
Total Population	735,444	3,444,279	9,575,421
Average HH Income	\$57,983	\$62,226	\$62,395

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CITY OF WINTER HAVEN

Winter Haven shines as an authentic gem in the heart of Florida's Super Region—the 9th-largest regional economy in the United States. Fueled by our unparalleled transportation and technology connectivity, diverse, well-prepared workforce and affordable lakeside lifestyle, Winter Haven has emerged as a choice destination for business and pleasure with enormous potential for growth. Home to LEGOLAND Florida Resort, this is a dynamic city with incredible momentum.

WHY CENTRAL FLORIDA

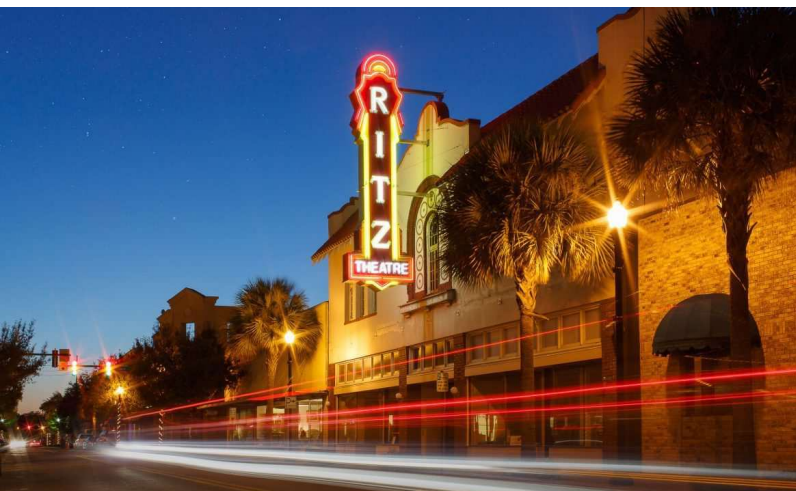
Get to know Florida's newest hot spot for business. There's a reason why Publix Super Markets, Legoland Florida Resorts and Florida's Natural all call Polk County home. Ideally located between two major metro areas, Central Florida boasts a fertile business environment that offers a potent blend of connectivity, workforce talent and low operating costs.

ACCESS

Our strategic location positions you at the center of the state and at the mouth of the global marketplace. In addition to a comprehensive network of road and rail, Central Florida has two international airports within 40 miles and access to five deepwater seaports, making the region a smart choice for any business. Whether you're looking for easy access to global markets or a strategic centralized location that keeps transportation costs down, Polk County's infrastructure will give you the competitive edge you need to stay ahead of the rest.

WORKFORCE

Our 3.5 million-strong talent pool is supported by world-class educational institutions like Florida Polytechnic University and the Polk State Clear Springs Advanced Technology Center. Add to that attractive incentive packages, business-friendly legislation, no personal income tax and one of the best business climates in the country. Florida Polytechnic and Polk State College are prime examples of educational institutions working directly with the private sector to conduct research and training that



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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	DESCRIPTION
Building A	Available	61,900 SF	NNN	Building A is 61,900 SF with 22' clear height up to 35' ceiling height, fire sprinkler system, 1,200 SF of office space with 8 dock high loading on the front and east side of the building.
B-3	Available	6,000 - 16,600 SF	NNN	1 dock high door and 20' clear height, can be leased separately or combined with B-4. Spec office provided with 1 office and 1 restroom. Currently under renovation, available Q4-23.
B-4	Available	10,600 - 16,600 SF	NNN	3 dock high door and 20' clear height, can be leased separately or combined with B-3. Spec office provided with 1 office and 1 restroom. Currently under renovation, available Q4-23.
C-2	Available	22,500 - 65,890 SF	NNN	Building C has a total of 65,890 SF and can be divided as low as 11,250 SF, with 20' clear height, built in 2001, insulated warehouse with wet fire sprinkler system, 5 dock high loading all along the west side of the building. Currently 190 of office include a private office and restroom, additional offices and restrooms could be built to suit. Building will be painted when the current tenant vacates.
C-3	Available	32,140 - 65,890 SF	NNN	Building C has a total of 65,890 SF and can be divided as low as 11,250 SF, with 20' clear height, built in 2001, insulated warehouse with wet fire sprinkler system, 5 dock high loading all along the west side of the building. Currently 190 of office include a private office and restroom, additional offices and restrooms could be built to suit. Building will be painted when the current tenant vacates.
C 2-3	Available	54,640 - 65,890 SF	NNN	Building C has a total of 65,890 SF and can be divided as low as 11,250 SF, with 20' clear height, built in 2001, insulated warehouse with wet fire sprinkler system, 5 dock high loading all along the west side of the building. Currently 190 of office include a private office and restroom, additional offices and restrooms could be built to suit. Building will be painted when the current tenant vacates.
Laydown Yard	Available	1 Acres	Gross	Up to 5 acres of vacant yard storage to store equipment, truck and more, fenced and secure access, currently grass surface.

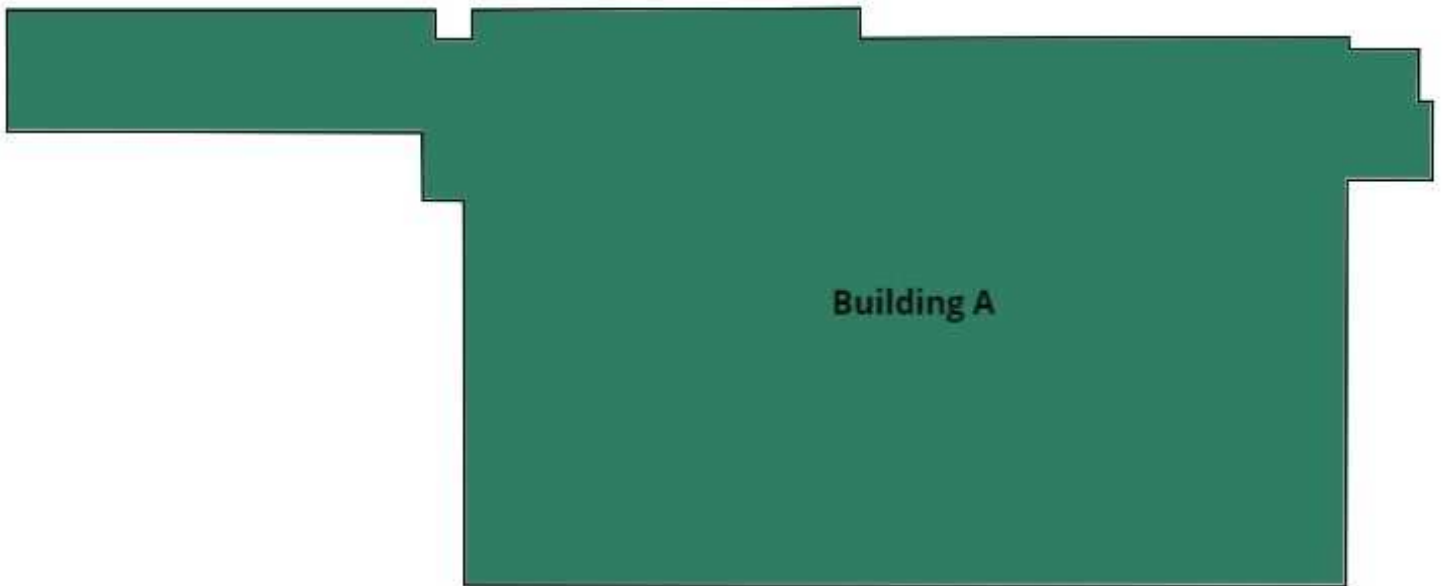
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BUILDING A

- Total of 61,900 SF
- 22' clear height up to 35' ceiling height
- Fire sprinkler system
- 1,200 SF of office space
- 8 dock high loading on the front and east side of the building.
- 3-Phase power
- Call for pricing



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BUILDING C

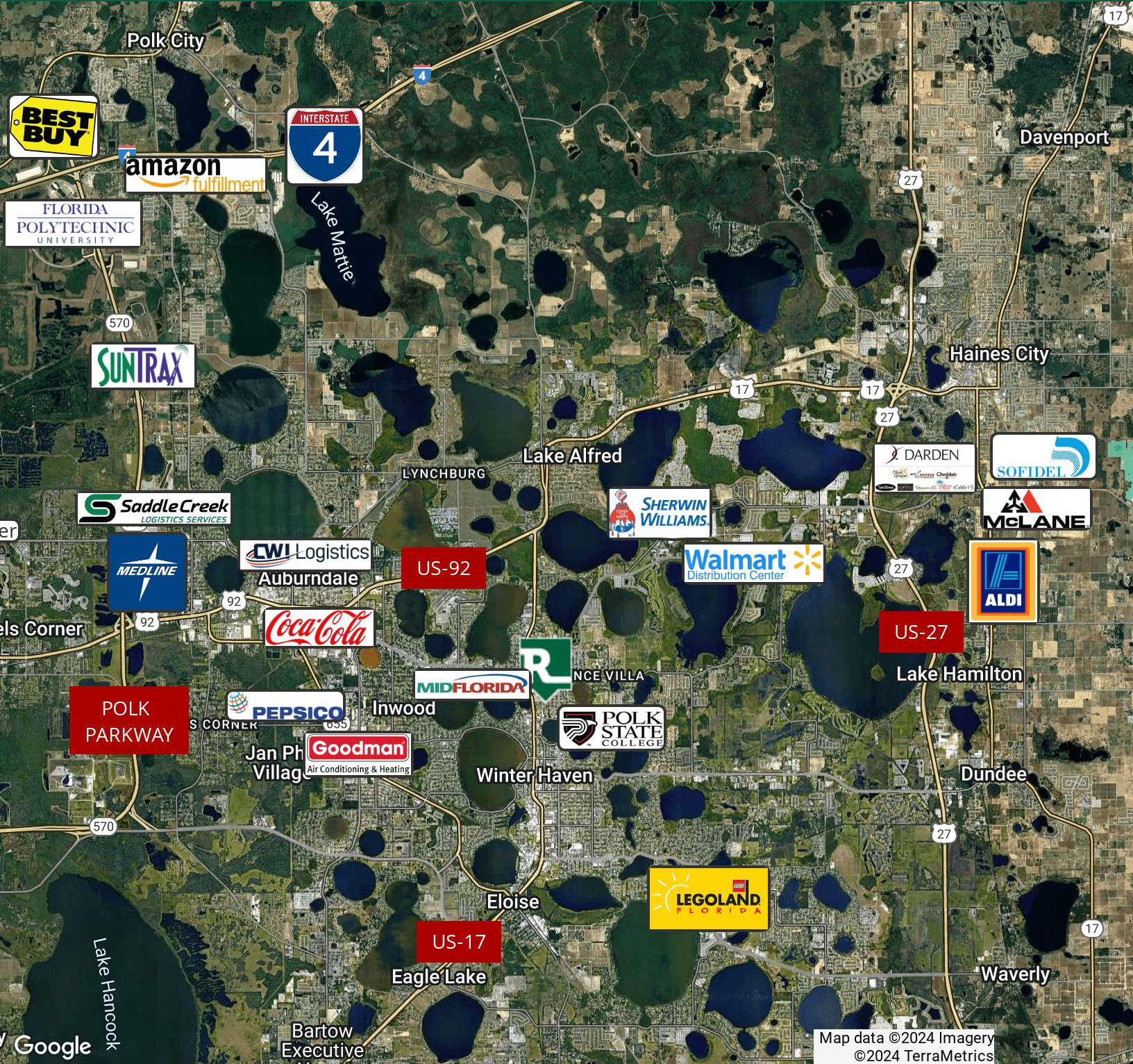
- Total of 65,700 SF
- Can be divided as low as 22,500 SF
- 20' clear height
- Fire sprinkler system
- Insulated steel warehouse
- 1 office and 1 restroom
- 8 dock high with grade level access
- 3-Phase power
- Additional fenced yard storage on site
- Call for pricing



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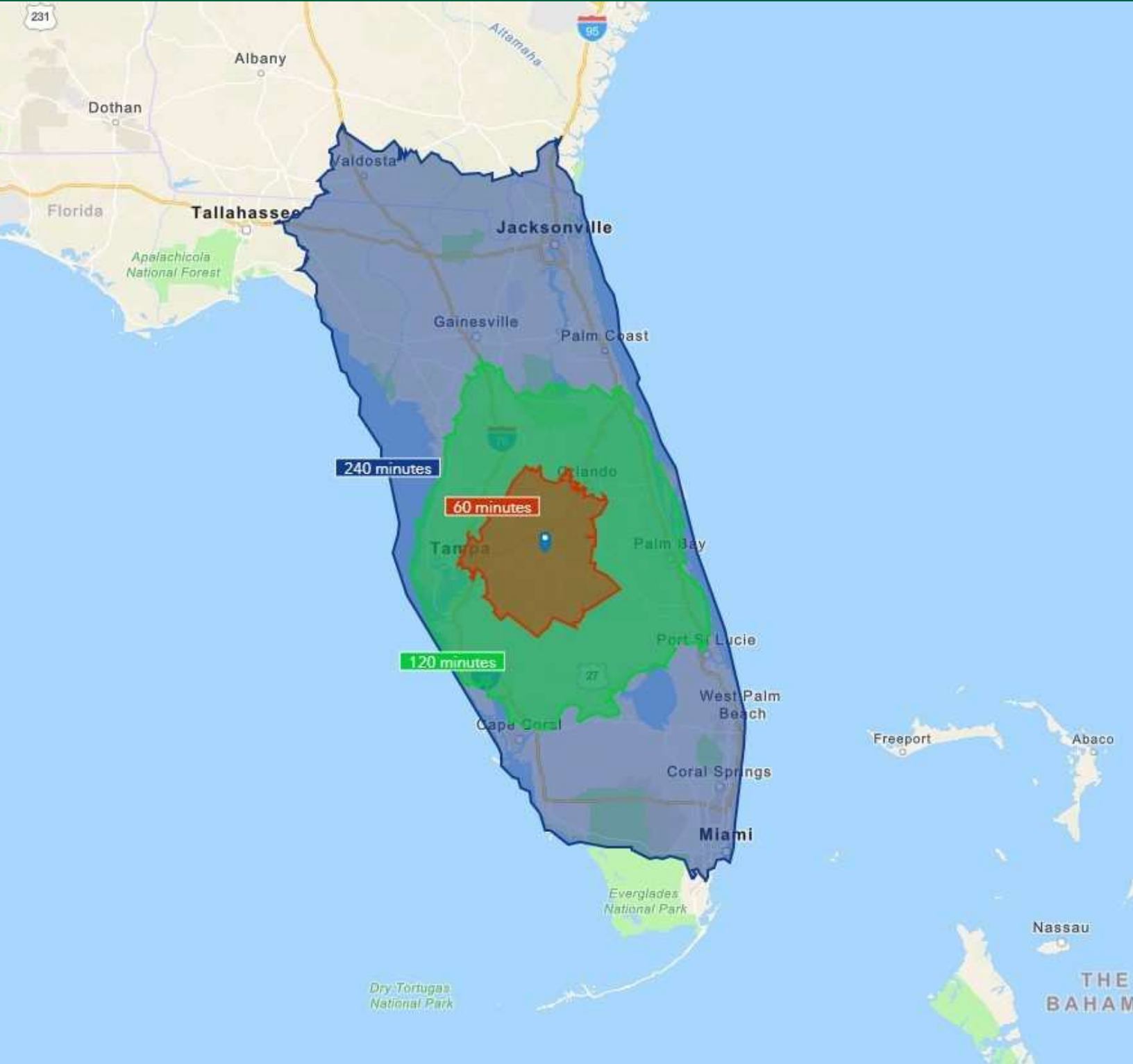
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POPULATION	25 MILES	50 MILES	100 MILES
Total Population	735,444	3,444,279	9,575,421
Average Age	38.9	36.8	41.3
Average Age (Male)	37.6	35.8	40.1
Average Age (Female)	39.9	37.8	42.4

HOUSEHOLDS & INCOME	25 MILES	50 MILES	100 MILES
Total Households	275,352	1,278,724	3,808,383
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$57,983	\$62,226	\$62,395
Average House Value	\$190,099	\$237,282	\$244,339

TRAFFIC COUNTS	
Martin Luther King Blvd	25,000/day

* Demographic data derived from 2020 ACS - US Census

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ALEX DELANNOY, SIOR

Vice President of Brokerage

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PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

EDUCATION

FGCAR Commercial Real Estate University Courses
Lipsey School of Real Estate - Commercial MICP Designation

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR), Florida Regional Director & Tech Chair
Certified Commercial Investment Member Institute (CCIM), Candidate
Manufacturing & Supply Chain of Mid Florida
NAIOP Member of Central Florida
National Realtor Association
Lakeland Realtor Association

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