



# For sale or lease

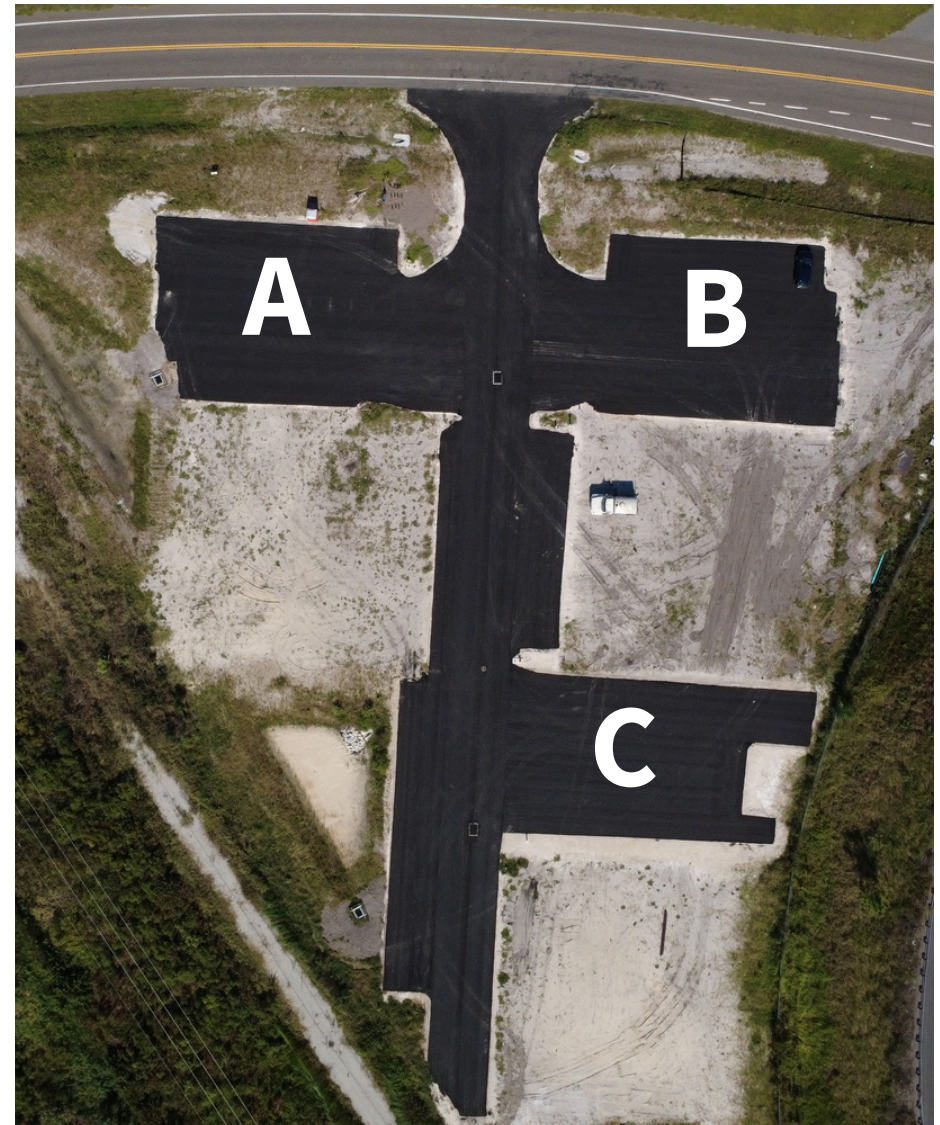
0 Recker Highway, Auburndale, FL 33823

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



# Property overview & demographics

<b>Location</b>	Polk County
<b>Size</b>	± 4.79 acres with 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>Occupied</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 Q1 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</b></li></ul>
<b>Land use</b>	Vacant Industrial
<b>Lease rate</b>	\$12.95 NNN
<b>Sale price</b>	\$4,550,000



# Drive times and demographics

## Highways and local cities

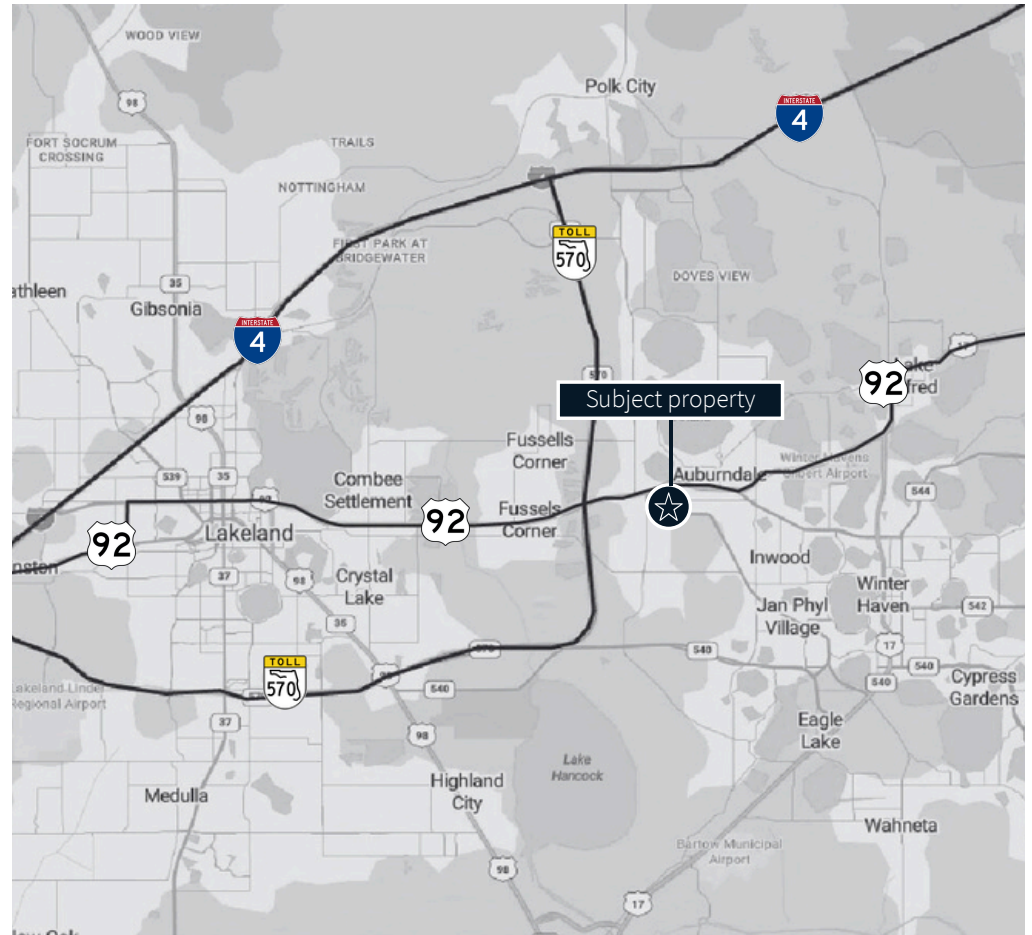
- 10 miles to I-4 via 570 east/north
- 20 miles to I-4 via 570 west/south
- 11 miles to downtown Lakeland
- 14 miles to Haines City/Davenport

## Major cities

- 48 miles to downtown Tampa
- 60 miles to downtown Orlando
- 223 miles to downtown Miami
- 451 miles to downtown Atlanta

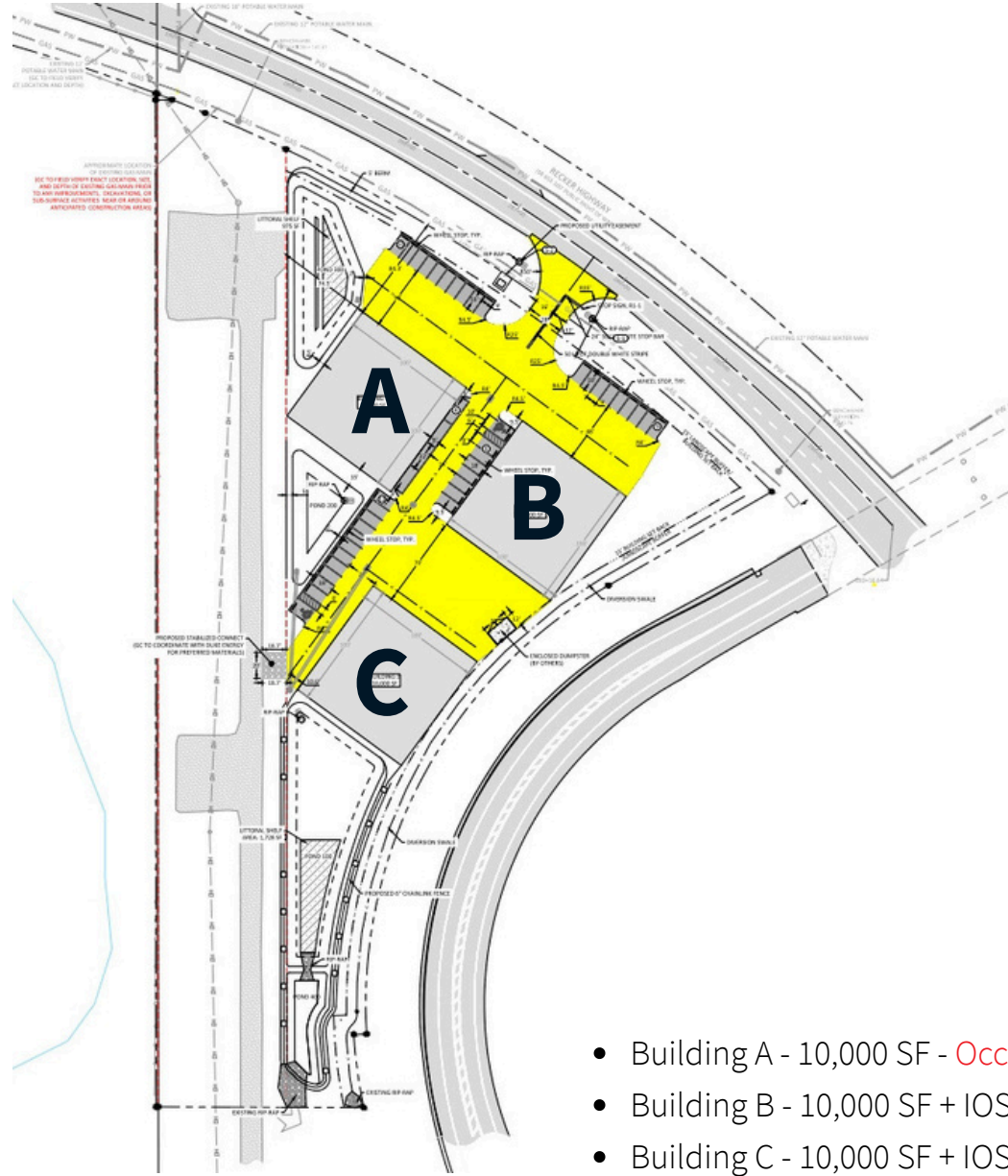
## Airports

- 53 miles to Orlando Int'l Airport
- 57 miles to Tampa Int'l Airport



	60 mins	90 mins	120 mins
Estimated population	2,791,607	7,163,569	10,171,663
Estimated households	1,044,130	2,808,249	4,123,791
Est. Average HH income	\$105,491	\$109,400	\$106,802
Total businesses	102,534	275,913	387,765
Total employees	1,168,213	2,868,328	3,887,210

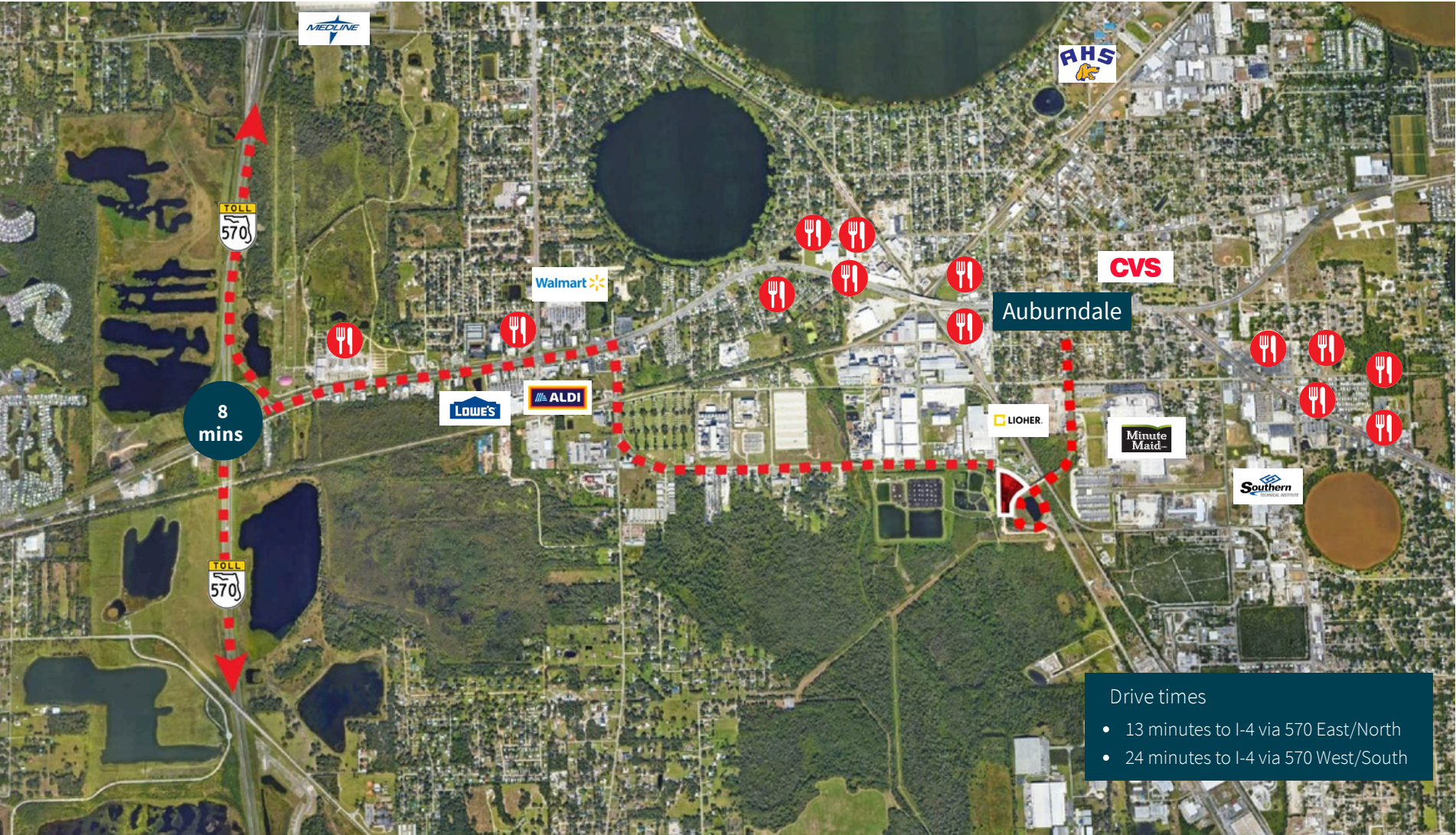
# Property survey



- Building A - 10,000 SF - **Occupied**
- Building B - 10,000 SF + IOS - Under Construction - **Available**
- Building C - 10,000 SF + IOS - **Proposed**



# Access and amenities





Building photos



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