



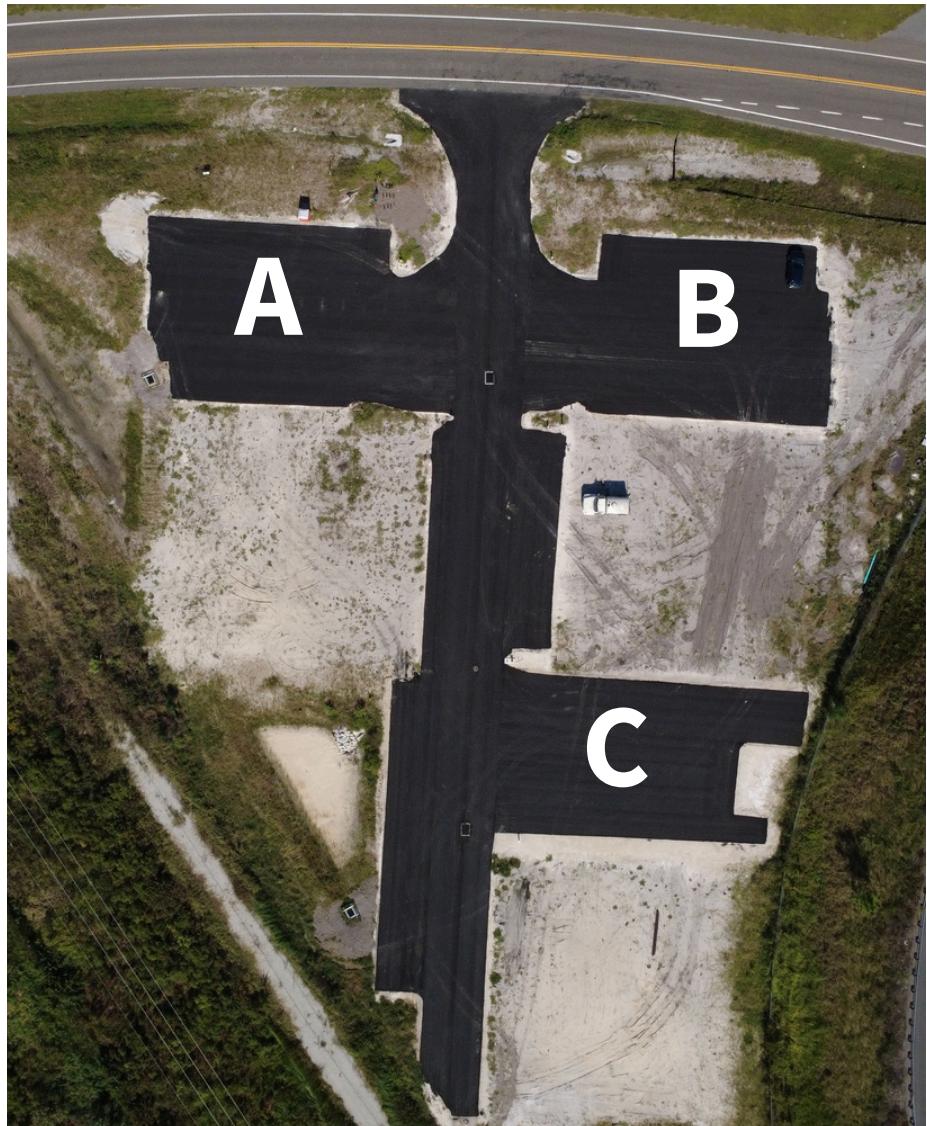
For sale or lease

0 Recker Highway, Auburndale, FL 33823

± 4.79 acres available | New development + IOS

Property overview & demographics

Location	Polk County
Size	± 4.79 acres with IOS
Zoning	<ul style="list-style-type: none">HI- Polk CountyIOS allowed under current zoning
Property details	<ul style="list-style-type: none">Building A - 10,000 SF - Occupied<ul style="list-style-type: none">Delivery Q1 202618-20' clear height3 - (12'x14') grade doorsBuilding B - 10,000 SF + IOS - Available<ul style="list-style-type: none">Delivery Q1 202618-20' clear height3 - (12'x14') grade doorsBuilding C - 10,000 SF + IOS - Proposed
Land use	Vacant Industrial
Lease rate	\$12.95 NNN
Sale price	\$4,550,000



Drive times and demographics

Highways and local cities

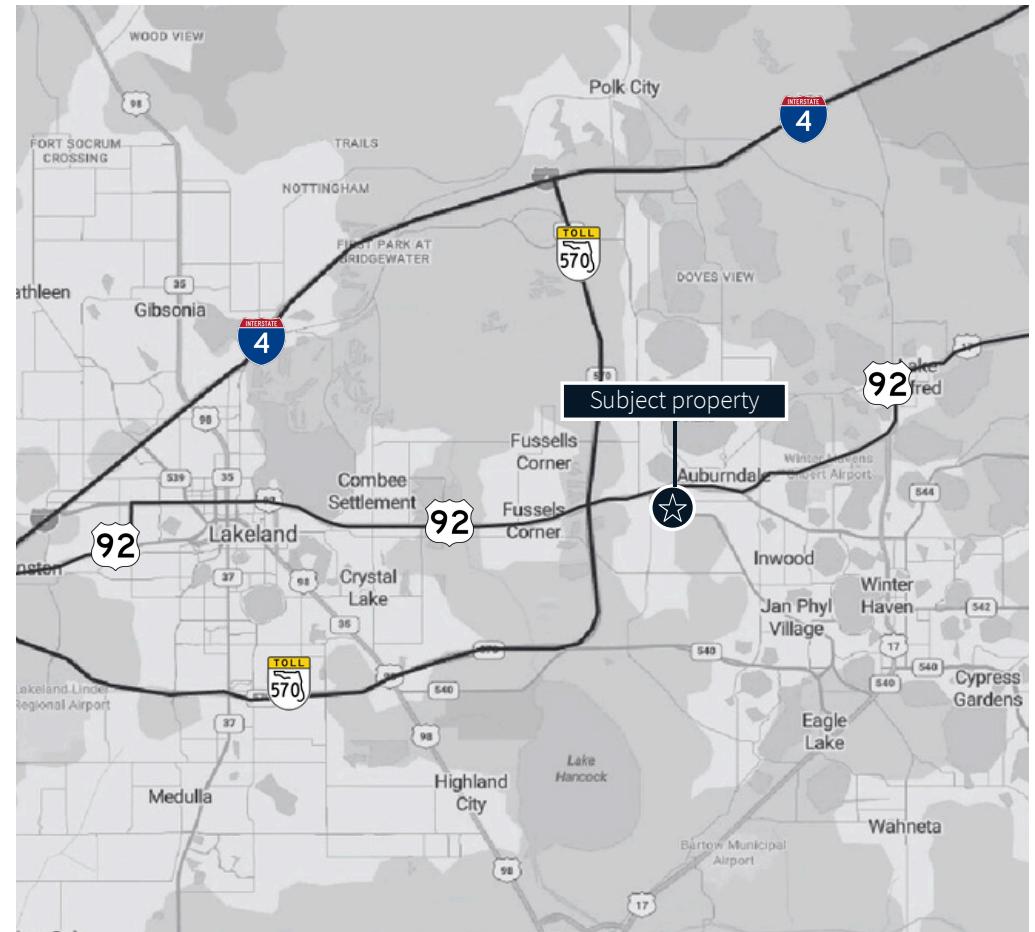
- 10 miles to I-4 via 570 east/north
- 20 miles to I-4 via 570 west/south
- 11 miles to downtown Lakeland
- 14 miles to Haines City/Davenport

Major cities

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

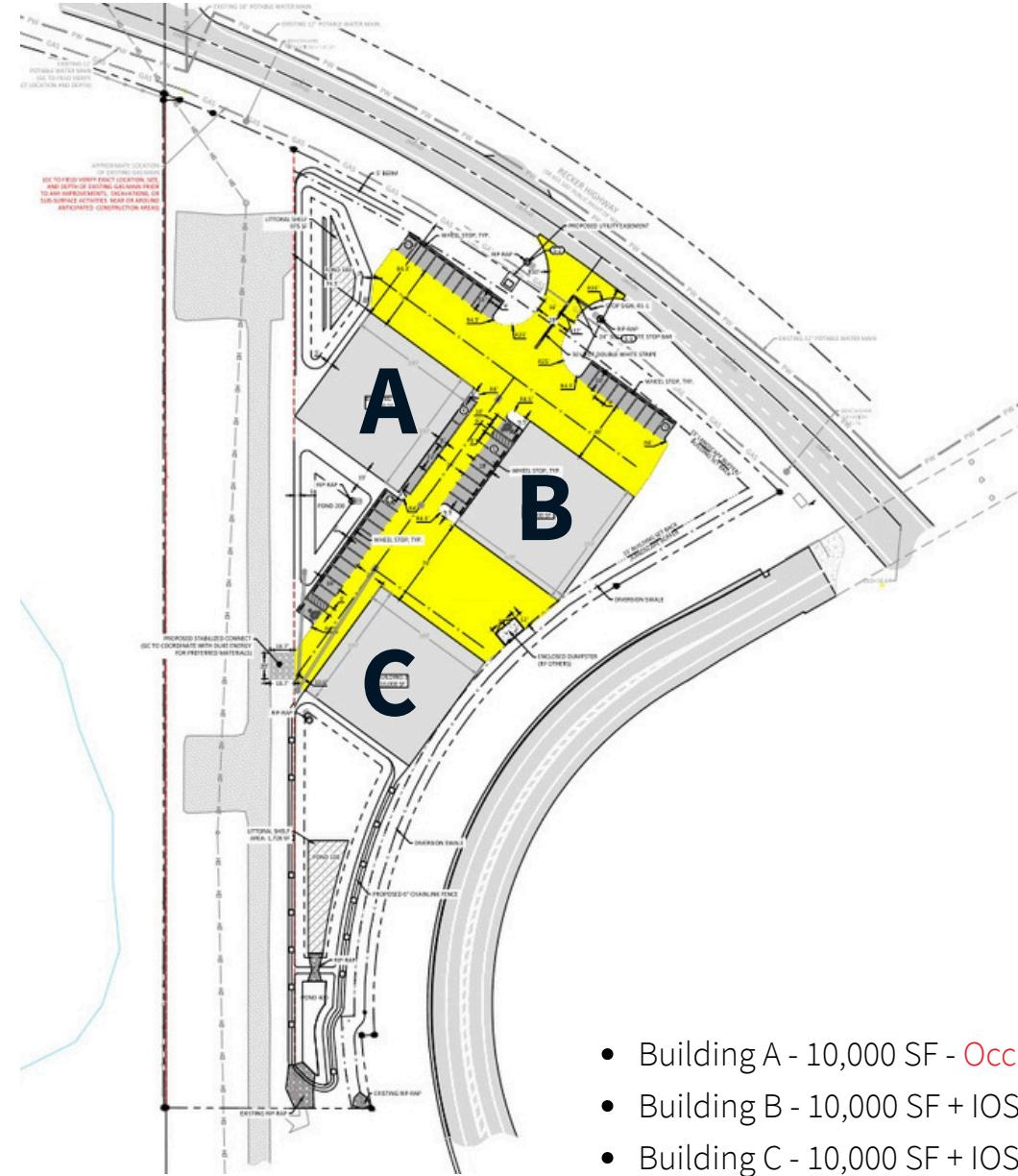
Airports

- 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



JLL

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