

INDUSTRIAL INVESTMENT CONDOS FOR SALE

LAKE WALES, FL 33859

1750 Longleaf Boulevard



OFFERING SUMMARY

Sale Price:	Negotiable
Available SF:	35,126 SF +/-
Lot Size:	0.8 Acres +/-
Number of Units:	4
NOI:	\$385,092
Year Built:	2007
Zoning:	BP

PROPERTY OVERVIEW

Four condo unit investment sale located in Polk County. The property is currently occupied by TruGreen Lawn Care one of nation's leading lawn care service providers occupying Suite 1 10,875SF +/-, Mosaic Roofing, occupying Suite 2&3 with 5,400SF +/- a reputable regional roofing contractor. Florida State Fire Marshal occupies Suite 7, 8 & 9 with around 8,100SF+/-, and GND Millwork, a millwork and cabinetry manufacturer occupying Suite 11 10,785SF +/-, Owner is only interested in selling all four condos together. This offers an excellent opportunity for investors seeking to acquire a well-established industrial corridor with proven tenant demand.

Zoned for light industrial, warehouse, manufacturing, and business park uses. Excellent regional access via US-27 (25,769 Annual Average Daily Traffic) and proximity to SR-60 (27,000 Annual Average Daily Traffic) makes this location ideal for distribution, manufacturing, or logistics operations. Surrounded by industrial users.

PROPERTY HIGHLIGHTS

- Four industrial income-producing assets for sale
- TruGreen Lawn Care National Credit Tenant
- Strategically located in Lake Wales Commerce & Technology Park
- Zoned for business park / light industrial uses
- Proximity to US-27 for excellent regional access (25,769 AADT)
- 3 Renewal Periods with 3 years each term

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INDUSTRIAL PROPERTY

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RENT ROLL

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SUITE	TENANT	SIZE IN SF	% OF BLDG	PRICE/SF/YEAR	ANNUAL RENT	LEASE OPTION	LEASE START	LEASE END
1	Tru Green Lawn Care	10,875	30.96%	\$9.60	\$101,146	1 - 5 year option	1/1/2026	12/21/2030
2,3	Mosaic Roofing	5,400	15.37%	\$6.00	\$32,400	2 - 3 year option	9/17/2025	9/18/2028
7, 8, 9	Florida State Fire Marshall	7,976	22.71%	\$20.00	\$159,520		10/3/2006	1/31/2029
11	GND Millwork	10,875	30.96%	\$10.00	\$108,750	3 - 3 year option	6/1/2024	7/1/2027
TOTALS		35,126	100%	\$45.60	\$401,816			

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LOCATION MAP

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Google

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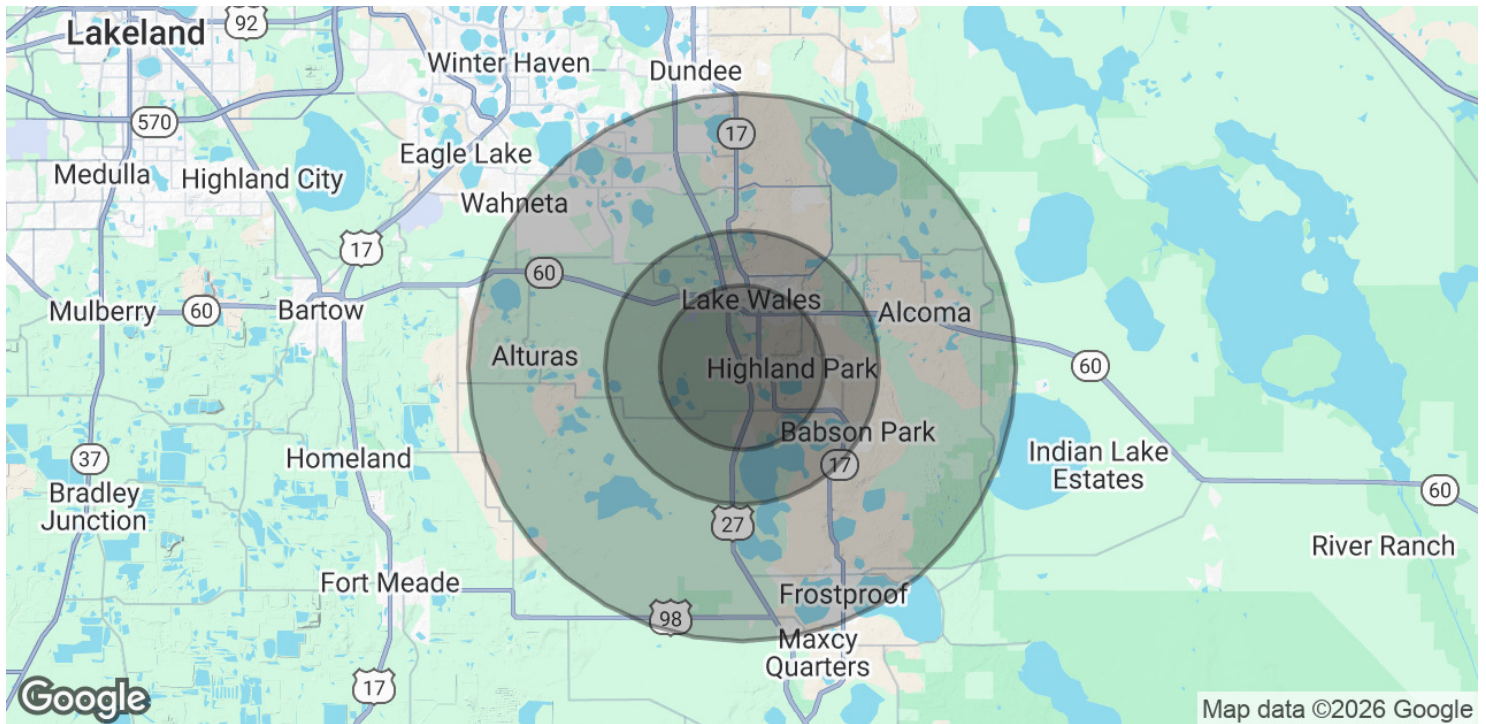
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DEMOGRAPHICS MAP & REPORT

LAKE WALES, FL 33859

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POPULATION

3 MILES

5 MILES

10 MILES

Total Population	13,469	26,874	95,086
Average Age	40	42	44
Average Age (Male)	39	40	43
Average Age (Female)	42	43	45

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total Households	5,107	10,245	37,188
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$63,916	\$67,735	\$75,285
Average House Value	\$200,363	\$232,035	\$267,266

Demographics data derived from AlphaMap

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