



# CENTENNIAL BUSINESS COMPLEX & OUTDOOR STORAGE

1585 Centennial Blvd, Bartow, FL 33830

Lauren Ralston Smith, CCIM, CPM

877.518.5263 x428

863.873.1970

[lauren@saundersrealestate.com](mailto:lauren@saundersrealestate.com)

FL #SL3235233

Carly Powell

877.518.5263 x489

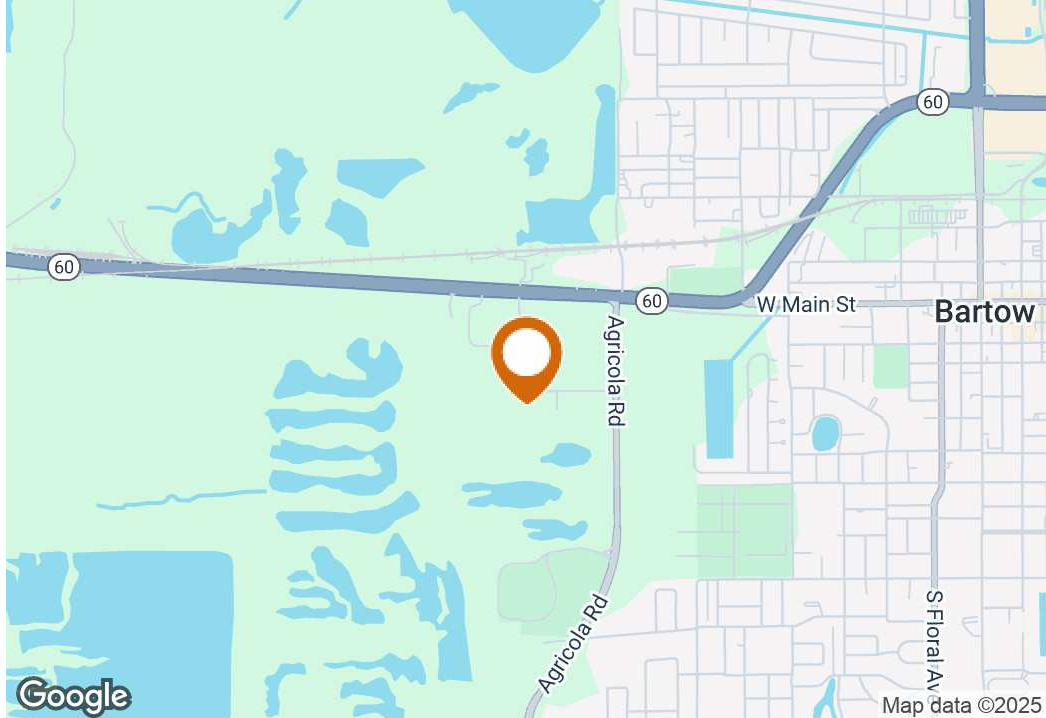
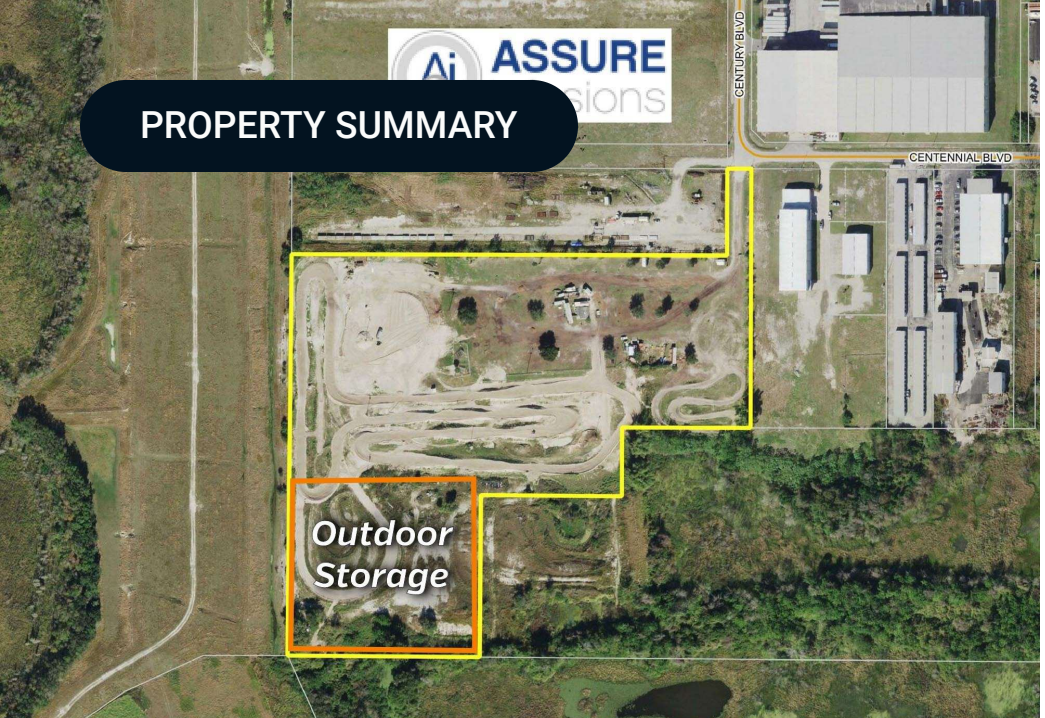
863.698.3716

[carly@saundersrealestate.com](mailto:carly@saundersrealestate.com)

FL #SL3404321



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>Negotiable</b>
<b>Complex Size:</b>	93,600 SF
<b>Available SF:</b>	5,000 - 46,800 SF
<b>Lot Size:</b>	19 Acres
<b>Year Built:</b>	2024
<b>Zoning:</b>	Industrial
<b>Clear Height:</b>	34'
<b>Doors:</b>	2 Dock High (1 door per 5,000 SF)
<b>Ramp:</b>	Available as add on option
<b>Fire Safety:</b>	ESFR Sprinklers

## PROPERTY OVERVIEW

Centennial Business Complex at Centennial Blvd in Bartow, Florida, offers a premier leasing opportunity for commercial tenants seeking an exceptional industrial/warehouse/distribution space. Boasting modern facilities with customizable floor plans, high ceilings, and ample parking, the property is designed to meet the diverse needs of businesses. The strategic location provides easy access to major transportation routes, making logistics efficient and cost-effective. With state-of-the-art amenities, including loading docks, flexible office space options, and expansive storage areas, the property is perfectly suited to support a wide range of industrial operations. Elevate your business with the unparalleled advantages of Centennial Business Complex.

## PROPERTY HIGHLIGHTS

- Outdoor Storage Available (5 ± Acres)
- Min divisible 5,000 max combined 46,800
- December 2024 Delivery
- Outdoor Storage Available (5 ± Acres)



SITE AERIAL





# SITE PLAN

157 ± Parking Spaces

Building 2

Building 1

Outdoor Storage Available

STABILIZED LAYDOWN YARD



NORTH

SCALE: 1" = 50'

### SITE CHARACTERISTICS

#### PARCEL INFORMATION:

PARCEL ID: 24-30-12-00140-00001  
 PROPOSED USE: INDUSTRIAL  
 ZONING / LAND-USE: ZONE I-1 (INDUSTRIAL)  
 PLANNED DEVELOPMENT INDUSTRIAL/INDUSTRIAL  
 PARCEL AREA: 19,903 AC  
 PROPOSED BLDG HEIGHT: 9'

#### BUILDING SETBACKS:

NORTH: 25'  
 SOUTH: 25'  
 EAST: 25'  
 WEST: 25'

#### DEVELOPMENTAL STATISTICS

##### PRE DEVELOPMENT

PERVIOUS: 0.900 AC 0.5%  
 IMPVIOUS: 19.003 AC 95.5%  
 TOTAL SITE AREA: 19,903 AC 100.00%

##### POST DEVELOPMENT

PERVIOUS: 13.112 AC 66.37%  
 IMPVIOUS: 6.492 AC 32.63%  
 PERVIOUS/IMPVIOUS: 4.94:1 AC 25.27%  
 BUILDING: 2,149 AC 10.80 SF  
 TOTAL SITE AREA: 19,903 AC 100.00%

#### PARKING STATISTICS

REQUIRED PARKING: 234 SPACES  
 OFFICE: 234 SPACES PER 1,000 SF = 234 x 954 = 234,000  
 TOTAL REQUIRED SPACES = 234 SPACES  
 \*A PARKING REGISTER IS REQUESTED TO ALLOW 77 SPACES BASED ON THE EMPLOYEE NEEDS OF THE DEVELOPMENT.

PROVIDED PARKING:  
 STANDARD SPACES: 157 SPACES  
 HANDICAP SPACES: 6 SPACES  
 TOTAL PARKING PROVIDED = 157 SPACES

#### SITE NOTES

- PROJECT SPANES SHALL COMPLY WITH CHAPTER 4 OF THE ULIC SIGN PERMIT WILL BE REQUIRED AS A SEPARATE PERMIT OR PART OF THE BUILDING PERMIT.
- BEFORE COMMENCEMENT OF SITE CONSTRUCTION, THE FOLLOWING PERMITS ARE REQUIRED: TREE REMOVAL PERMIT OR EXEMPTION, POLE WATER PERMIT OR EXEMPTION, DRAINAGE EXP.

#### UTILITY DEMANDS

- POTABLE WATER: ESTIMATED 30,000 GPD AND 75 GPM PEAK FLOW
- SANITARY SEWER: ESTIMATED 15,000 GPD



SCALE: 1" = 50'

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
REVISION BLOCK		
REVISION	DATE	DESCRIPTION
1	08/14/2024	ISSUED FOR PERMIT
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REGISTER CONSTRUCTION  
 CENTENNIAL BOULEVARD PROPERTY  
 SITE PLAN



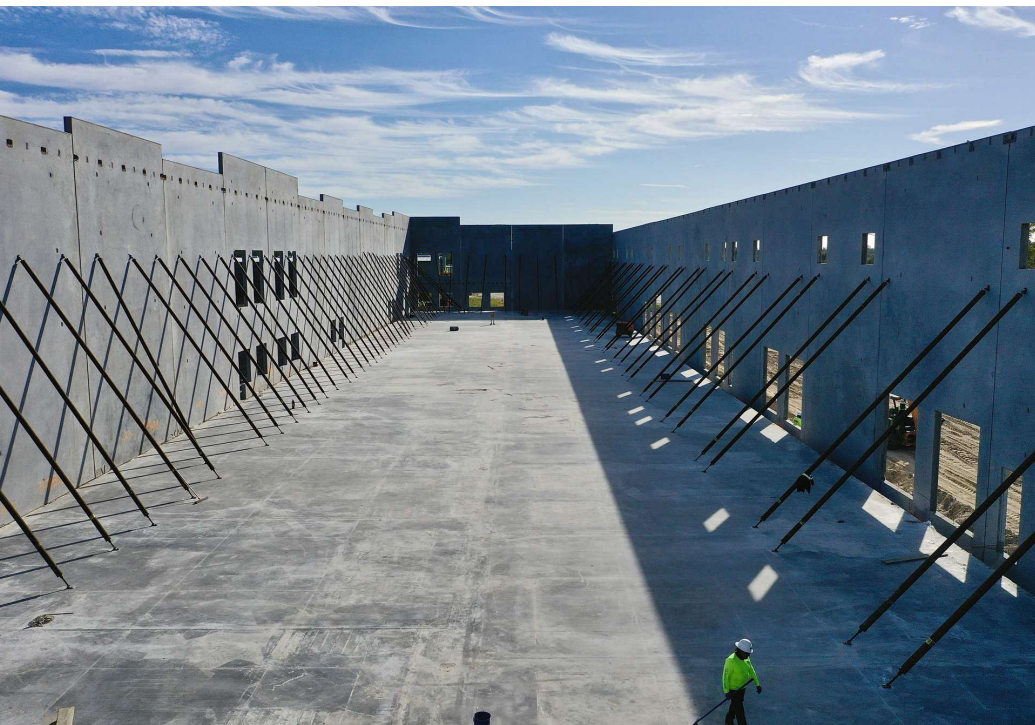




**Outdoor Storage  
Available  
(5 ± Acres)**



# CONSTRUCTION PHOTOS







# FLOOR PLAN - BUILDING 1



1 FLOOR PLAN  
A-101 1" = 20'-0"

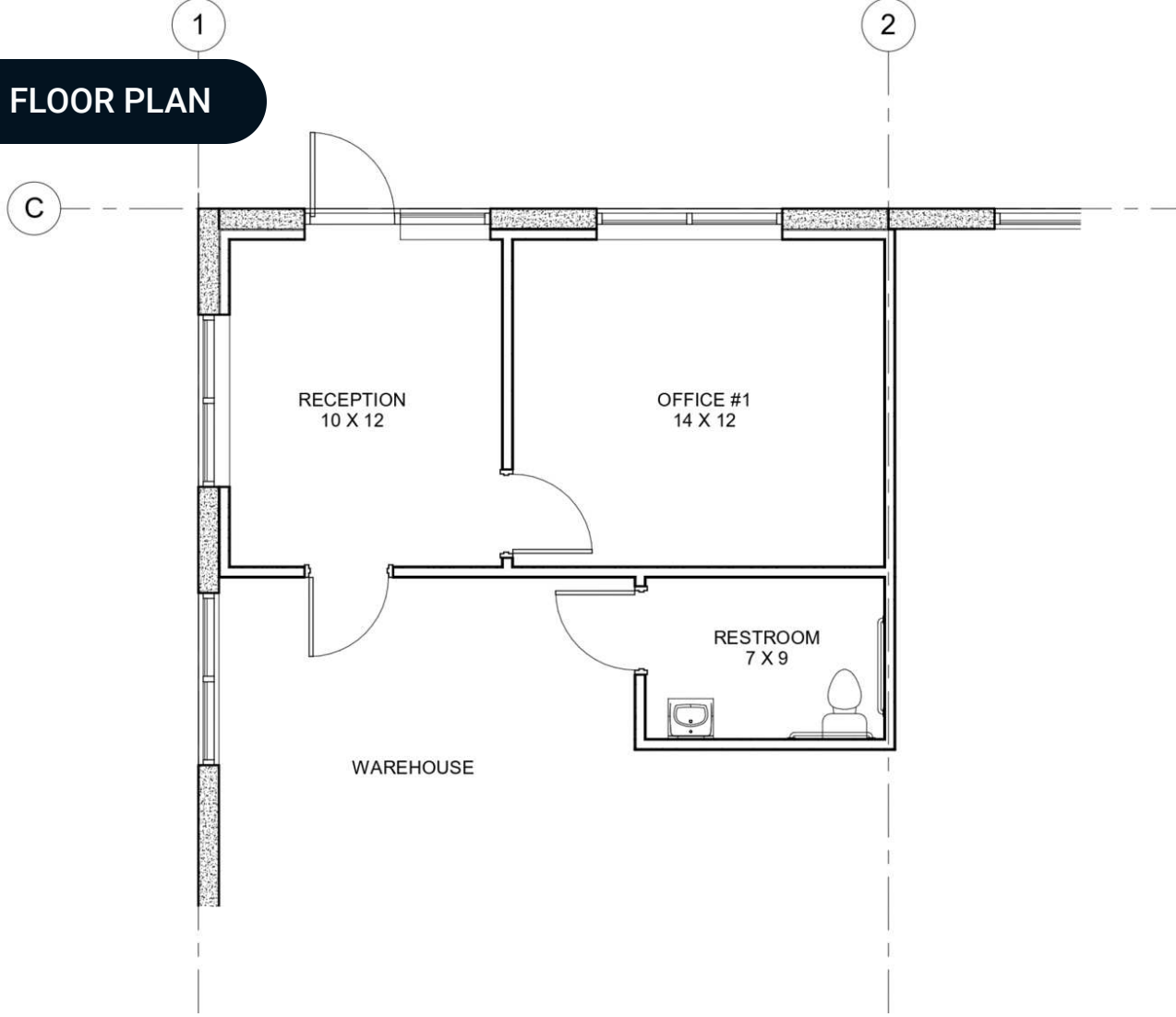


## FLOOR PLAN - BUILDING 2



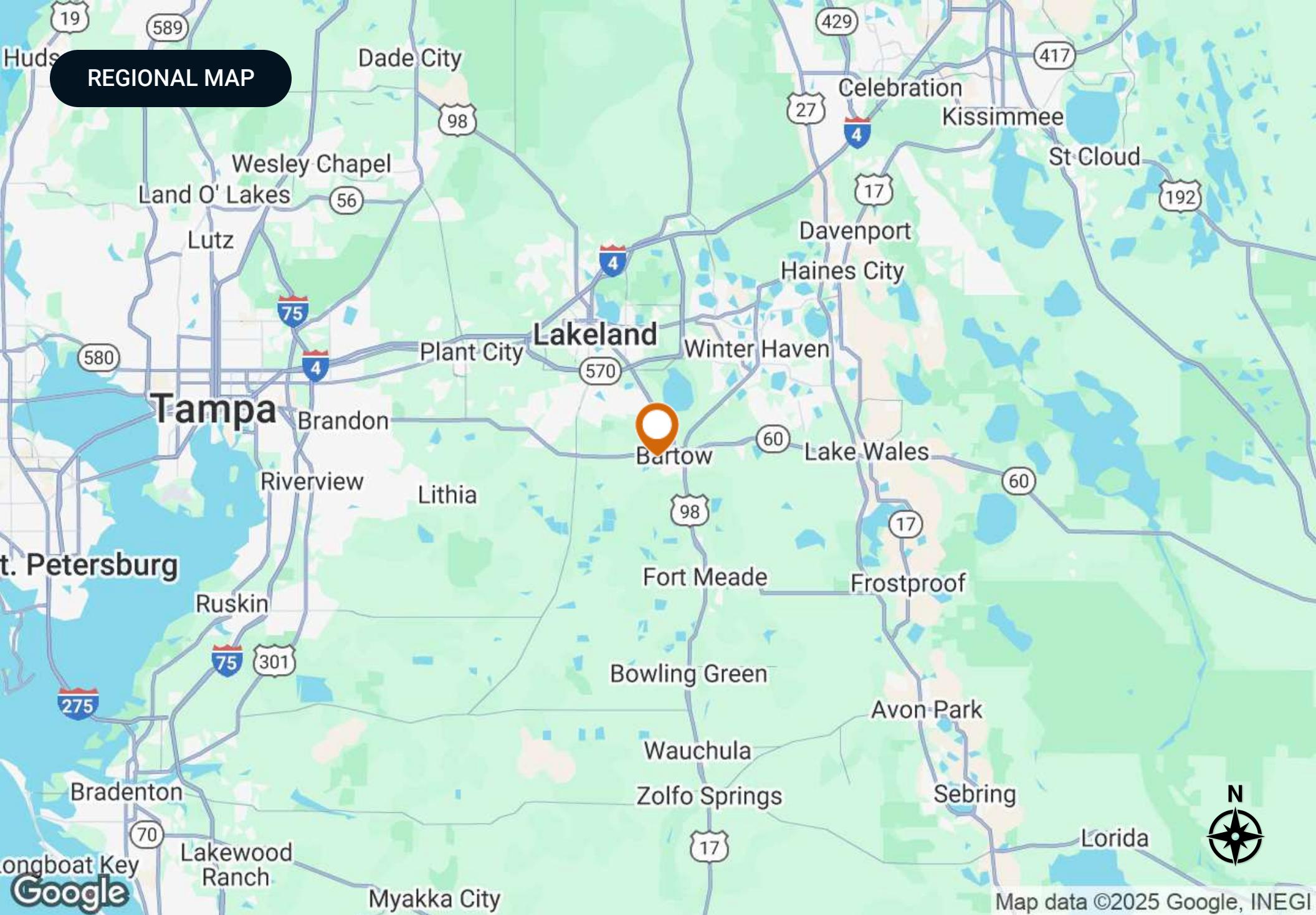


# SPEC OFFICE FLOOR PLAN





**REGIONAL MAP**





# Employment Overview

Centennial Business Complex (30 minutes)  
1585 Centennial Blvd, Bartow, Florida, 33830  
Drive time of 30 minutes

Prepared by Esri  
Latitude: 27.8920  
Longitude: -81.8643

## Employment Overview

Centennial Business Complex

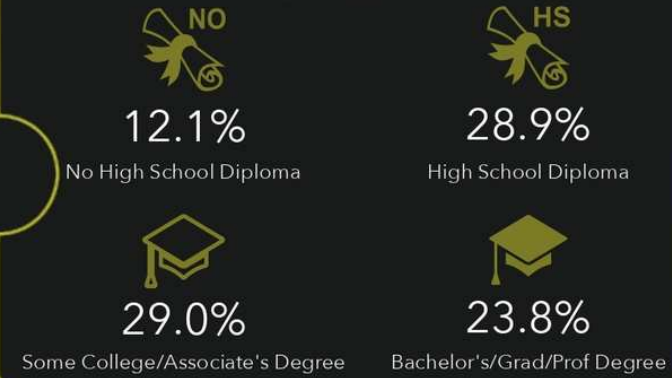
Drive time of 30 minutes



### INCOME



### EDUCATION



### BUSINESS



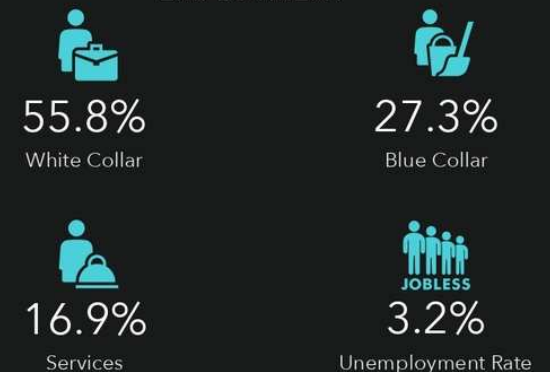
### KEY FACTS



### COMMUTERS



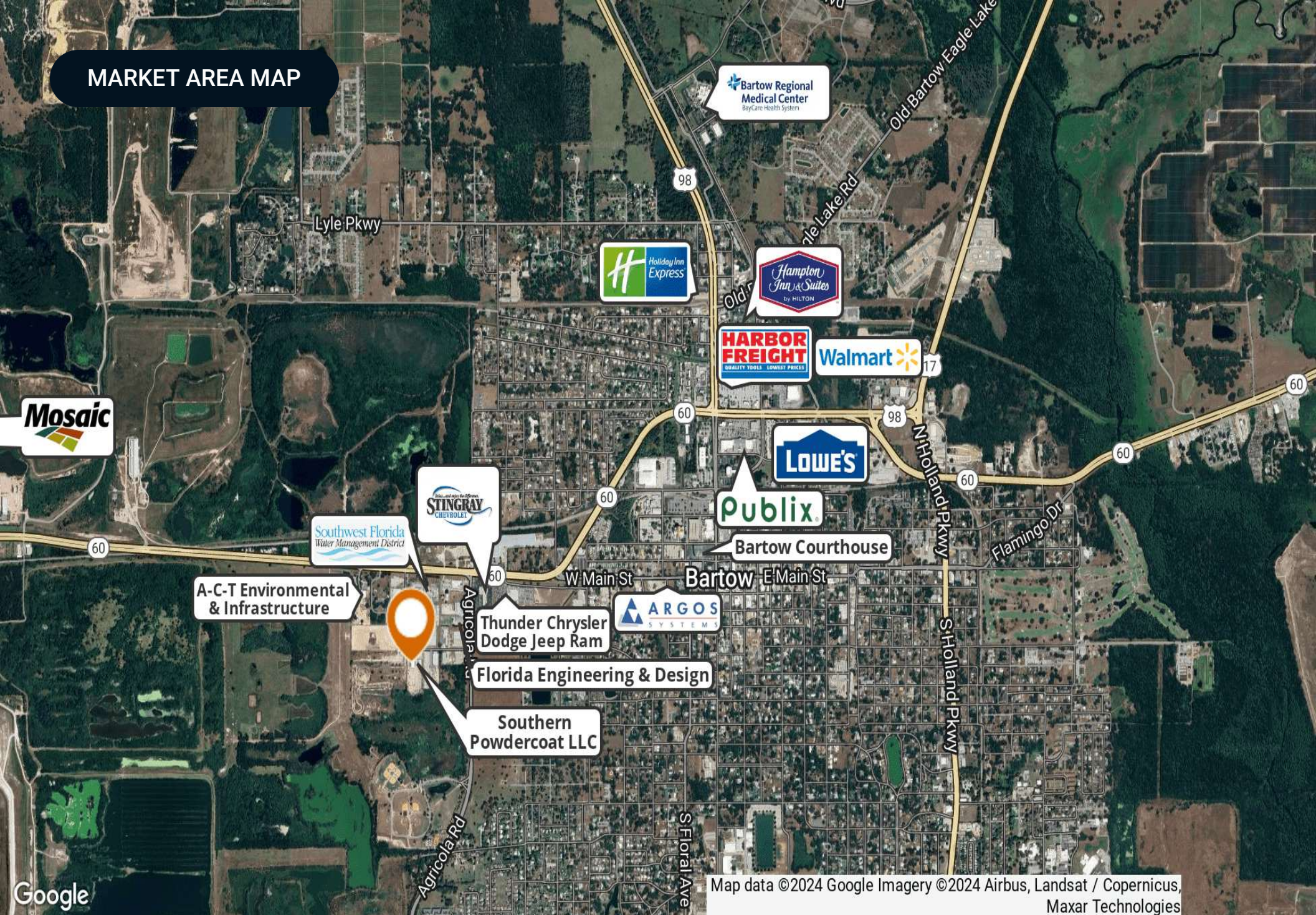
### EMPLOYMENT



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-MRI-Simmons (2023), ACS (2017-2021).



# MARKET AREA MAP



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies



## ADVISOR BIOGRAPHY



### LAUREN RALSTON SMITH, CCIM, CPM

Senior Advisor

lauren@saundersrealestate.com

Direct: 877.518.5263 x428 | Cell: 863.873.1970

FL #SL3235233

## PROFESSIONAL BACKGROUND

Lauren Ralston Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at Saunders Real Estate.

She works with clients to increase the value and performance of their real estate investments. Lauren believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over 20 years, handling every aspect such as sales, leasing, property management, and development. Over the last four years, she has been involved in over 75 sales and leasing transactions that exceed \$30 million. She also currently oversees a management portfolio of over 1.5 million square feet.

She is a member of the International Council of Shopping Centers (ICSC), a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM), and a Certified Commercial Investment Member (CCIM). Lauren also holds her Broker's License with the State of Florida.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She serves on the Lakeland Chamber of Commerce Board of Directors and holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development



## ADVISOR BIOGRAPHY



### CARLY POWELL

Advisor

carly@saundersrealestate.com

Direct: 877.518.5263 x489 | Cell: 863.698.3716

## PROFESSIONAL BACKGROUND

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development



For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

### HEADQUARTERS

1723 Bartow Road  
Lakeland, FL 33801  
863.648.1528

### ORLANDO

605 E Robinson Street  
Suite 410  
Orlando, FL 32801  
407.516.4300

### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, FL 32055  
352.364.0070

### GEORGIA

203 E Monroe Street  
Thomasville, GA 31792  
229.299.8600

### ARKANSAS

112 W Center St, Suite 501  
Fayetteville, AR 72701  
479.582.4113

