

INDUSTRIAL OUTDOOR STORAGE OPPORTUNITY ±4.67 AC

2721 E Main St | Lakeland, FL 33801

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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Current Ownership will clear the entire parcel as part of the transaction



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PROPERTY OVERVIEW

**±4.67 AC Land With
Industrial Outdoor Storage**
Lakeland, FL 33801



INVESTMENT HIGHLIGHTS

Property Highlights

- **Industrial Outdoor Storage Opportunity** – With over ±4.60 acres of land, this property boasts a coverage ratio of just 1.29%. This offers operators the rare ability to expand, while also allowing service-based operators to have room for outdoor storage and truck parking/equipment storage.
- **Strategic Location** – This site is conveniently located just 15 min away from Interstate 4 (I-4), the major east-west highway connecting Tampa and Orlando. Operators have easy access to major transportation routes, facilitating efficient distribution and logistics operations across Central Florida (±35 Miles to Tampa, ±50 miles to Orlando).
- **Favorable Industrial Zoning** – This property contains Heavy Industrial Zoning which permits a wide variety of uses consisting of (but not limited to) Outdoor storage of Medium & Heavy-Duty Trucks, Semi-Trailers, Multi Trailers, Construction Equipment, and much more.
- **Available Immediately** – This location is available For Sale/For Lease immediately. The current owners will deliver the entire parcel fully cleared as part of the transaction.





WERNER



Subject Property

E Main St ± 8,400 VPD



FINANCIAL OVERVIEW

±4.67 AC Land With
Industrial Outdoor Storage
Lakeland, FL 33801



FINANCIAL SUMMARY

\$1,840,000

List Price

Inquire With Broker

For Lease Rate

\$394,000

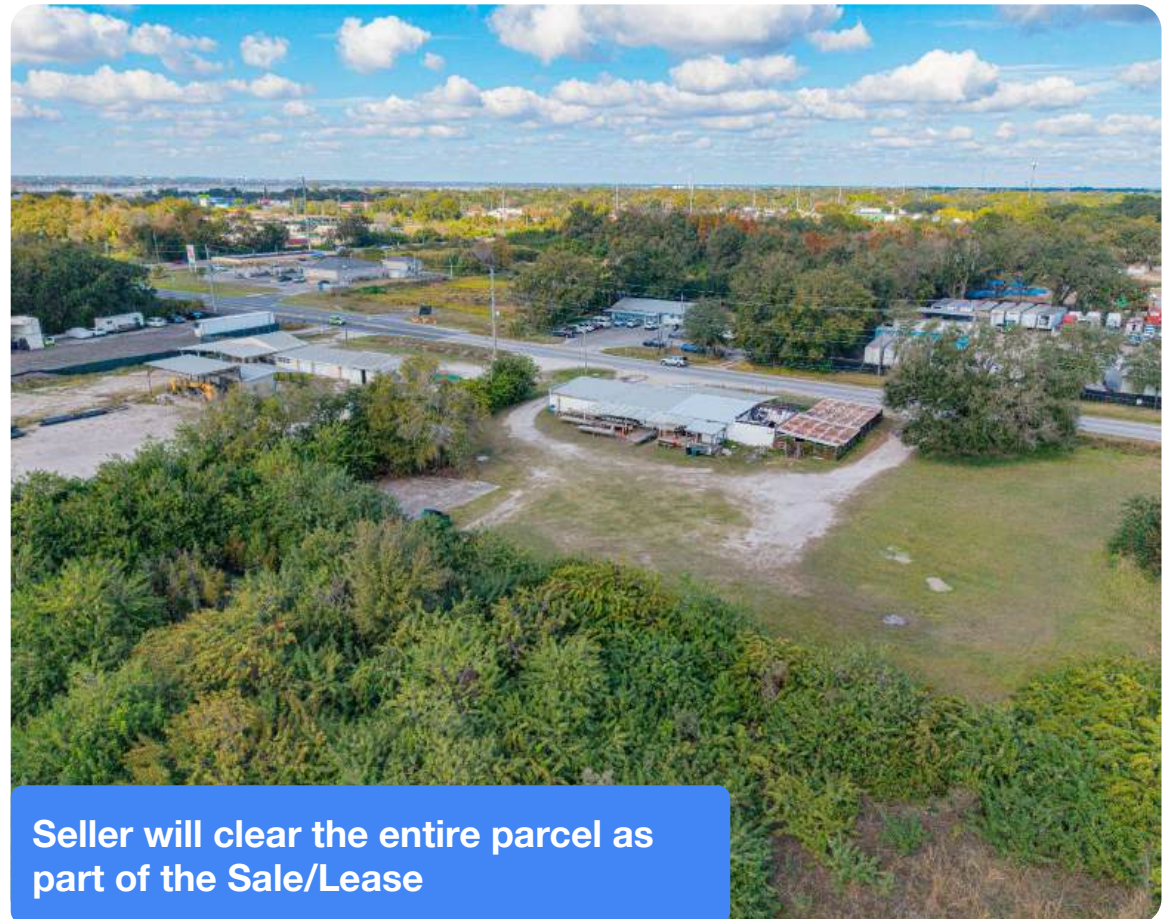
Price Per Acre

Vacant

Sale Type

Property Details

Enclosed Building Area	±2,730 SF
Additional Canopy/Overhang	±720 SF
Lot Size	±4.67 AC
APN No.	242815000000044020, 242815000000044100
Construction	Masonry
Coverage Ratio	1.29%
Year Built	1960
Zoning	Industrial District
Price Per SF (Land)	\$8.69



Seller will clear the entire parcel as part of the Sale/Lease

CONCEPTUAL SITE ILLUSTRATION - INDUSTRIAL OUTDOOR STORAGE FACILITY



*Rendering is for illustrative purposes only and does not reflect current ownership plans or commitments. Any redevelopment or change of use is subject to buyer design, entitlements, and approvals

MARKET OVERVIEW

±4.67 AC Land With
Industrial Outdoor Storage
Lakeland, FL 33801



LAKELAND, FL

Market Demographics



117,030
Total Population

\$60,947
Median HH Income

44,323
of Households

56.1%
Homeownership Rate

51,421
Employed Population

39.9
Median Age

\$229,100
Median Property Value

Local Market Overview

Lakeland offers a practical location for industrial users due to its position between Tampa and Orlando along the I-4 corridor. The city provides efficient access to major regional highways, including Interstate 4, U.S. Highway 98, and State Road 33, supporting quick movement of goods throughout Central Florida. The market benefits from rail service through CSX, including access to the nearby Intermodal Logistics Center in Winter Haven, which enhances freight connectivity. Lakeland Linder International Airport adds cargo capacity and business aviation services, while Port Tampa Bay provides the closest deep-water port for container, bulk, and break-bulk shipments.

The regional economy maintains consistent growth, driven by logistics, distribution, manufacturing, and service-based sectors that align with industrial space demand. Employment gains in transportation and warehousing have reinforced Lakeland's role as a key logistics node for companies serving statewide and Southeast markets. Population growth in surrounding communities continues to increase consumer activity, contributing to stronger supply-chain requirements. With a cost structure that remains more attainable than larger metros nearby, Lakeland attracts operators seeking scale, efficiency, and transportation access.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,778	48,217	118,127
Current Year Estimate	5,620	46,464	112,398
2020 Census	5,713	45,804	109,795
Growth Current Year-Five-Year	2.82%	3.77%	5.10%
Growth 2020-Current Year	-1.62%	1.44%	2.37%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,016	17,997	47,422
Current Year Estimate	1,941	16,939	44,325
2020 Census	1,977	16,463	42,669
Growth Current Year-Five-Year	3.88%	6.24%	6.99%
Growth 2020-Current Year	-1.81%	2.89%	3.88%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$63,438	\$80,743	\$85,487

TAMPA, FL MSA

Tampa's industrial market continues to show steady demand driven by population growth, strong in-migration, and the region's expanding role in statewide distribution. The metro area has surpassed 3.4 million residents, which supports a large labor pool and ongoing consumer-driven logistics activity. Industrial users are drawn to Tampa's access to major highways, including I-4, I-75, and the Selmon Expressway, which position the market as a key connection point between Central Florida, Southwest Florida, and the rest of the Southeast.

Port Tampa Bay plays a major role in supporting the area's industrial sector, with container volume and cargo activity rising as companies look for alternatives to congested East Coast ports. The port's ongoing improvements and its proximity to surrounding industrial submarkets help support users in manufacturing, distribution, and bulk logistics. Developers continue to deliver modern warehouse space near key transportation corridors, and while new supply has increased availability, it also gives tenants more options for advanced layouts and higher-clear-height facilities.

Logistics Advantage
Access to key freight corridors across Florida.

Business Efficiency
Lower operating costs support industrial users.

Airport Access
Tampa International provides reliable cargo connections.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2721 E MAIN ST, Lakeland, FL, 33801 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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