

AVAILABLE 18,580 SF



AVAILABLE FOR SALE

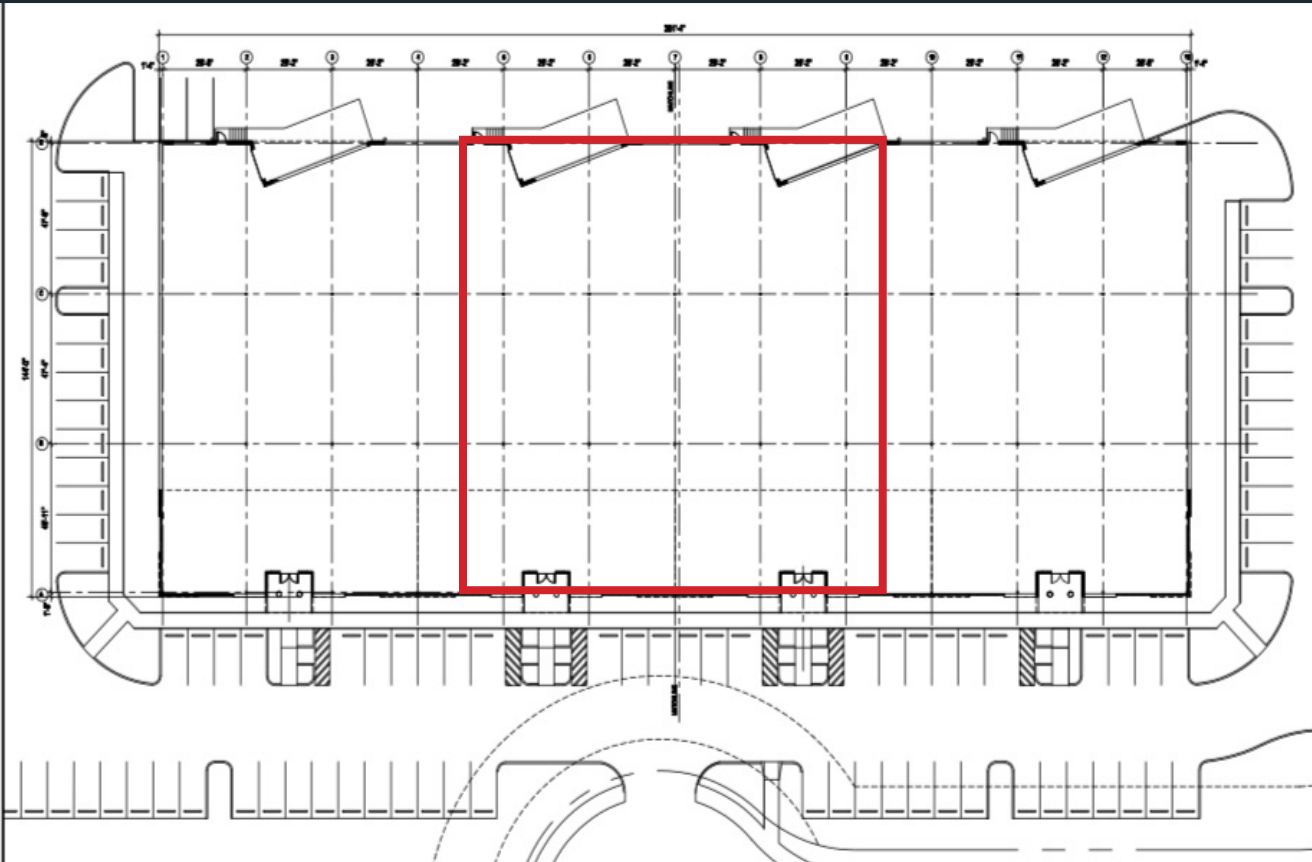
1901 Longleaf Blvd. Lake Wales, FL 33859

HIGHLIGHTS

- 18,580 SF - UNIT 2A & 2B
- 24' clear height
- 2 Dock High Doors
- Industrial Zoning
- Parcel ID:
27-30-14-927044-000022
27-30-14-927044-000021



BUILDING SPECIFICATIONS:

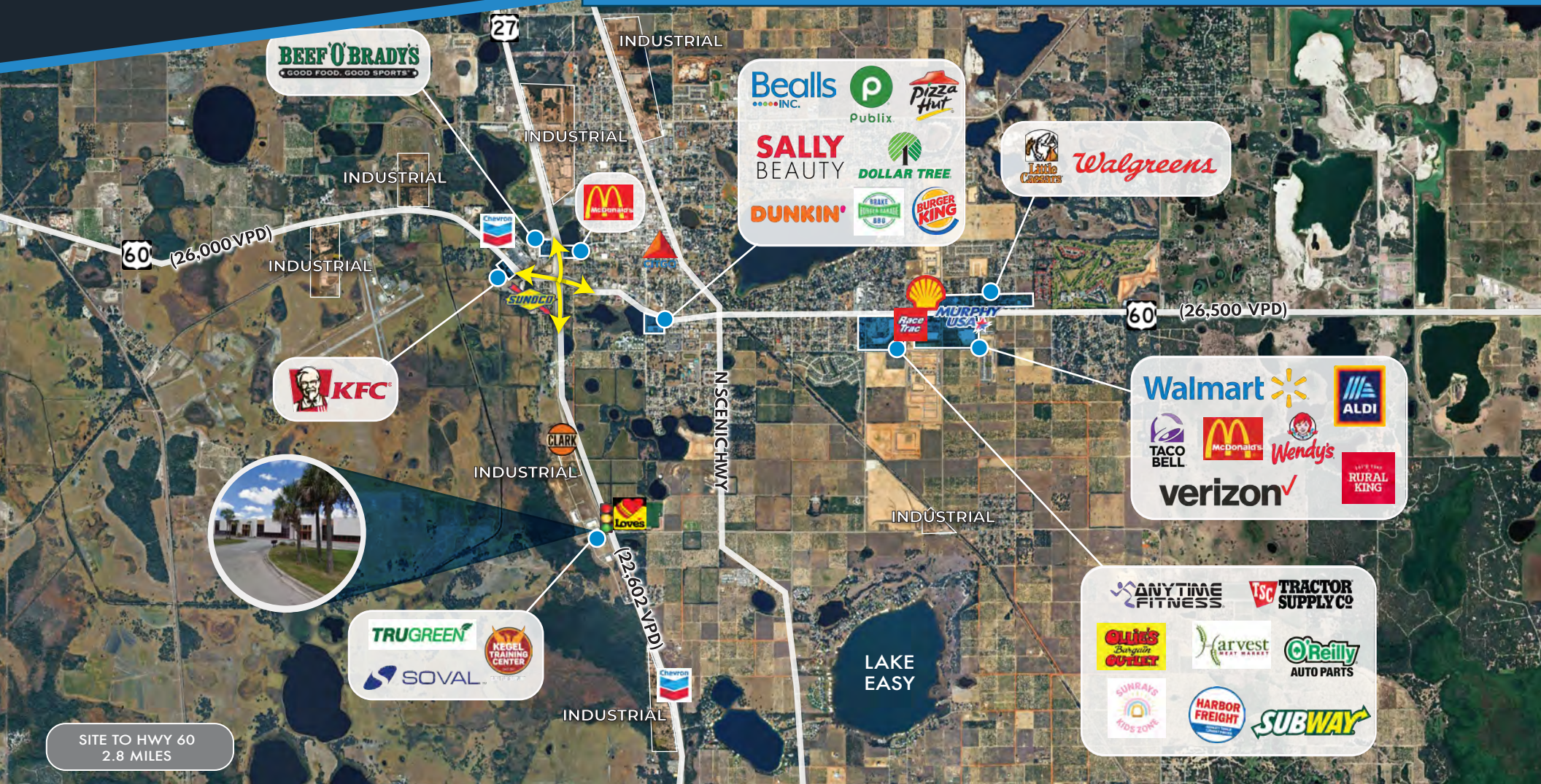


Built:	2005
Lot Size:	0.28 Acres
Building Size:	18,580 SF
Loading:	Rear Load
Ceiling Height:	24'
Dock Doors:	2 Dock-High Doors
Warehouse Lighting:	LED
Power:	480 V
Employee Parking:	2/1,000
Zoning:	Industrial

YOUR GATEWAY TO STATEWIDE ACCESSIBILITY



Positioned just off U.S. Highway 27, 1901 Longleaf Blvd offers excellent access for regional distribution. Its proximity to major transportation routes, a strong labor pool, and surrounding industrial users makes it an attractive option for companies looking to establish or expand operations in a growing market.



SITE TO HWY 60
2.8 MILES

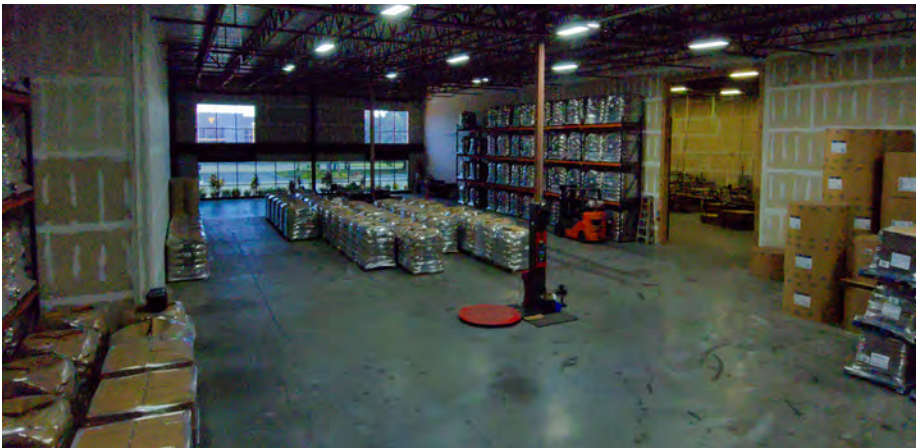
LOCATION OVERVIEW

Located in the heart of Central Florida’s rapidly growing industrial corridor, 1901 Longleaf Blvd offers exceptional access and logistical convenience in Lake Wales, FL. The property sits just minutes from US-27, SR-60, and major regional distribution routes, providing seamless connectivity to Orlando, Tampa, and South Florida markets. Surrounded by a strong mix of manufacturing, distribution, and service-based industrial users, the location benefits from a pro-business environment, a deep labor pool, and close proximity to the expanding Central Florida logistics network.



REGIONAL DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	15,651	27,810	89,620
Households	5,972	10,839	35,537
Employees	9,796	12,081	23,611
Ave. HH Income	\$57,428	\$61,196	\$67,107



CENTRALLY POSITIONED FOR STATEWIDE REACH

KEY DRIVE TIMES

MAJOR CITIES

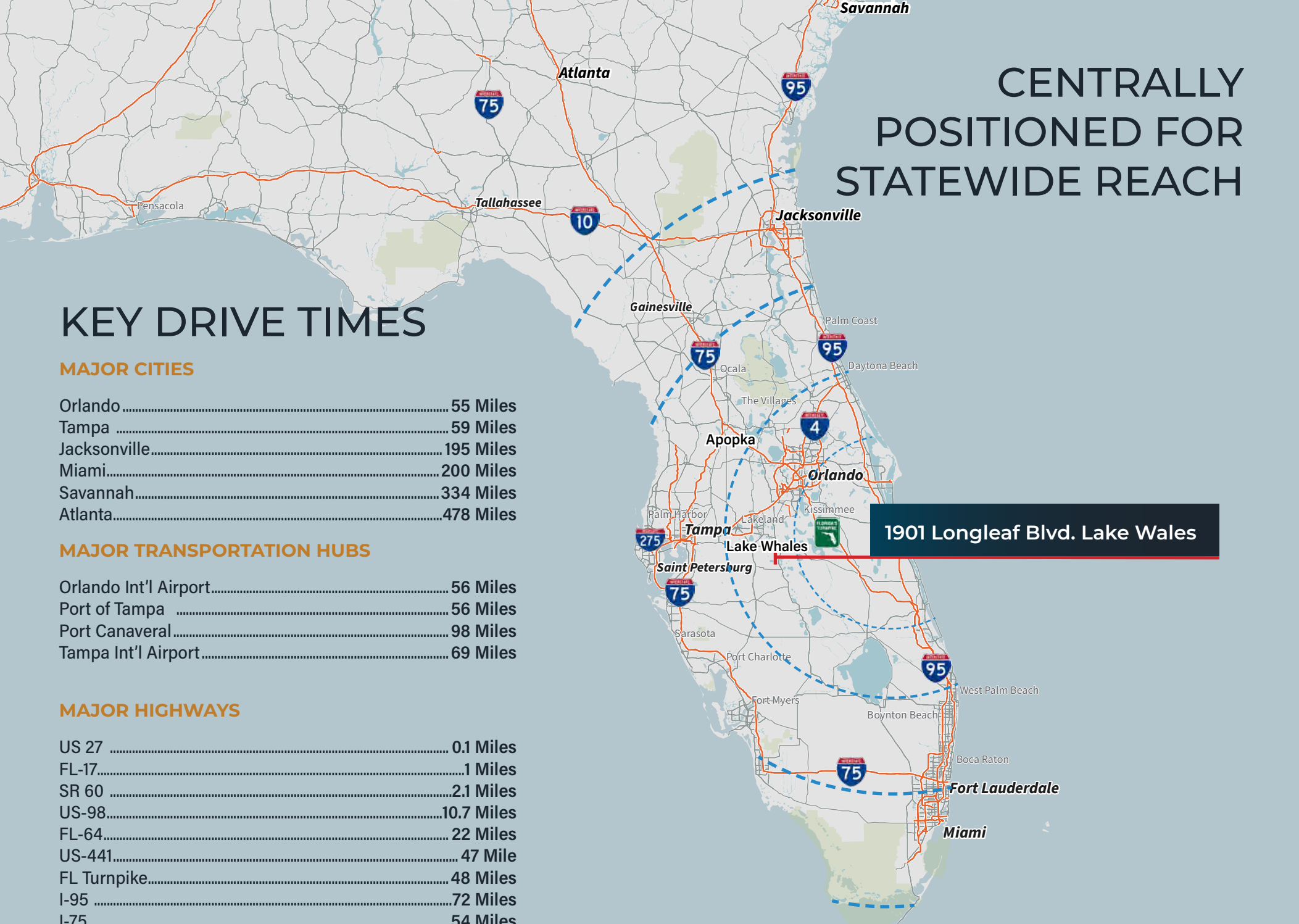
Orlando	55 Miles
Tampa	59 Miles
Jacksonville.....	195 Miles
Miami.....	200 Miles
Savannah.....	334 Miles
Atlanta.....	478 Miles

MAJOR TRANSPORTATION HUBS

Orlando Int'l Airport.....	56 Miles
Port of Tampa	56 Miles
Port Canaveral.....	98 Miles
Tampa Int'l Airport.....	69 Miles

MAJOR HIGHWAYS

US 27	0.1 Miles
FL-17.....	1 Miles
SR 60	2.1 Miles
US-98.....	10.7 Miles
FL-64.....	22 Miles
US-441.....	47 Mile
FL Turnpike.....	48 Miles
I-95	72 Miles
I-75	54 Miles



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