



For Lease
Industrial Property

Warehouse For Lease

4763 Drane Field Rd | Lakeland, FL 33811

Property Summary



Property Description

This 12,000 SF warehouse may be leased as one space or divided into two, 6,000 SF spaces:

Bay 100 (6,000 SF) is a has (2) 12' x 12' overhead doors and a rest room. Both units are clear span and have 3-phase power.

Bay 110 (6,000 SF) has one 14' x 12' overhead door, one office and a rest room. It has a 2,000# bridge crane that can stay or go.

Owner will lease both or separately.

NNN expenses are \$1.50/SF

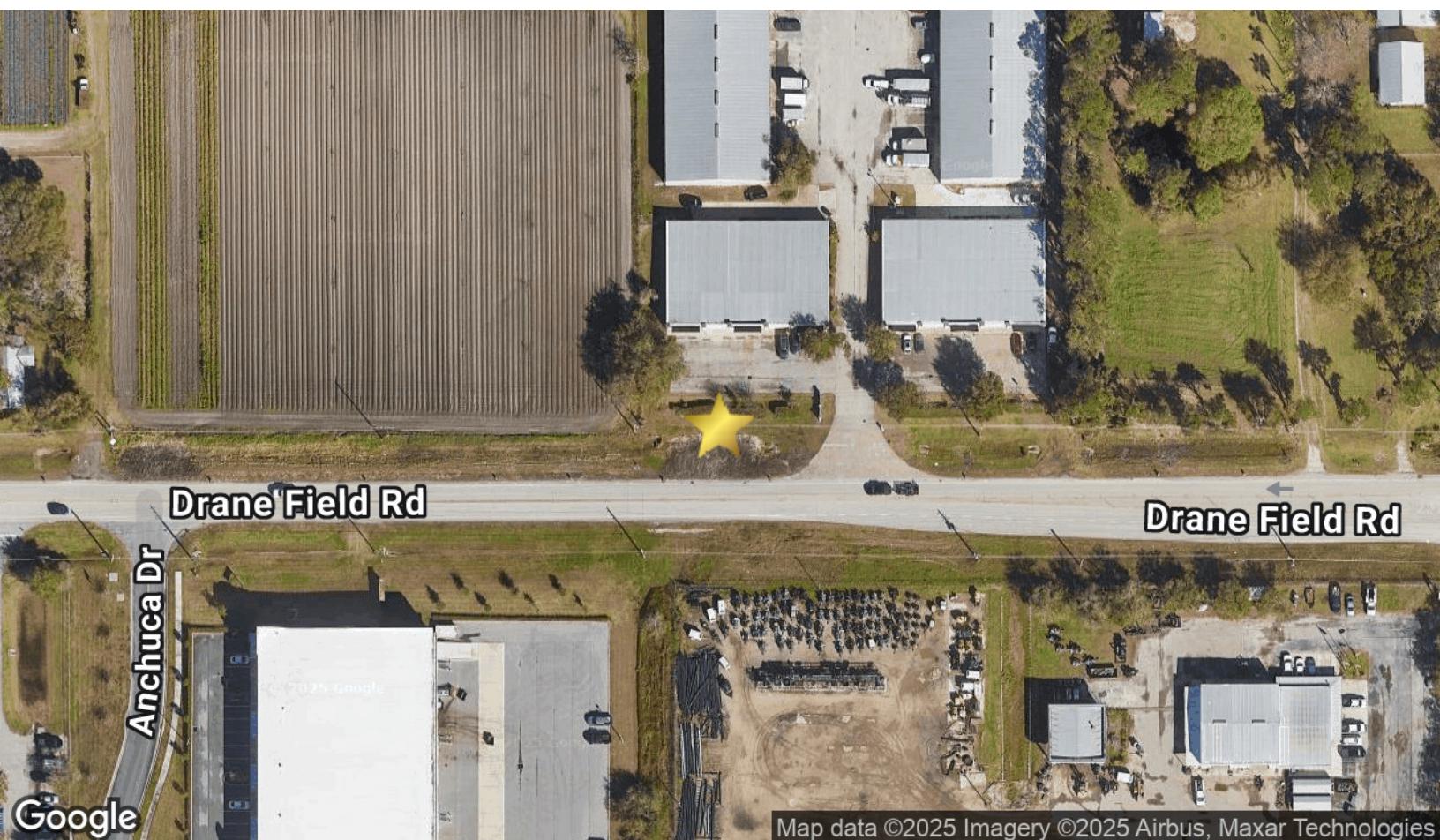
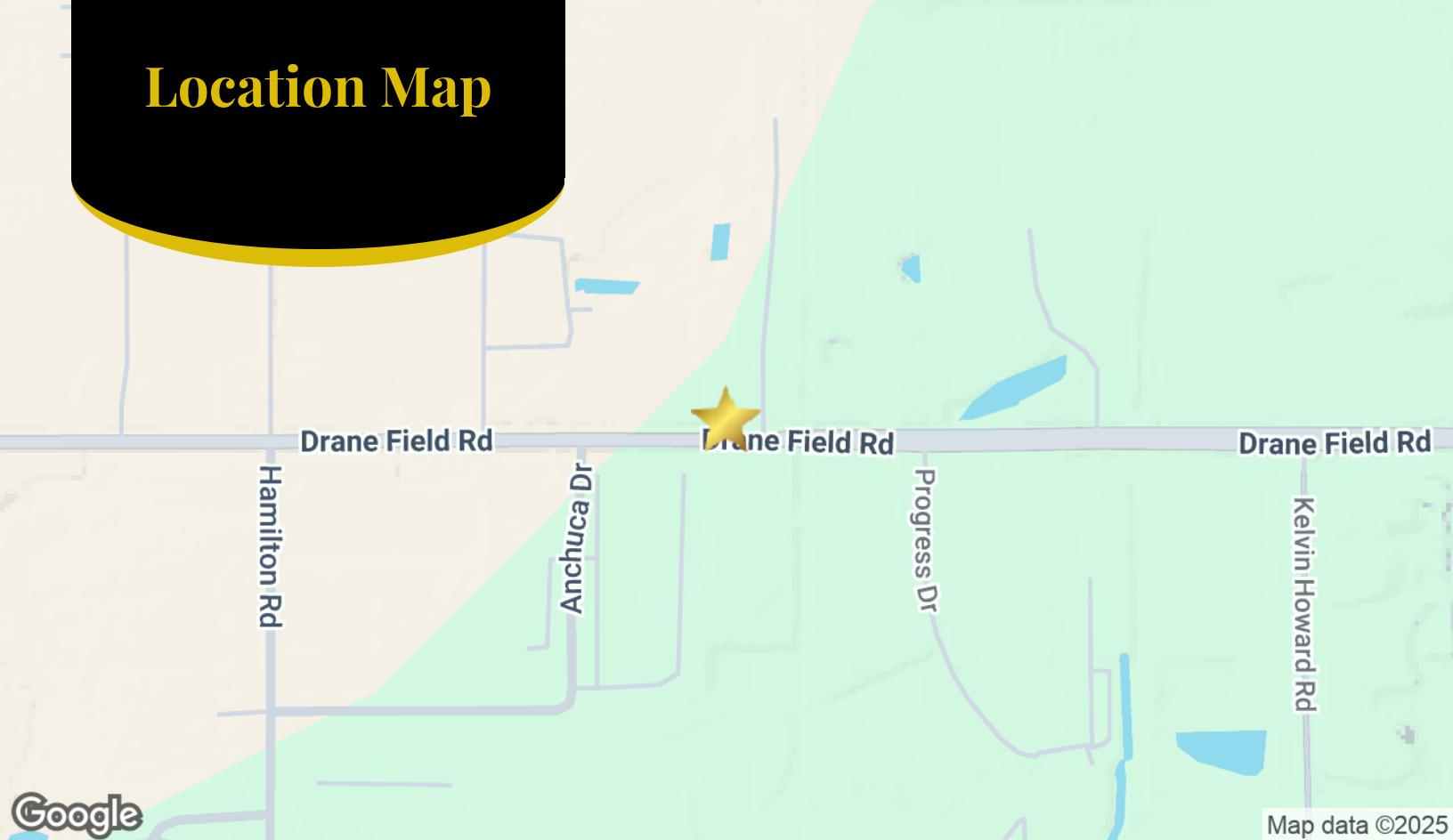
Offering Summary

| | |
|----------------|--------------------|
| Lease Rate: | \$10.50 SF/yr (MG) |
| Available SF: | 12,000 SF |
| Lot Size: | 8.45 Acres |
| Building Size: | 12,000 SF |

Additional Photos



Location Map



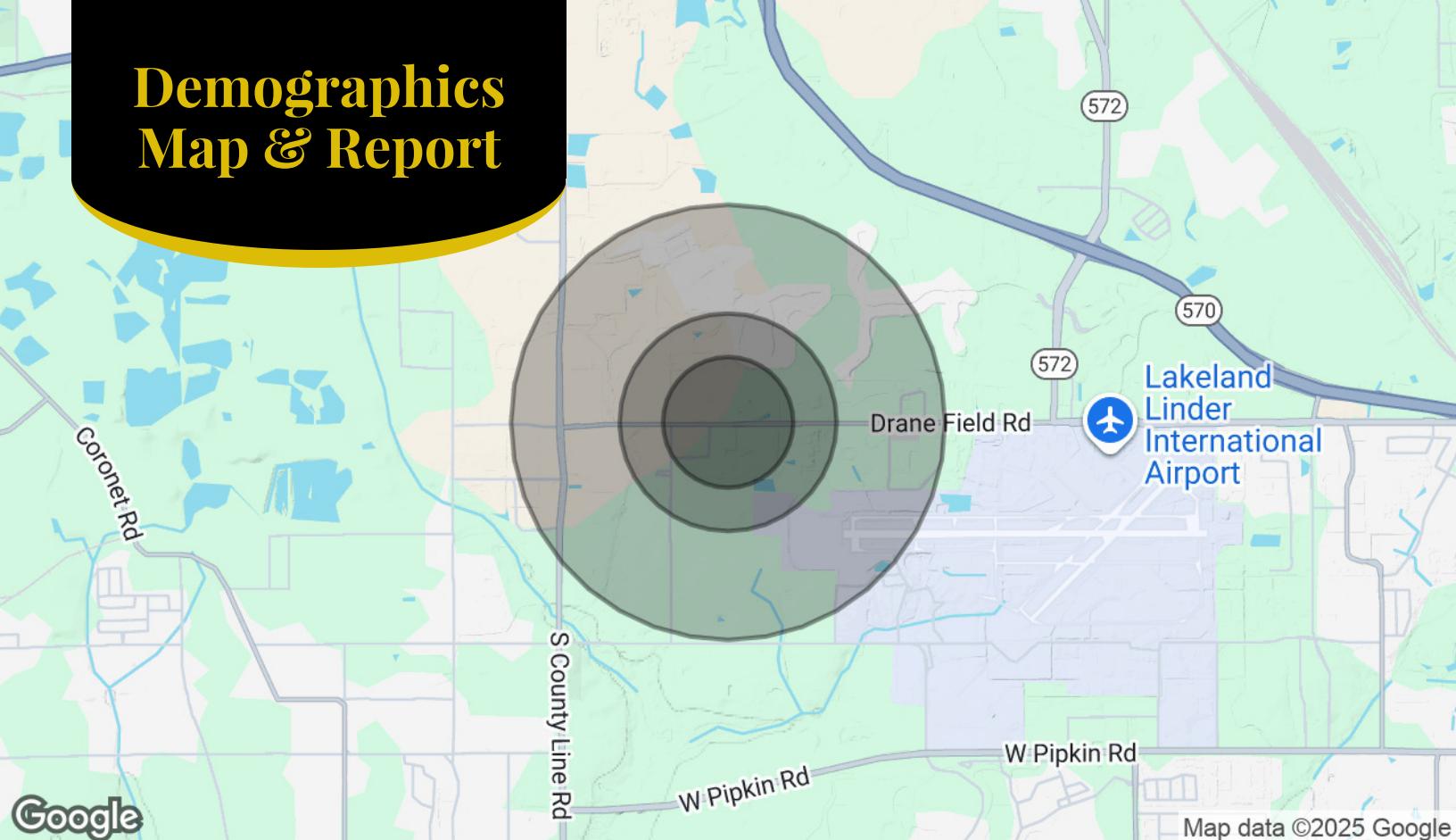
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Demographics Map & Report



Population

| | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 16 | 210 | 817 |
| Average Age | 48 | 48 | 49 |
| Average Age (Male) | 47 | 47 | 47 |
| Average Age (Female) | 50 | 50 | 50 |

Households & Income

| | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|-----------|
| Total Households | 7 | 88 | 345 |
| # of Persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH Income | \$117,909 | \$117,883 | \$119,227 |
| Average House Value | \$327,868 | \$327,925 | \$324,749 |

Demographics data derived from AlphaMap

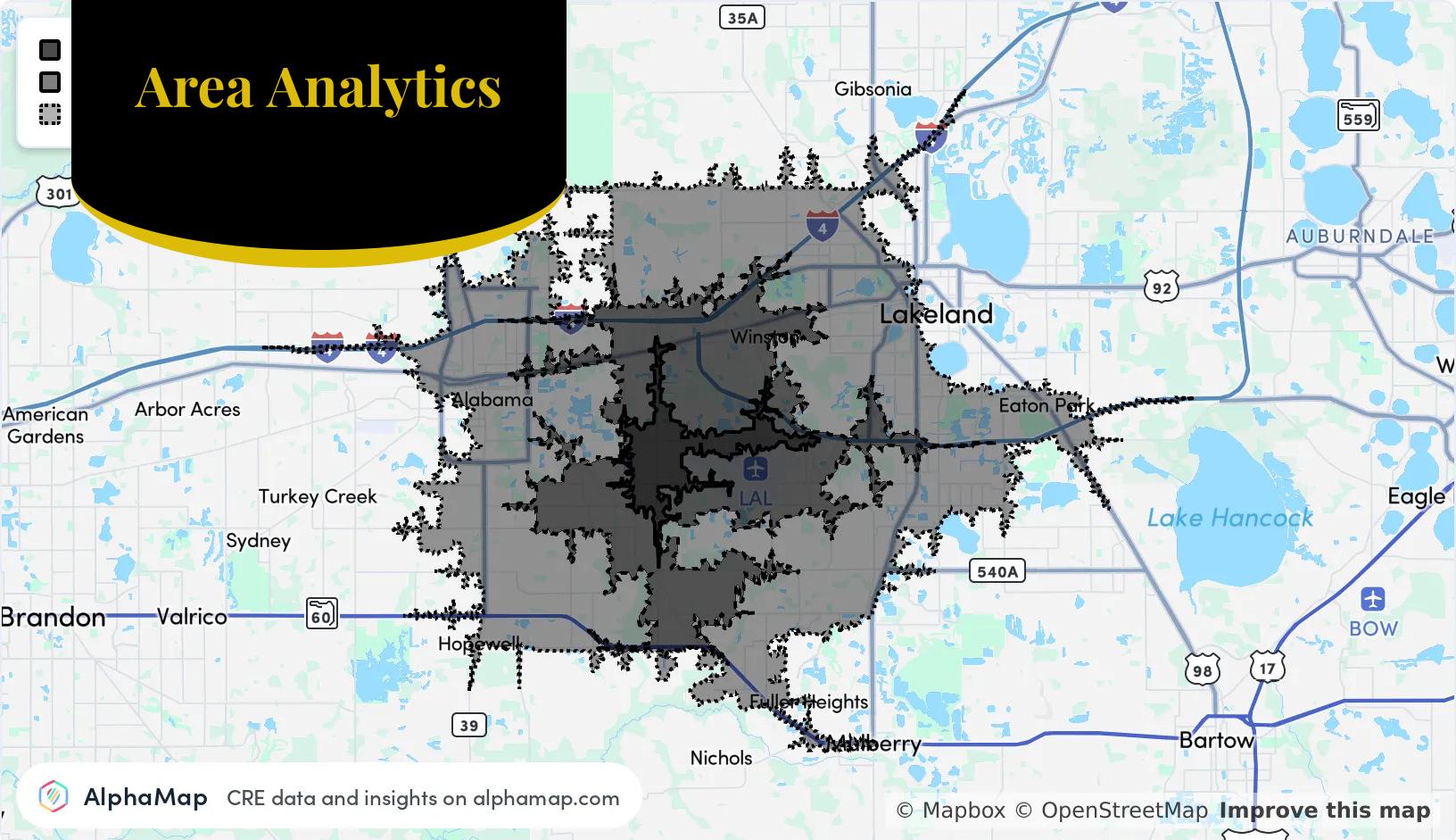
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Area Analytics



Population

| | 5 Minutes | 10 Minutes | 15 Minutes |
|----------------------|-----------|------------|------------|
| Total Population | 1,914 | 19,855 | 152,355 |
| Average Age | 41 | 41 | 40 |
| Average Age (Male) | 40 | 39 | 39 |
| Average Age (Female) | 42 | 42 | 42 |

Household & Income

| | 5 Minutes | 10 Minutes | 15 Minutes |
|---------------------|-----------|------------|------------|
| Total Households | 660 | 7,182 | 58,146 |
| Persons per HH | 2.9 | 2.8 | 2.6 |
| Average HH Income | \$105,218 | \$96,608 | \$83,437 |
| Average House Value | \$358,509 | \$321,426 | \$281,485 |
| Per Capita Income | \$36,282 | \$34,502 | \$32,091 |

Map and demographics data derived from AlphaMap

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