



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

Phillip Mays

863.409.2277

phil@ulyssesrealtygroup.com

★ ★ ★ ★
ULYSSES
REALTY GROUP

Additional Photos



Location Map



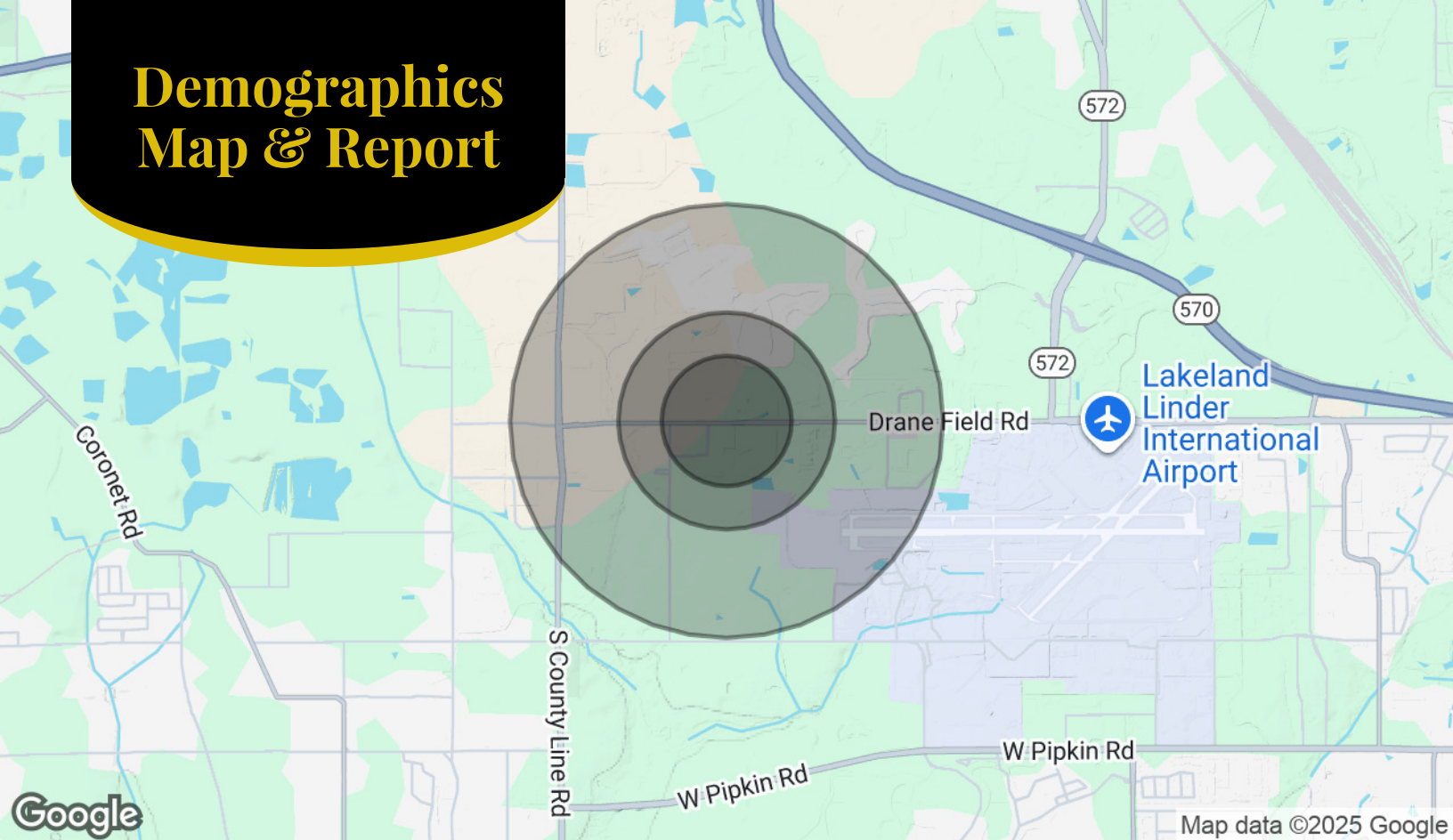
Phillip Mays

863.409.2277

phil@ulyssesrealtygroup.com

★★★★★
ULYSSES
REALTY GROUP

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

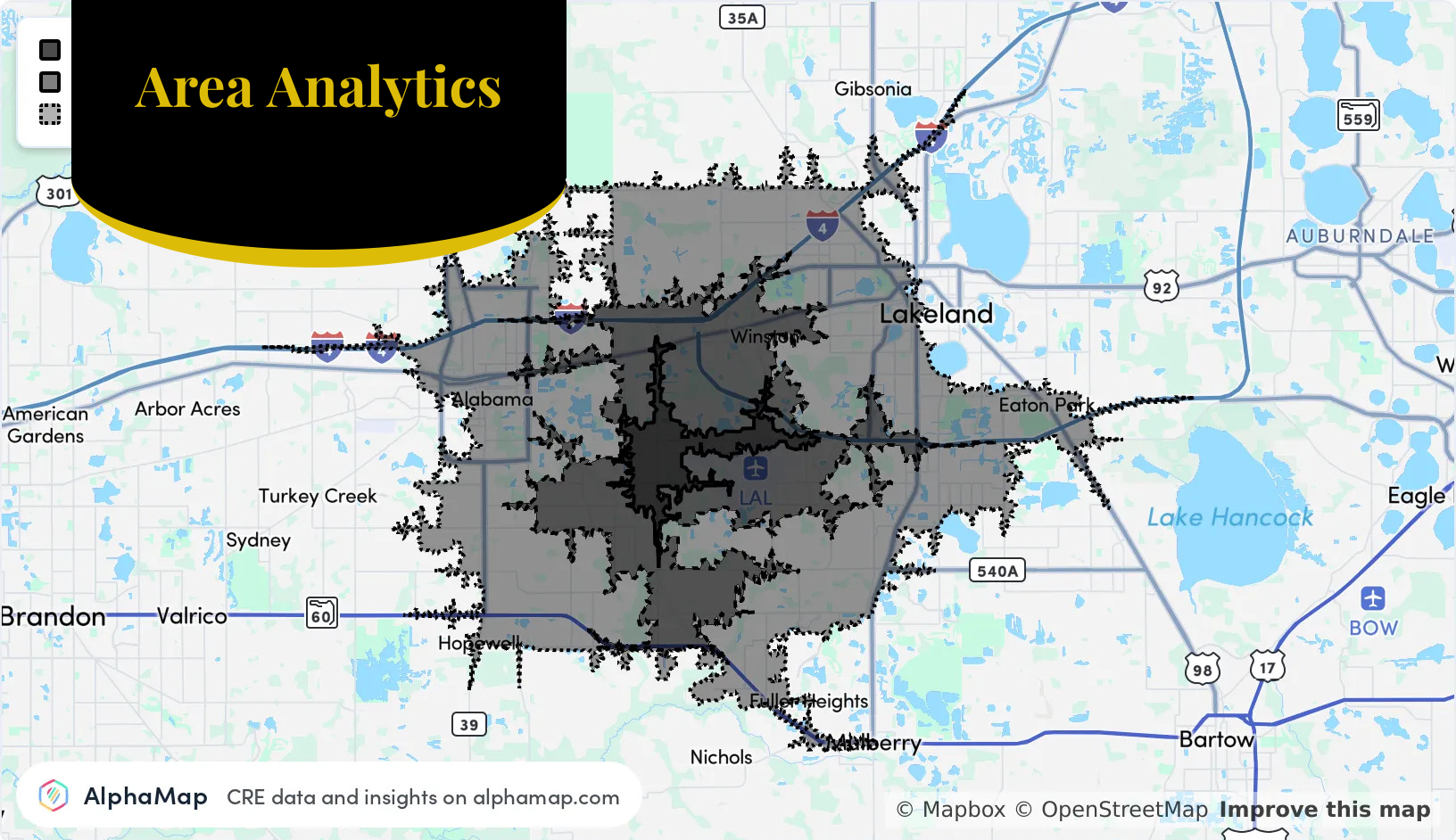
Phillip Mays

863.409.2277

phil@ulyssesrealtygroup.com

★★★★★
ULYSSES
REALTY GROUP

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

Phillip Mays

863.409.2277

phil@ulyssesrealtygroup.com

ULYSSES
REALTY GROUP