

# INDUSTRIAL WAREHOUSE FOR SALE

1801 7TH STREET SW  
WINTER HAVEN, FL 33880



## OVERVIEW:

Located in Winter Haven, Florida, this is an opportunity to buy a single tenant income producing property with tremendous upside for redevelopment. The property is currently leased to American Building Supply, Inc. who utilizes the property as a Truss Manufacturing Plant. The property consists of twelve different structures on a fully paved site.

## PROPERTY INFORMATION:

Address: 1801 7th Street  
Winter Haven, FL 33880

Building Size Total: 100,057± SF

Building #1	Enclosed	7,800± SF
Building #2	Enclosed	11,040± SF
Building #3	Enclosed	15,000± SF
Building #4	Enclosed	11,417± SF
Building #5	Pole Barn	4,700± SF
Building #6	Pole Barn	2,500± SF
Building #7	Pole Barn	5,600± SF
Building #8	Pole Barn	6,000± SF
Building #9	Pole Barn	11,000± SF
Building #10	Pole Barn	7,200± SF
Building #11	Pole Barn	5,100± SF
Building #12	Pole Barn	12,700± SF

## PROPERTY INFORMATION:

Site Size: 8.37± Acres  
Zoning: IND, Polk County  
Jurisdiction: Unincorporated Polk County  
Utilities: Municipal Water and Sewer

## FINANCIAL INFORMATION:

Price: \$4,500,000

## ABOUT THE TENANT:

American Building Supply, Inc is a wholly owned subsidiary of Kodiak Building Partners. Kodiak owns a very diverse group of building materials companies that consist of construction supply, doors, millwork, Gypsum and lumber companies with over 140 locations in 29 states with a workforce of 7,000 people.

## CONTACT:

William "Bo" Bradford, CCIM, SIOR  
President/Principal  
bbradford@lee-associates.com  
D 321.281.8502

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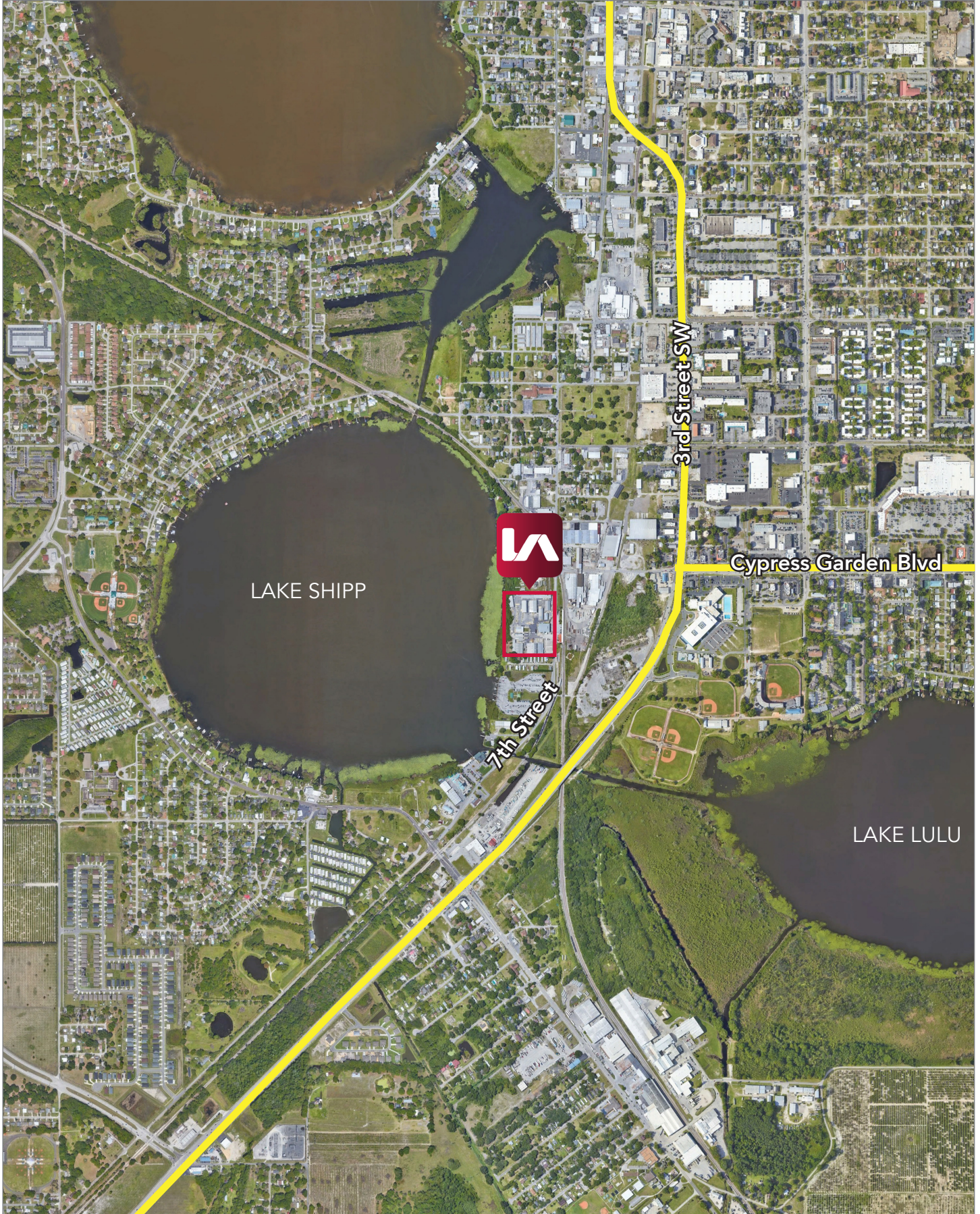
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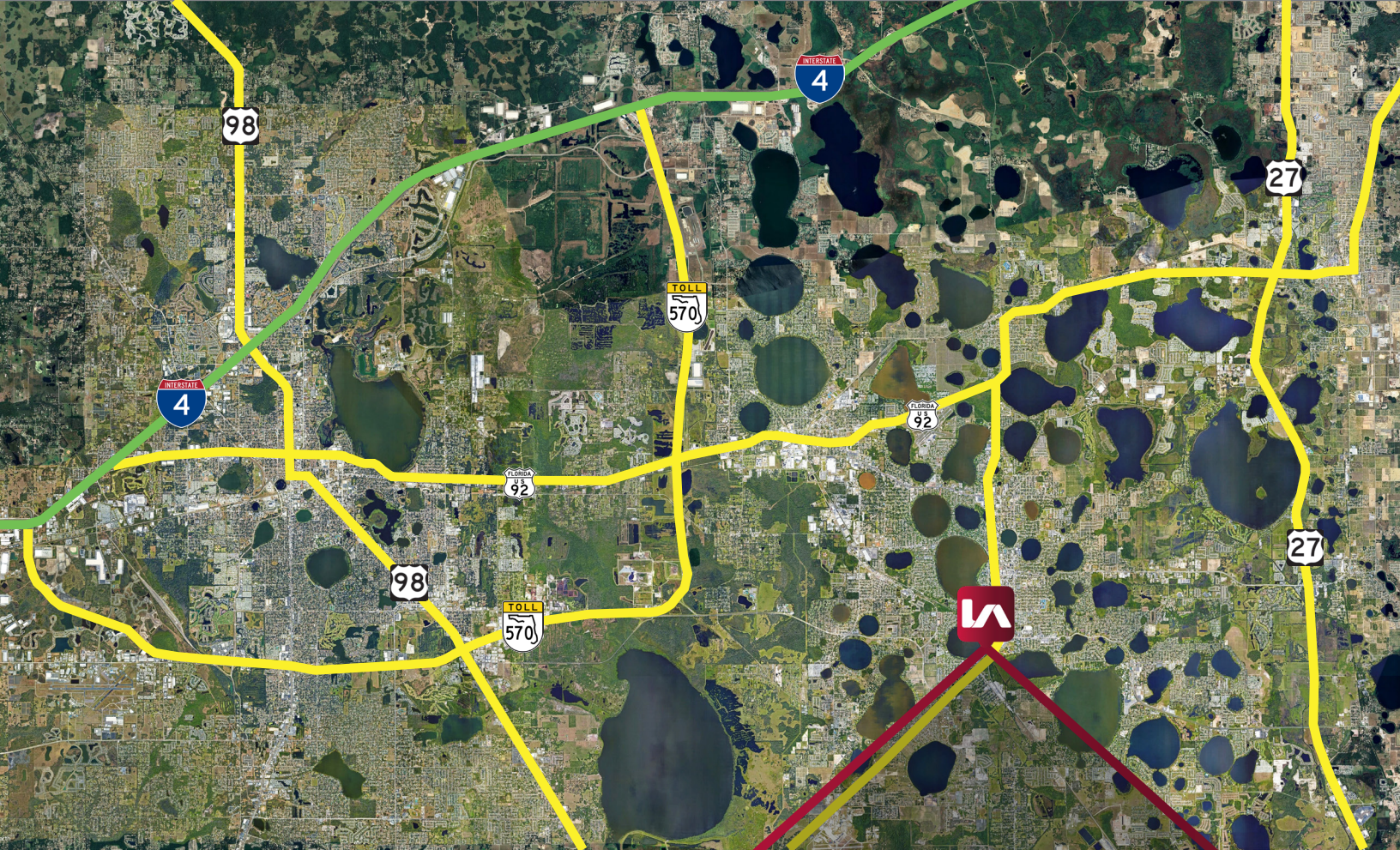
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## TRAVEL DISTANCES FROM SITE:

To 570 Polk County Pkwy:	7 Miles
To Highway 98:	11 Miles
To Highway 27:	12 Miles
To Interstate 4 (I-4):	13 Miles

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