

# Bartow Industrial

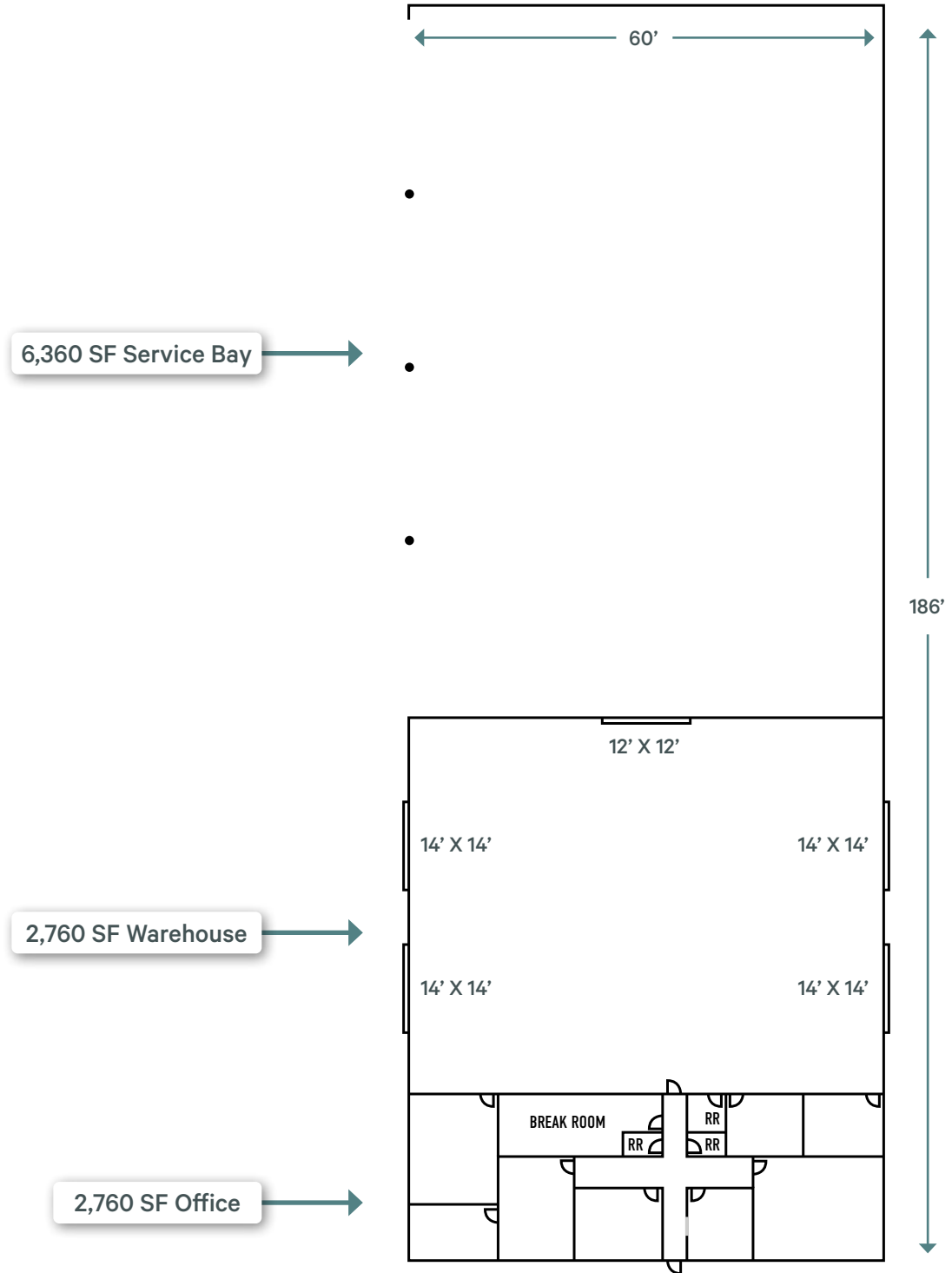
IOS Capable – Fully Gated/Secured

1420 Chamber Drive  
Bartow, FL 33830

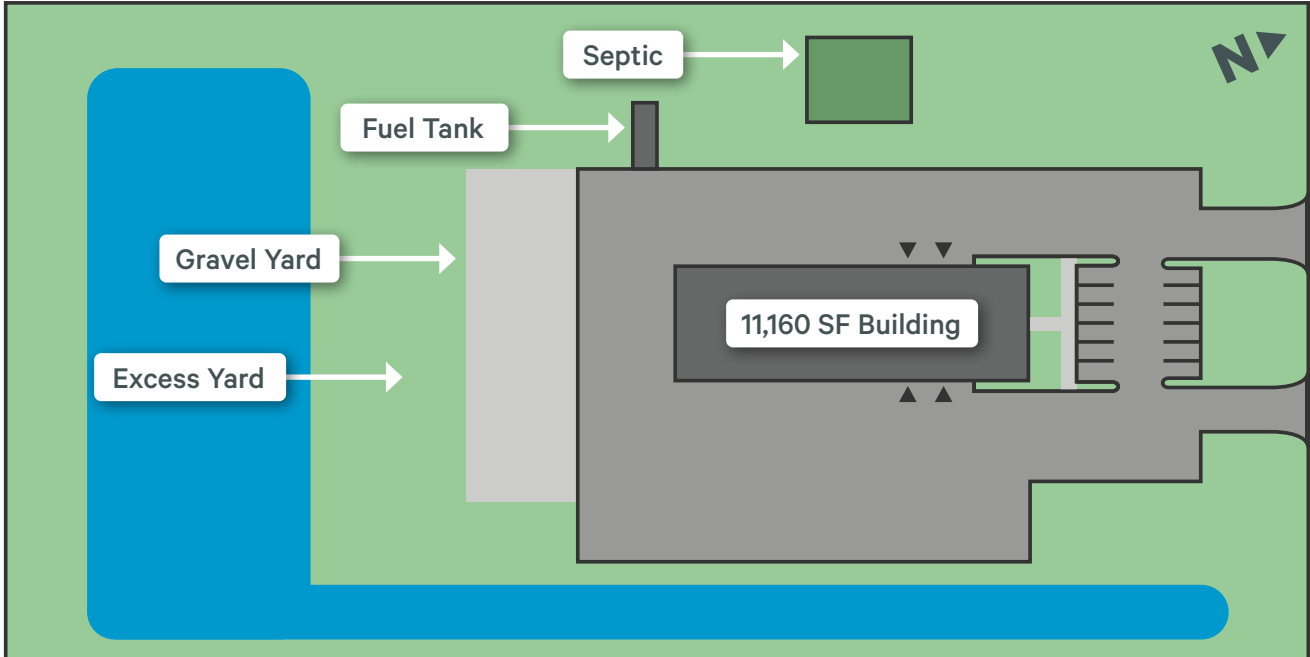
11,160 SF Total | 1,680 SF Office | 2,760 Enclosed Warehouse | 6,360 SF Service Bay | 4 Grade Doors



# BUILDING PLAN



## PARCEL PLAN



## PROPERTY PHOTOS



## Bartow Industrial

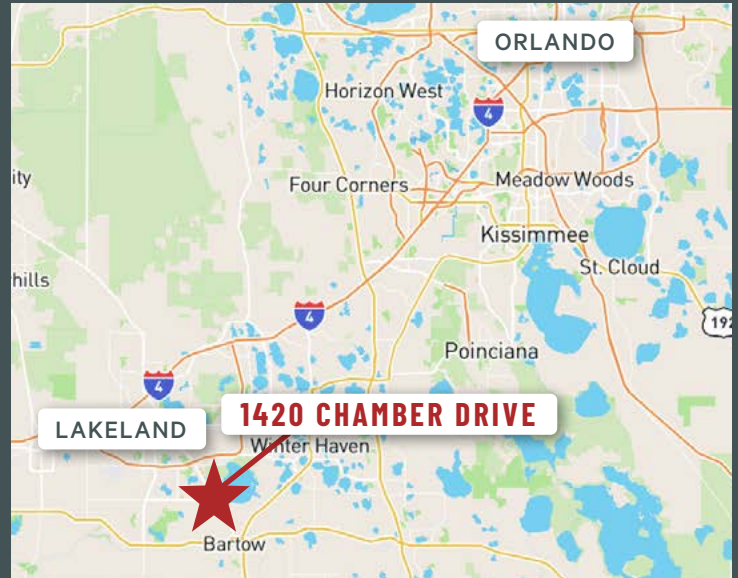
1420 Chamber Drive, Bartow, FL 33830

# Industrial | For Sale

1420 Chamber Drive is an 11,160 SF standalone industrial facility located in Bartow, FL, within the Polk County submarket. The building sits on 5.01 acres and is complete with grade-level loading doors on both sides of the structure and the capability for laydown yard on the sides and behind the building. The Polk County submarket straddles two major MSA's, Tampa and Orlando, and currently is the fastest growing MSA in the county. Supported by excellent demographics of both consumers and labor, Polk County continues to be a strong industrial market.

### PROPERTY HIGHLIGHTS

- + Built in 2000
- + 11,160 SF Total
- + 1,680 SF Office
- + 5.01 Total Acres
- + 52 Parking Spaces
- + Single Occupancy
- + Fully Gated/Secured
- + IOS Capabilities
- + 200 Amp, 3-Phase Power 220
- + Utilities: City of Bartow



### SALE HIGHLIGHTS

This exceptional investment opportunity features a highly desirable Triple Net (NNN) lease in place, providing an investor with a truly passive income stream. The property is leased to Groome Industrial Service Group, a tenant whose long-standing reputation and critical services bolster the stability and attractiveness of this offering.

**Secure NNN Lease Structure:** Enjoy predictable, hands-off income with a Triple Net (NNN) lease. This structure shifts the responsibility for property taxes, insurance, and maintenance costs to the tenant, minimizing landlord obligations and providing a stable, reliable cash flow. Investors benefit from reduced operational responsibilities and a lower risk of unexpected expenses.

**Established Industry Leader:** The property is leased to Groome Industrial Service Group, a proven leader in specialty industrial maintenance services with over 50 years of

operational history. Founded in 1969, Groome has built a strong reputation as a maintenance provider of choice, delivering essential services across diverse industries including power generation, refinery, manufacturing, aviation, and municipal sectors.

**Robust Tenant Profile:** Groome Industrial Service Group offers a comprehensive suite of critical services, including HRSG and catalyst maintenance, industrial cleaning, surface preparation and coatings, and hangar door maintenance. With a focus on safety, quality, and a commitment to customer satisfaction,

Groome has expanded its geographic footprint and diversified its service offerings through strategic acquisitions, employing over 900 skilled individuals. Their vital role in maintaining essential industrial infrastructure underscores their stability and long-term commitment.

**Passive Investment:** The NNN lease, combined with a strong and established tenant like Groome Industrial Service Group, creates an ideal scenario for investors seeking a low-management, high-yield asset with long-term stability.

### Contact Us

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