

SEVEN-UNIT INDUSTRIAL PROPERTY

936 Edith Ave
Lakeland, FL 33801

ASKING PRICE:
\$2,900,000

PROPERTY OVERVIEW & UNIT BREAKDOWN

PROPERTY HIGHLIGHTS

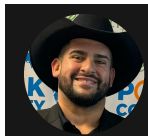
• Approximately 24,000 total SF	• Concrete exterior construction
• Individually metered electric	• Three-phase power
• HVAC in all office spaces	• City water and sewer
• 100% asphalt-paved yard	• 30+ parking spaces
• Metal roofing on most units	• TPO roofing on Units 2 and 3

UNIT BREAKDOWN

UNIT 1 10,000 SF HVAC-equipped office and restroom Two dock-high roll-up doors - approx. 12' x 10' Approx. 28' ceiling height	UNIT 2 2,500 SF HVAC-equipped office and restroom Two dock-high bay doors - approx. 8' x 10' TPO roof
UNIT 3 2,500 SF HVAC-equipped office and restroom Grade-level roll-up door - approx. 10' x 12' TPO roof	UNIT 4 5,000 SF HVAC-equipped office and restroom Dock-high door - approx. 10' x 8' Approx. 28' ceiling height Leased 5 years at \$5,250/month gross
UNIT 5 1,600 SF Dedicated HVAC-equipped office space Standard entry door	UNIT 6 1,200 SF Mini-warehouse bay HVAC-equipped office and restroom Grade-level roll-up door
UNIT 7 1,200 SF Mini-warehouse bay HVAC-equipped office and restroom Grade-level roll-up door	

TOTAL BUILDING AREA

APPROXIMATELY 24,000 SF



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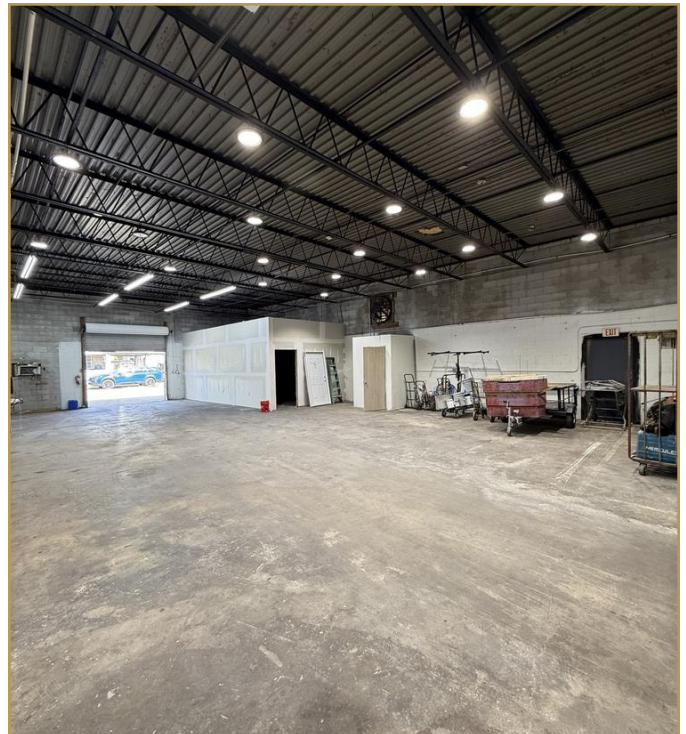
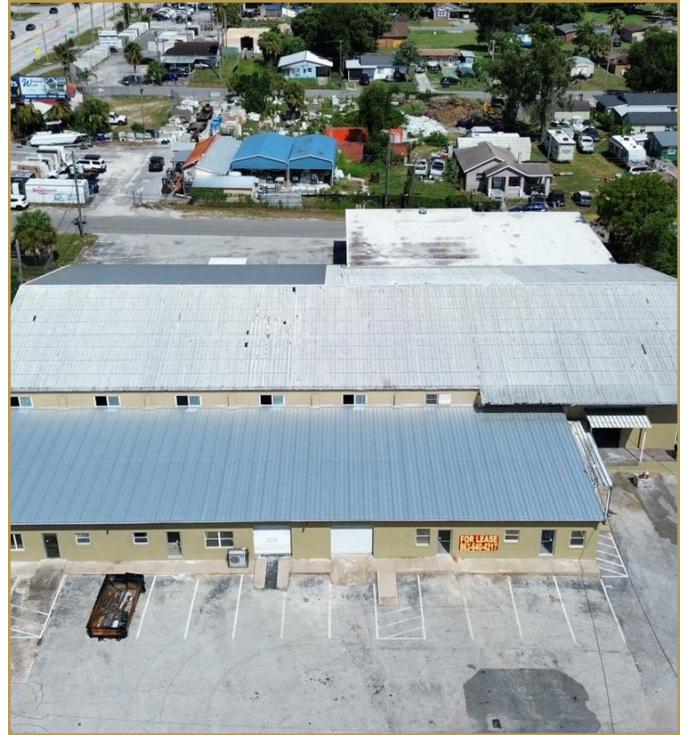


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Information is based on details provided and should be independently verified by prospective buyers and tenants.

PROPERTY PHOTO GALLERY

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