



**For Lease**  
Industrial Property

WAREHOUSE FOR LEASE

**4312 Wallace Rd**

Lakeland, FL 33812

# Property Summary



## Property Description

3,000 square foot warehouse space is ready for immediate occupancy. This bay has 3 - 12'x12' overhead doors and 2 man doors. Interior is basic with only one rest room. Interior height runs from 13'6" at the eave to 14'6" at the peak in this clear span building.

NNN is \$1.50/SF

Located just off of Hwy 98 S., the location offers convenient access to major transportation routes, including the Polk Parkway (SR570), I-4 and Highway 60, making it an excellent hub for distribution and logistics operations. Enjoy close proximity to key industrial centers and distribution facilities.

## LEASING INFORMATION

Lease Rate:	\$10.50 SF/yr (NNN)
Number of Units:	1
Available SF:	3,000 SF
Lot Size:	64,106 SF

**Phillip Mays**

863.409.2277

phil@ulyssesrealtygroup.com

**ULYSSES**  
REALTY GROUP

# Additional Photos



**Phillip Mays**  
863.409.2277  
phil@ulyssesrealtygroup.com



# Property Details

Lease Rate	<b>\$10.50 SF/yr</b>
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## Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Lot Size	64,106 SF
APN #	242911281012000010

## Leasing Information

4312 Wallace Road	Warehouse Space
Lease Rate	\$10.50/ SF NNN
Triple Net (NNN) Expense	\$1.50/ SF
Space Size	3,000 SF

## Location Information

Street Address	4312 Wallace Rd
City, State, Zip	Lakeland, FL 33812
County	Polk
Market	Tampa Bay
Sub-market	Polk County

## Building Information

Building Size	11,800 SF
Tenancy	Multiple
Number of Floors	1
Year Built	2006
Number of Buildings	2

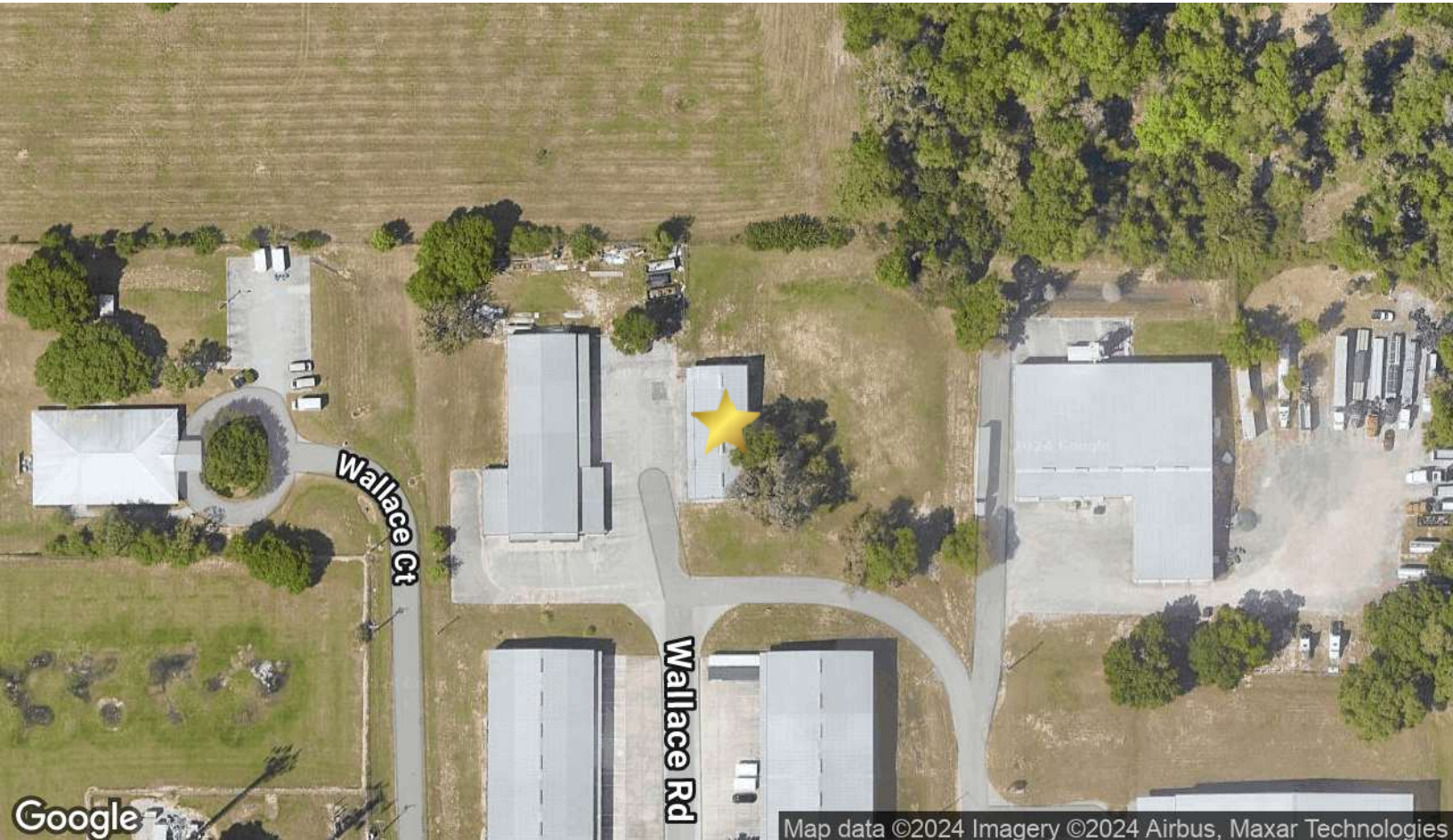
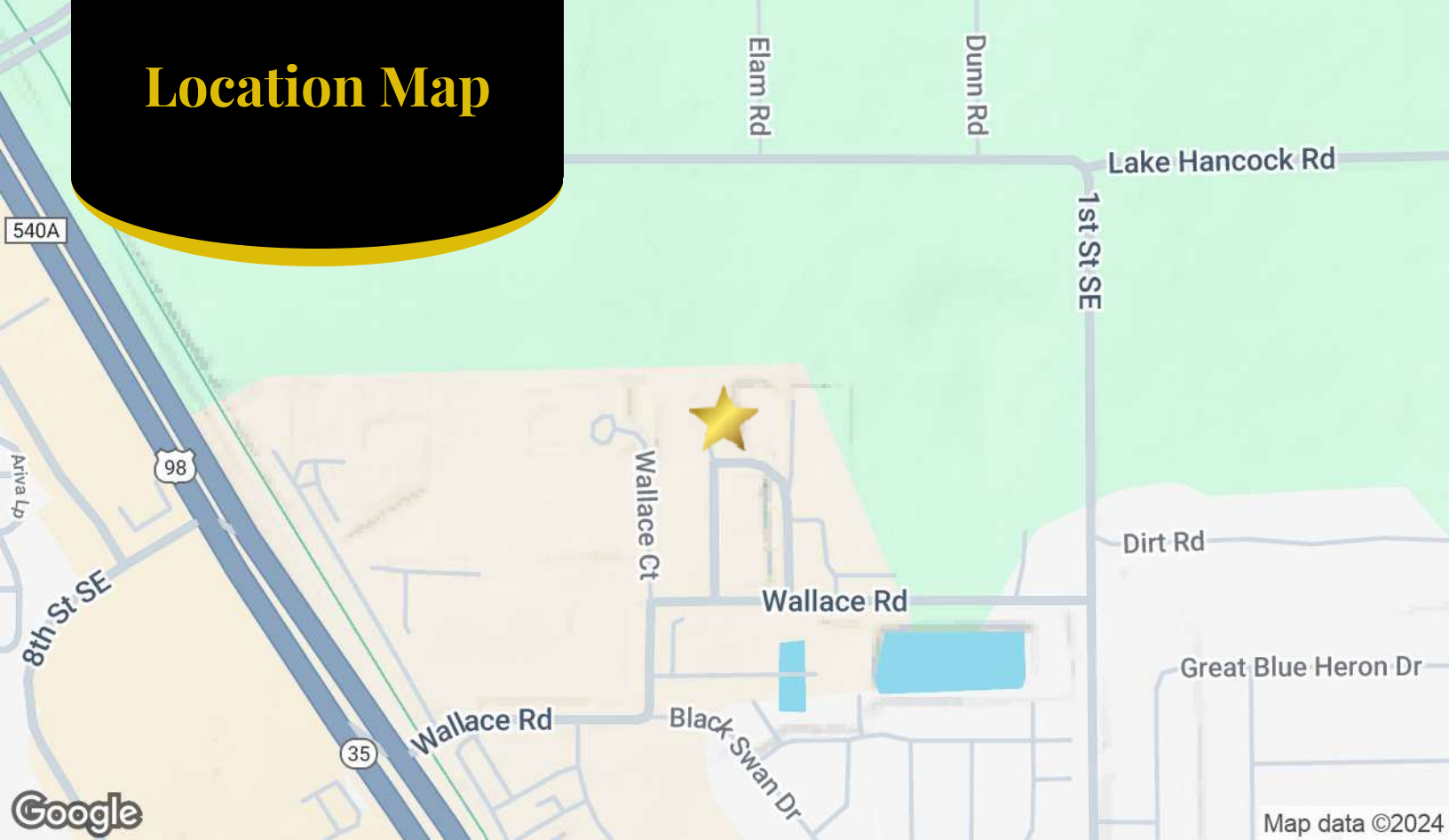
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# Location Map



**Phillip Mays**  
863.409.2277  
phil@ulyssesrealtygroup.com



# Retailer Map

Highland City Town Center

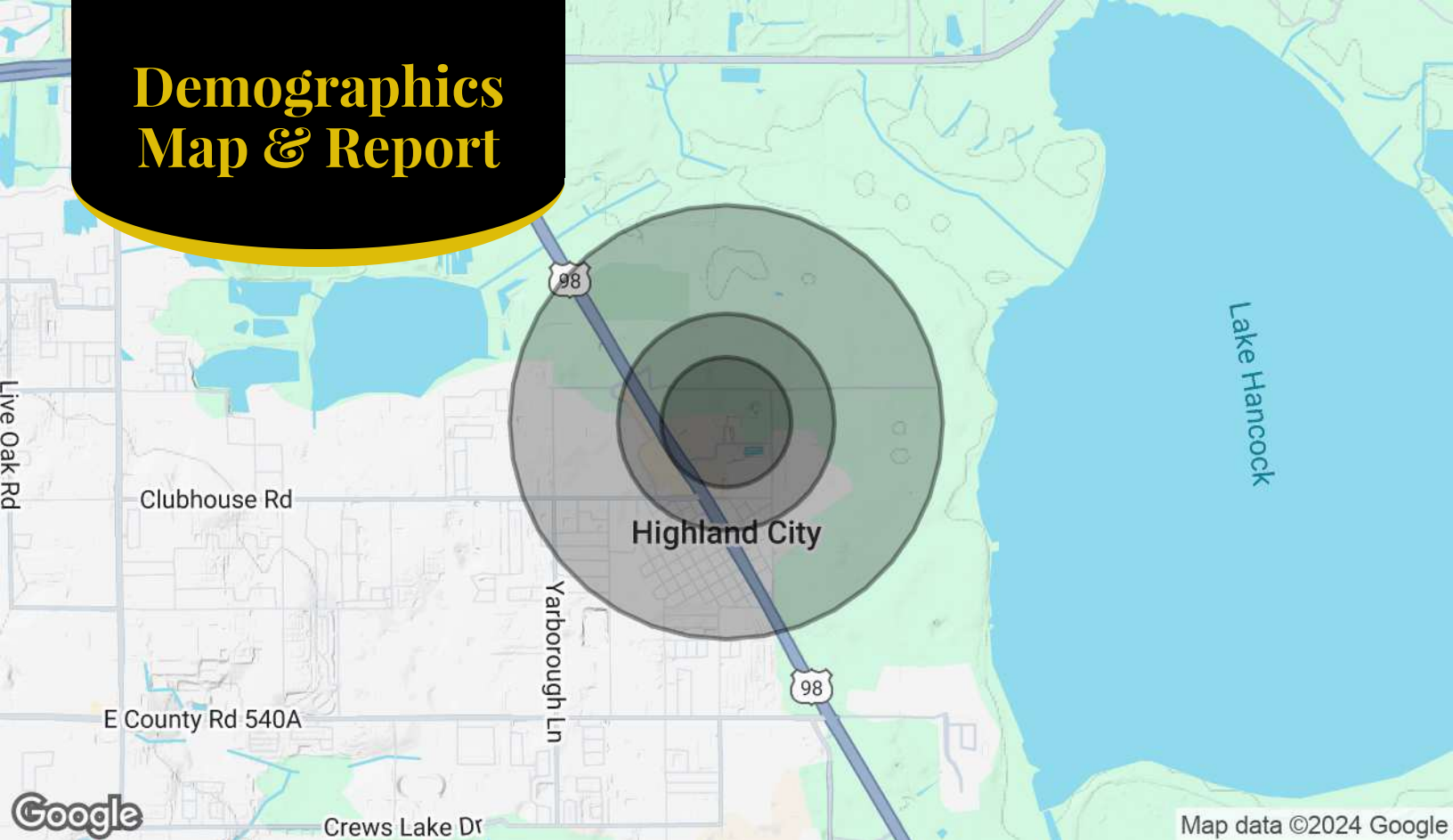


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Map data ©2024

# Demographics Map & Report



<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	59	510	3,551
Average Age	42	41	40
Average Age (Male)	41	41	39
Average Age (Female)	42	42	41

<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	26	221	1,384
# of Persons per HH	2.3	2.3	2.6
Average HH Income	\$109,452	\$108,347	\$99,684
Average House Value	\$343,032	\$337,777	\$304,770

Demographics data derived from AlphaMap