



PROPERTY DESCRIPTION

This property has 5,781 SF of warehouse with 5.2 acres of yard available for lease. Located on US-92 in the industrial area of Auburndale next to Coca Cola, Cutrale, US LBM, CWI Logistic, Florida Caribbean, and more. The land use is IND - Industrial (Polk County) which allows light manufacturing, warehouse, outside storage and some limited retail uses. Great fit for truck parking, equipment and yard storage, mobile home storage and more.

Building 494 is a warehouse renovated in 2023 with a new roof, small office, 12' clear height, 1 dock high and 1 ramp.

Total of 5.2 acres of industrial outdoor storage available, mix of new asphalt and millings, fully fenced.

Strategically located in Auburndale in the industrial hub of Central Florida, on US-92, with quick access to I-4 (Tampa & Orlando), Polk Parkway (Lakeland) and Hwy 60 (Fort Myers & Miami/South Florida). Access most of Polk County (Lakeland, Bartow, Haines City, Polk City, Lake Wales, Mulberry and Plant City) within 30 minutes.

OFFERING SUMMARY

Lease Rate:	Call for pricing
Available Building SF:	5,781 SF
Available Land Size:	5.2 Acres
Property Type:	Industrial / IOS
Year Built/Renovated:	1962/2023
Loading:	1 dock / 1 ramp
IOS Surface:	Asphalt / Grass
Zoning:	IND - Industrial (Polk)
Submarket:	Lakeland MSA

DEMOGRAPHICS 25 MILES 50 MILES 100 MILES

Total Households	380,385	1,838,735	4,585,570
Total Population	881,989	4,437,962	10,023,003
Average HH Income	\$55,385	\$69,194	\$65,936

ALEX DELANNOY, SIOR

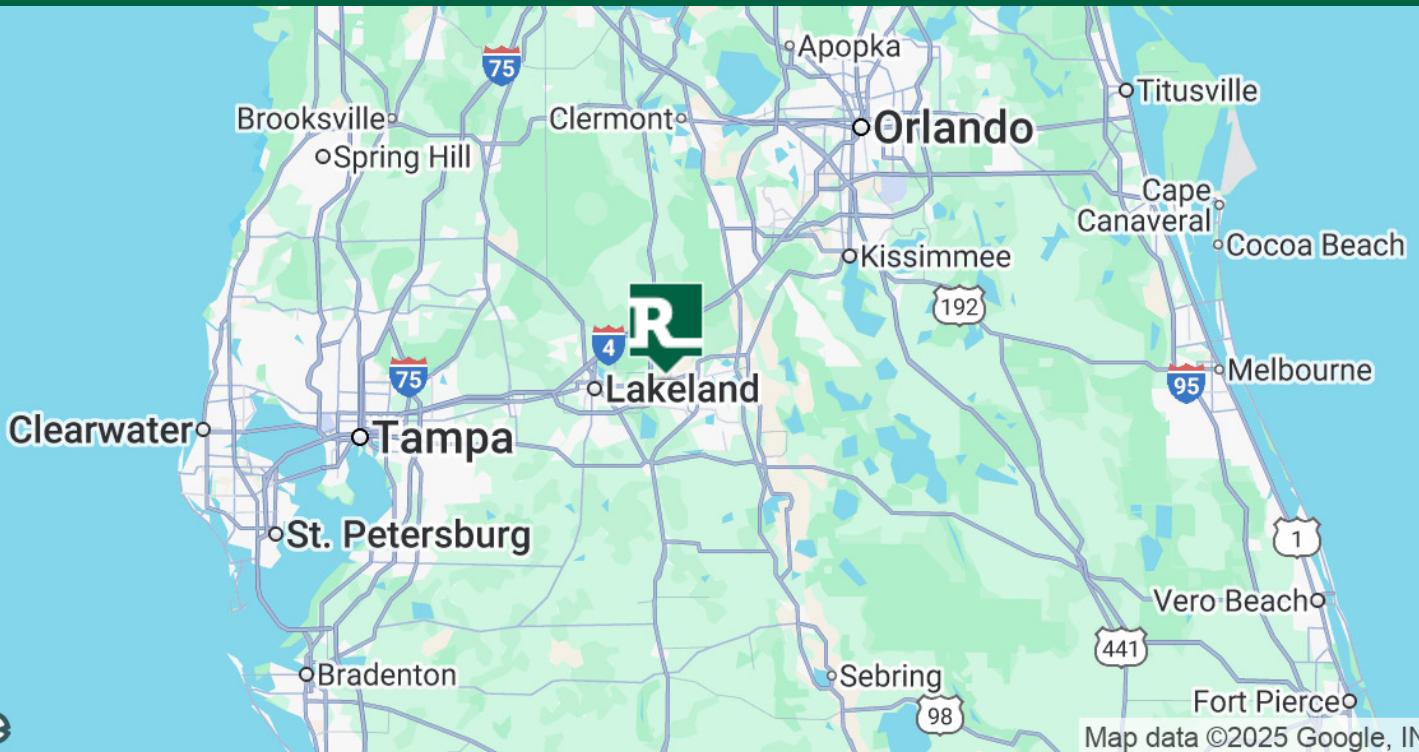
863.250.2502

adelannoy@ruthvens.com



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FLORIDA *within* REACH

 **300+**

**MILES OF RAIL
IN POLK COUNTY**

 **3**

**INTERNATIONAL
AIRPORTS
WITHIN 60 MILES**

 **10**

**MILLION PEOPLE
WITHIN 100 MILES**

 **3**

**DEEPWATER
SEAPORTS
WITHIN 75 MILES**



WHY CENTRAL FLORIDA?

Get to know Florida's newest hot spot for business. There's a reason why Publix Super Markets, Legoland Florida Resorts and Florida's Natural all call Polk County home. Ideally located between two major metro areas, Central Florida boasts a fertile business environment that offers a potent blend of connectivity, workforce talent and low operating costs.

TRANSPORTATION INFRASTRUCTURE

Our strategic location positions you at the center of the state and at the mouth of the global marketplace. In addition to a comprehensive network of road and rail, Central Florida has two international airports within 40 miles and access to five deep-water seaports, making the region a smart choice for any business. International companies and those with a focus on global trade will appreciate our close proximity to seaports, including the second largest Foreign Trade Zone network in the country. Winter Haven's recently-opened CSX Intermodal center, which handles more than 300,000 shipping containers each year. Whether you're looking for easy access to global markets or a strategic centralized location that keeps transportation costs down, Polk County's infrastructure will give you the competitive edge you need to stay ahead of the rest.

WORKFORCE

Our 3.5 million-strong talent pool is supported by world-class educational institutions like Florida Polytechnic University and the Polk State Clear Springs Advanced Technology Center. Add to that attractive incentive packages, business-friendly legislation, no personal income tax and one of the best business climates in the country.

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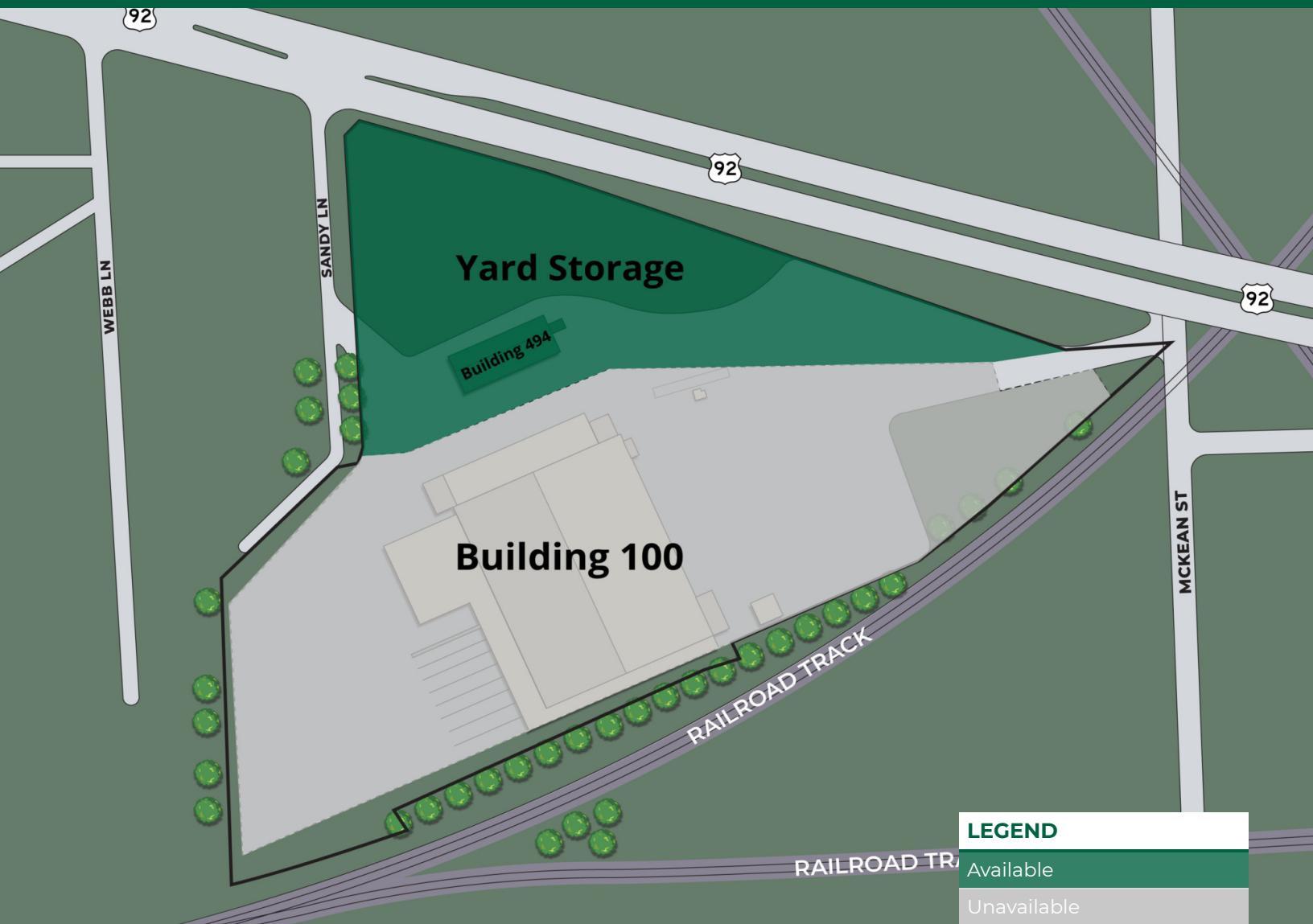
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building 494	Available	5,781 SF	NNN	Call 863-250-2502 for pricing	About 250 SF of office, 12' clear height, 1 dock high and 1 ramp.
Outdoor Storage	Available	5.2 Acres	Ground Lease	Call 863-250-2502 for pricing	Total of 5.2 acres of industrial outdoor storage available, mix of new asphalt and millings, fully fenced. Building 494 of 5,781 SF available for lease as well.

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YARD STORAGE/TRUCK PARKING

- 5.2 AC of outside storage available
- Frontage on US-92
- Great fit for construction material, yard storage or truck parking
- Partly asphalt and partly grass surface
- Fully fenced
- Land use IND (Industrial) in Polk County

BUILDING 494

- Total of 5,781 SF available
- Office space build to suit
- 12' clear height
- 1 dock high door
- 1 ramp
- New TPO roof
- Sprinkler system



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8 MILES
TO I-4



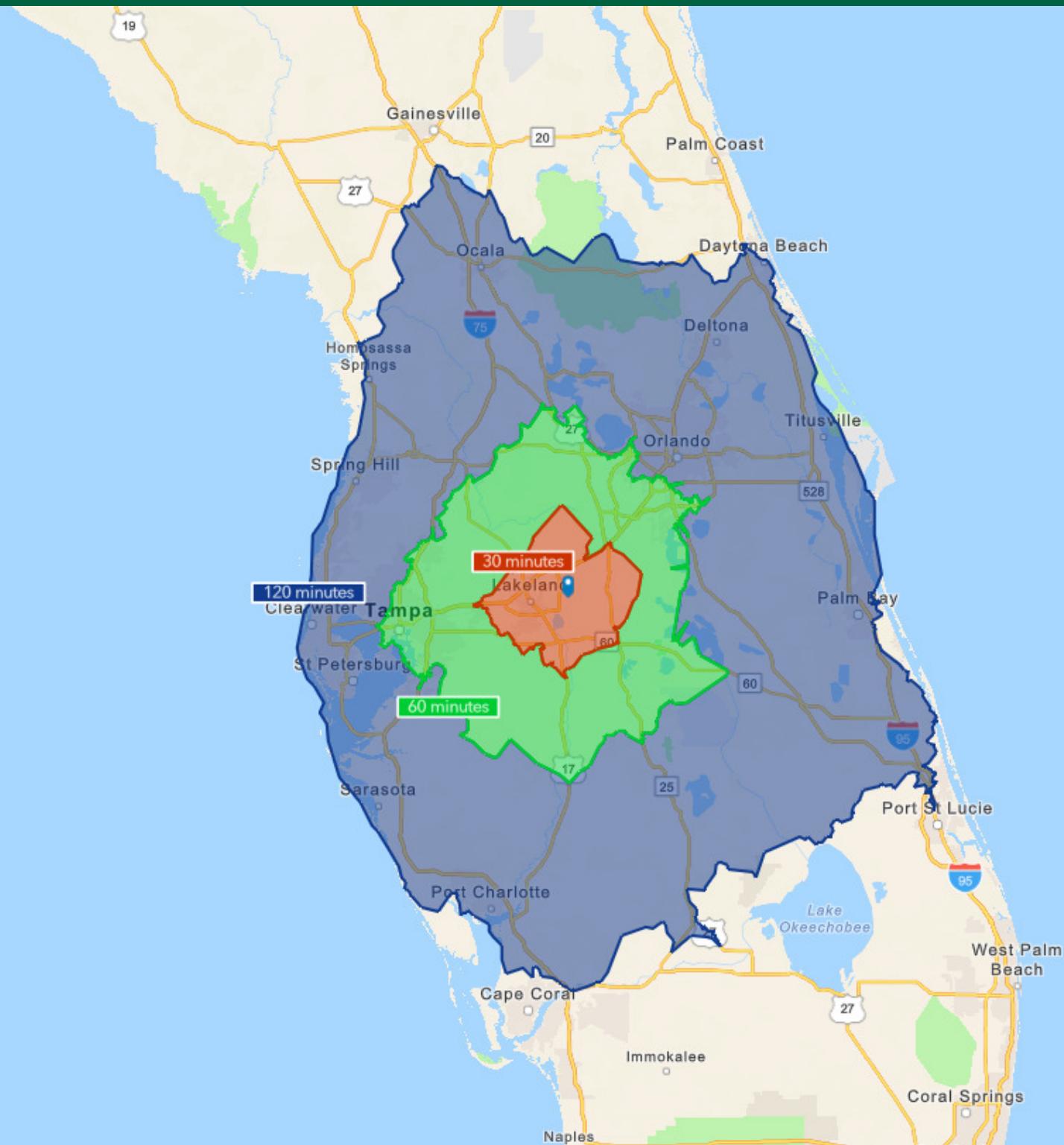
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POPULATION	25 MILES	50 MILES	100 MILES
Total Population	881,989	4,437,962	10,023,003
Average Age	39.9	39.1	43.8
Average Age (Male)	38.7	38.1	42.6
Average Age (Female)	40.8	40.1	44.8

HOUSEHOLDS & INCOME	25 MILES	50 MILES	100 MILES
Total Households	380,385	1,838,735	4,585,570
# of Persons per HH	2.3	2.4	2.2
Average HH Income	\$55,385	\$69,194	\$65,936
Average House Value	\$171,467	\$221,129	\$225,980

TRAFFIC COUNTS

US-92 38,500/day

2020 American Community Survey (ACS)

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ALEX DELANNOY, SIOR

Vice President of Brokerage

adelannoy@ruthvens.com

Direct: **863.250.2502** | Cell: **863.250.2502**

PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

EDUCATION

FGCAR Commercial Real Estate University Courses

Lipsey School of Real Estate - Commercial MICP Designation

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR), Florida Regional Director & Tech Chair

Certified Commercial Investment Member Institute (CCIM), Candidate

Manufacturing & Supply Chain of Mid Florida

NAIOP Member of Central Florida

National Realtor Association

Lakeland Realtor Association

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