

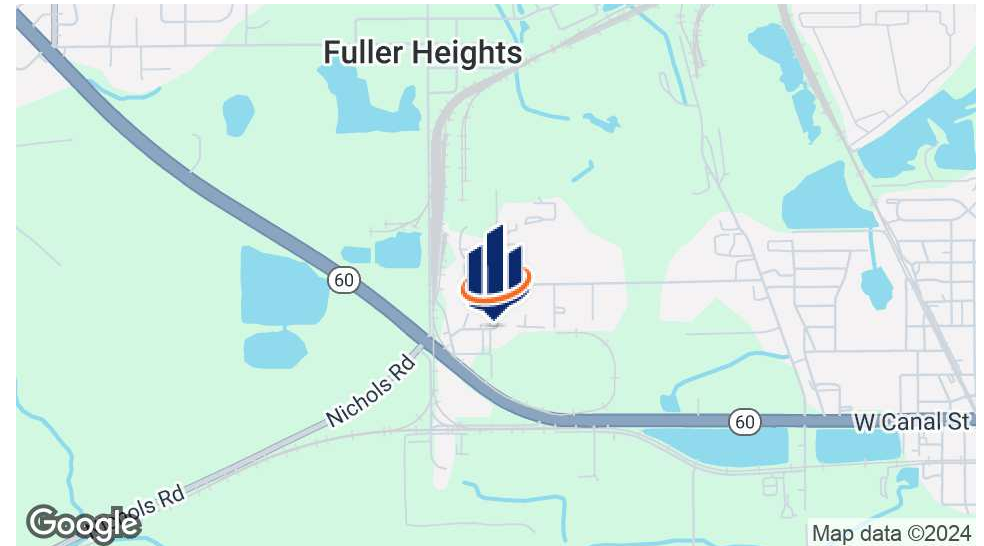


SR-60 MULBERRY INDUSTRIAL

399 PRAIRIE INDUSTRIAL PARKWAY
MULBERRY, FL 33860

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Property Summary



OFFERING SUMMARY

Sale Price:	\$2,300,000
Lease Rate:	\$11.00 SF/yr (NNN)
Building Size:	17,000 SF
Lot Size:	1.03 Acres
Price / SF:	\$135.29
Year Built:	2007
Zoning:	I-H (Heavy Industrial - Mulberry)
APN:	233003000000024090
Virtual Tour:	View Here

PROPERTY OVERVIEW

Located in Mulberry, FL, this 17,000 ± SF warehouse is situated just off of SR 60, which provides easy access to both the east and west coasts of Florida. The property includes a paint room, cranes, and air-conditioned office spaces plus a break area, 3 grade-level roll-up doors, and 1 truck well for dock high loading. The office space has been partially expanded to include a full break room. This unique industrial product is in high demand among light manufacturing users.

PROPERTY HIGHLIGHTS

- Close proximity to SR-60
- Expanded office space
- I-H Zoning

Location Description



LOCATION DESCRIPTION

Located at 399 Prairie Industrial Parkway in Mulberry, FL, 33860, this industrial property offers a prime location for businesses looking for operational efficiency and easy logistics. Situated within an established industrial area, the property provides ample space for various industrial uses.

One of the key advantages of this location is its convenient access to State Road 60, just south of the property. This major roadway serves as a vital transportation route, providing direct east-west access across Central Florida and connecting to other major highways. This proximity to SR-60 allows for efficient transportation routes along with easy access to the property.



23,000 ±
Cars/Day



INDUSTRIAL
EQUIPMENT

CORROSION CONTROL
INC.
INDUSTRIAL CONSTRUCTION

Old Highway 60

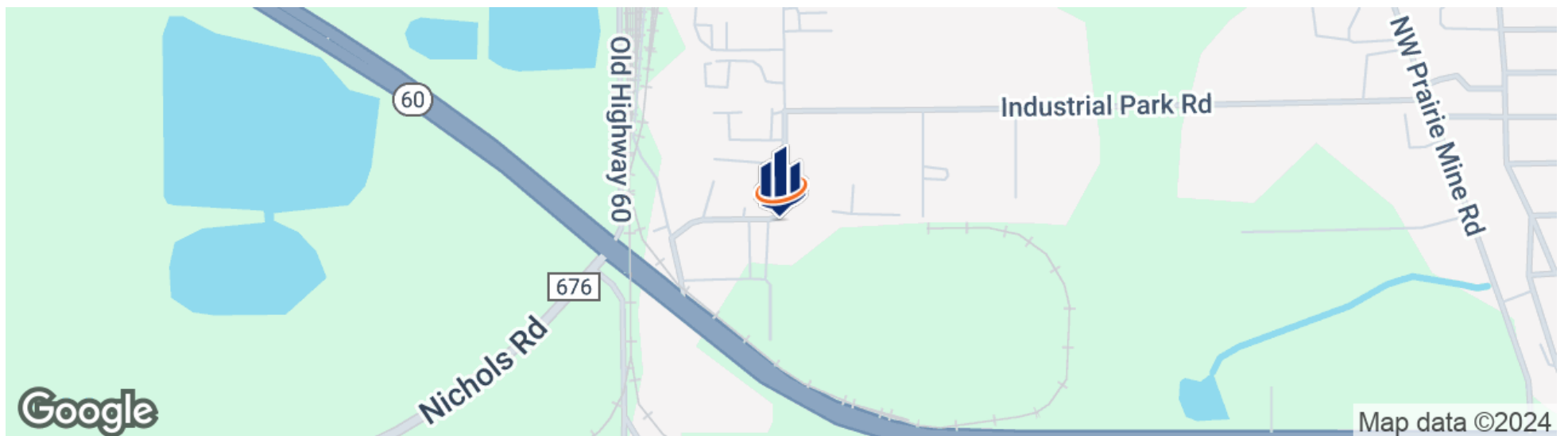
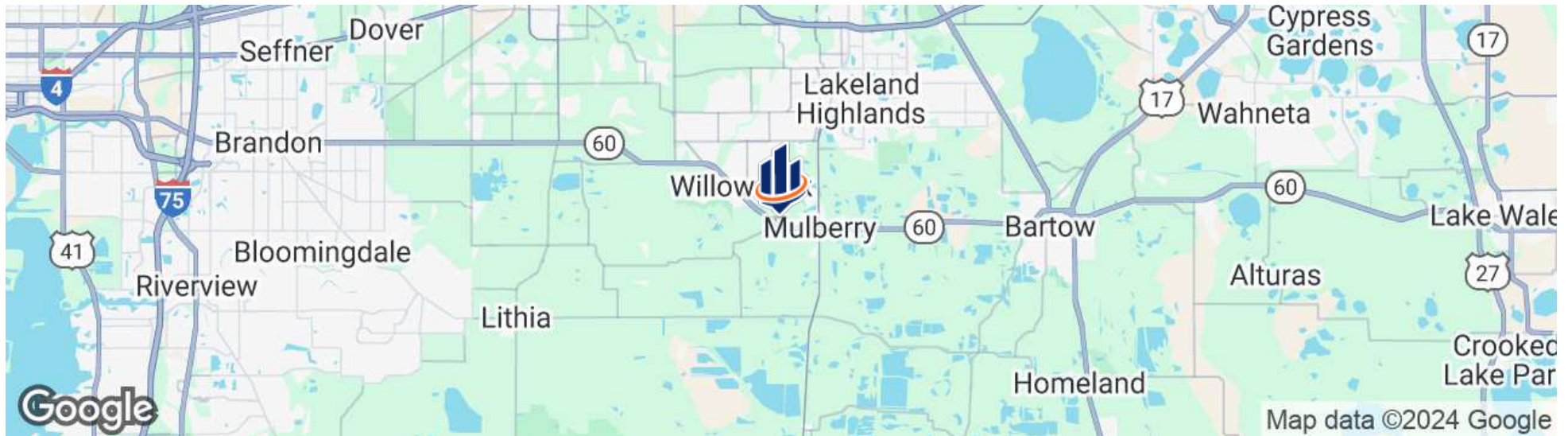


23,000 ±
Cars/Day

SUBJECT



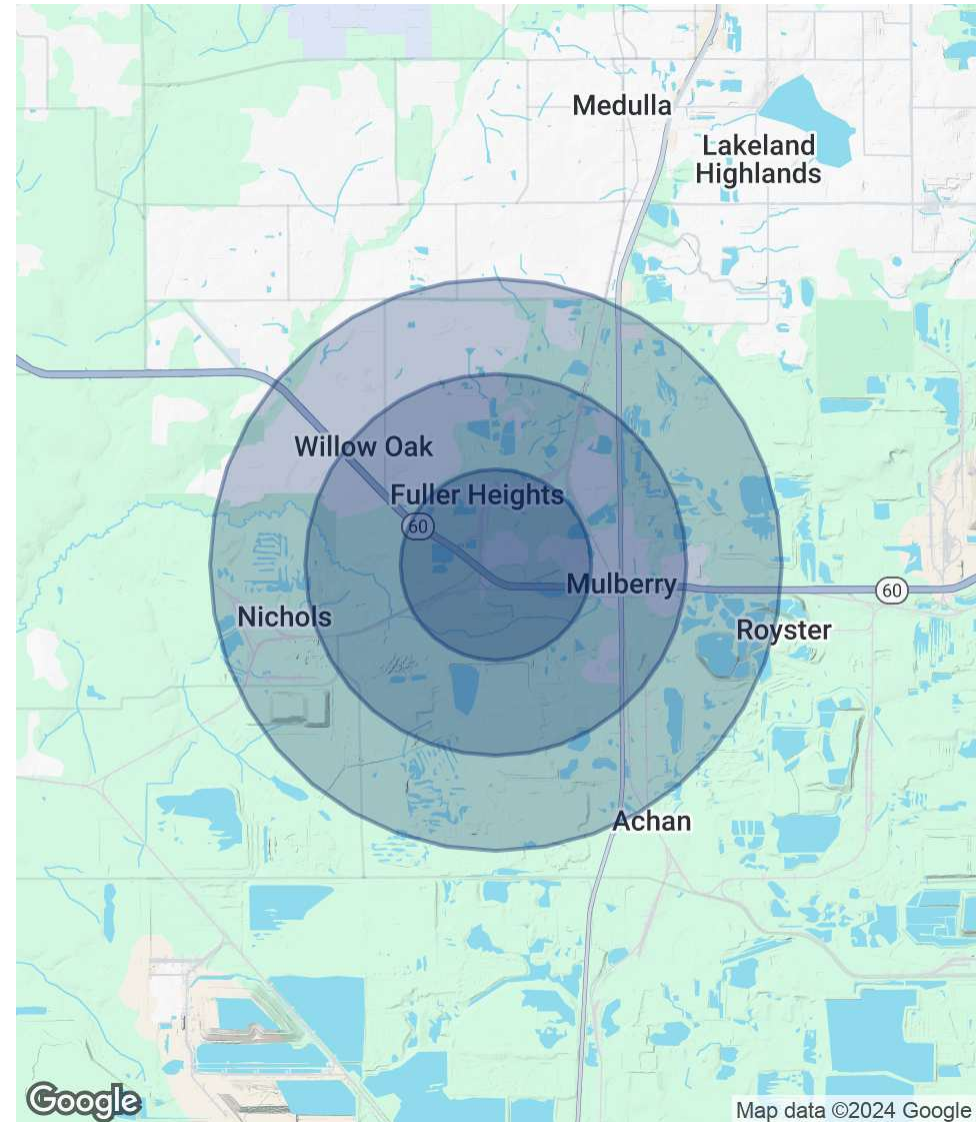
Regional & Location Map

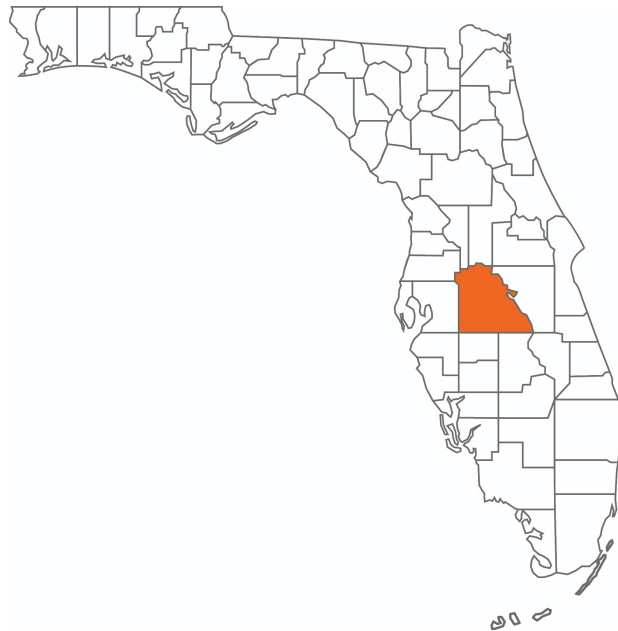


Demographics Map & Report

	1 MILE	2 MILES	3 MILES
POPULATION			
Total Population	1,014	10,840	23,156
Average Age	37	40	38
Average Age (Male)	36	39	38
Average Age (Female)	38	41	39
HOUSEHOLDS & INCOME			
Total Households	367	3,932	8,182
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$61,578	\$72,233	\$78,466
Average House Value	\$283,630	\$244,770	\$261,648

Demographics data derived from AlphaMap





POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

Surrounding Industrial Businesses



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Exterior Photos



Warehouse Photos



Office Photos





LINDA SCHULTZ

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PROFESSIONAL BACKGROUND

Linda Schultz is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Linda's educational background includes studying Business Law at Charles University in Prague, Czech Republic, earning a Juris Doctor from Nova Southeastern University, and a Bachelor of Arts in Criminology from the University of Florida.

In addition to Linda's impressive educational background, she is also a Florida Bar Attorney. Her legal training and professional experience provide her with a deep understanding of the legal aspects of the real estate industry, enabling her to better serve her clients.

As the leasing specialist at SVN | Saunders Ralston Dantzler, Linda played a critical role in filling Christina Commons, achieving a 100% occupancy rate. By doing so, she was able to increase the cap rate and marketability of the property, positioning it for a successful sale.

Today, Linda is focused on representing sellers and buyers of all commercial properties. Her attention to detail, exceptional negotiation skills, and her ability to understand her clients' needs make her an invaluable asset to her clients. Outside of her professional career, Linda is an active member of Variety, the Children's Charity of Florida, and resides in Lakeland, Florida.

Linda specializes in:

- Office
- Industrial
- Retail

MEMBERSHIPS

- Lakeland Association of Realtors
- 2019-2023 Vice-Chair of The Housing Finance Authority of Polk County
- 2023 Polk County Planning Commission Board Member
- 2022-2023 TigerTown Rotary President
- 2022 Polk County Flight to Honor Fundraising Committee member
- Orange County Bar Association
- American Bar Association

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

HEADQUARTERS

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Orlando, Florida 32801
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GEORGIA

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ARKANSAS

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