



FOR SALE & LEASE

WAREHOUSE AND YARD IN CENTRAL FLORIDA

500-650 AVENUE R SW, WINTER HAVEN, FL 33880

ALEX DELANNOY, SIOR

863.686.3173

adelannoy@ruthvens.com

500-650 AVENUE R SW

PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

This property offers a total of 104,500 SF on 5.23 AC with 2 buildings, to be leased or purchased, either together or individually. Formerly used for citrus operations, the property has been improved over the years. Both buildings have wet sprinkler system, LED lights, 3ph heavy power and natural gas on site. The property is a great fit for manufacturing, industrial plant, or general warehousing. Additionally, 1.98 AC of truck parking located on the south side is excluded for the sale, but could be leased through CSX. State and local incentives available.

Building A is approximately 51,500 SF with 43,500 SF of warehouse, 3,500 SF of office with lockers and restrooms, 4,500 SF of 2nd floor storage and office (TLC needed), with 1 dock high, 4 loading docks on the south side of the building and 2 grade level doors, up to 30' ceiling height, approx. 8" floor slab, 3ph, 480V, 1,600Amps.

Building B is approximately 53,000 SF with 36,000 SF of warehouse, 5,100 SF of cooler (ammonia system, 32°F and up), 5,000 SF of office, 7,000 SF of mezzanine area, lockers, restroom, and cafeteria, 4 dock high, 2-grade level doors, up to 30' ceiling height, 3ph, 480V 800 Amps

OFFERING SUMMARY

Number of Buildings:	2
Building A:	51,500 SF
Building B:	53,000 SF
Lot Size:	5.23 Acres
Zoning:	I-2 (Heavy Industrial)
Loading:	Dock high and Grade Level
Power:	Up to 3ph, 480V, 1600amp
Natural Gas:	Available on site
Clear Height:	20' to 30'

DEMOGRAPHICS	25 MILES	50 MILES	100 MILES
Total Households	354,692	1,774,614	4,611,447
Total Population	963,121	4,770,528	11,439,560
Average HH Income	\$84,481	\$98,089	\$95,476

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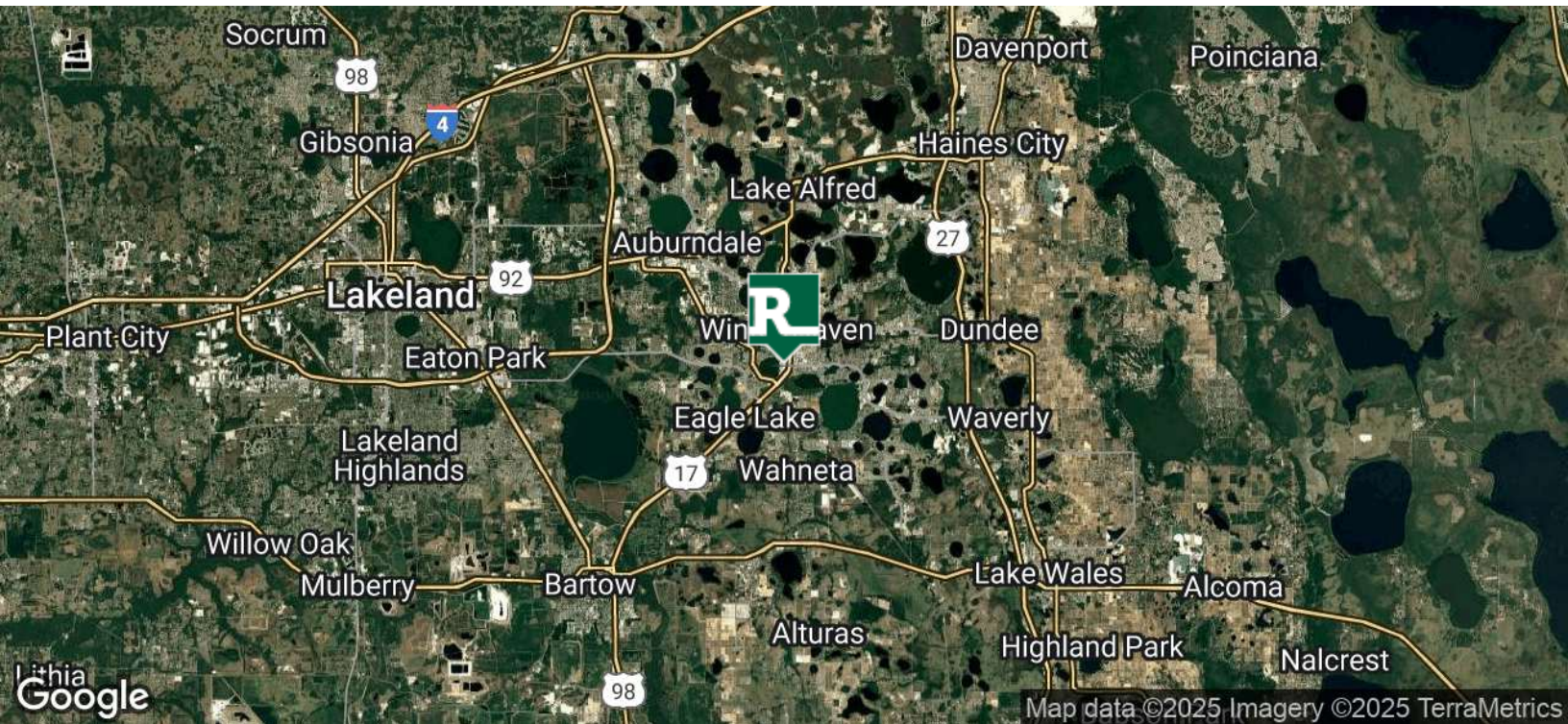
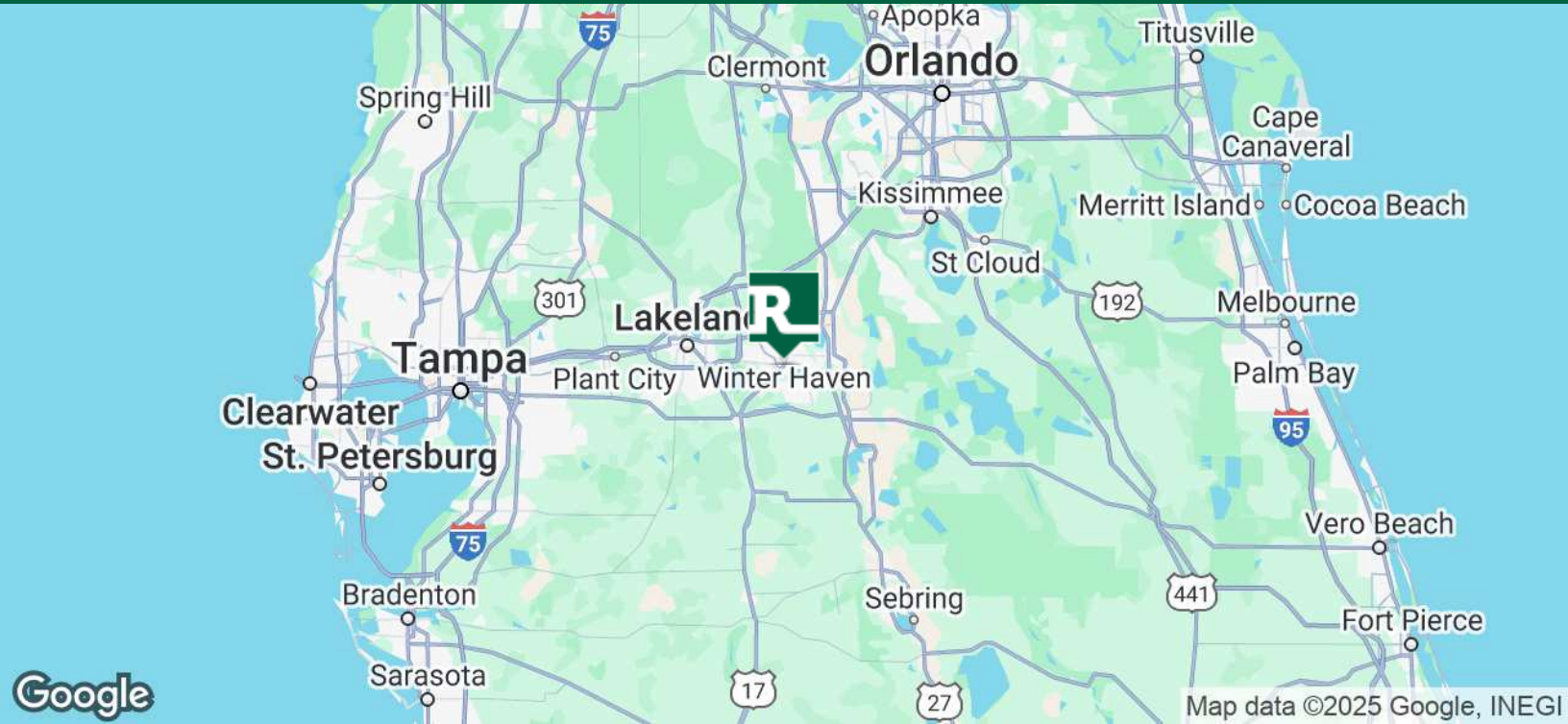
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LOCATION MAP



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LOCATION OVERVIEW



CITY OF WINTER HAVEN

Winter Haven shines as an authentic gem in the heart of Florida's Super Region—the 9th-largest regional economy in the United States.

Fueled by its unparalleled transportation and technology connectivity, diverse, well-prepared workforce and affordable lakeside lifestyle, Winter Haven has emerged as a choice destination for business and pleasure with enormous potential for growth. Home to LEGOLAND Florida Resort, this is a dynamic city with incredible momentum.

WORKFORCE

Florida Polytechnic and Polk State College are prime examples of educational institutions working directly with the private sector to conduct research and training that meets the needs of industry.

As Winter Haven expands its regional connectivity, Florida Polytechnic and Polk State are leading the way in workforce development to meet the growing demands of the region.

ACCESS & 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.



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AERIAL PHOTOS



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SITE PLAN



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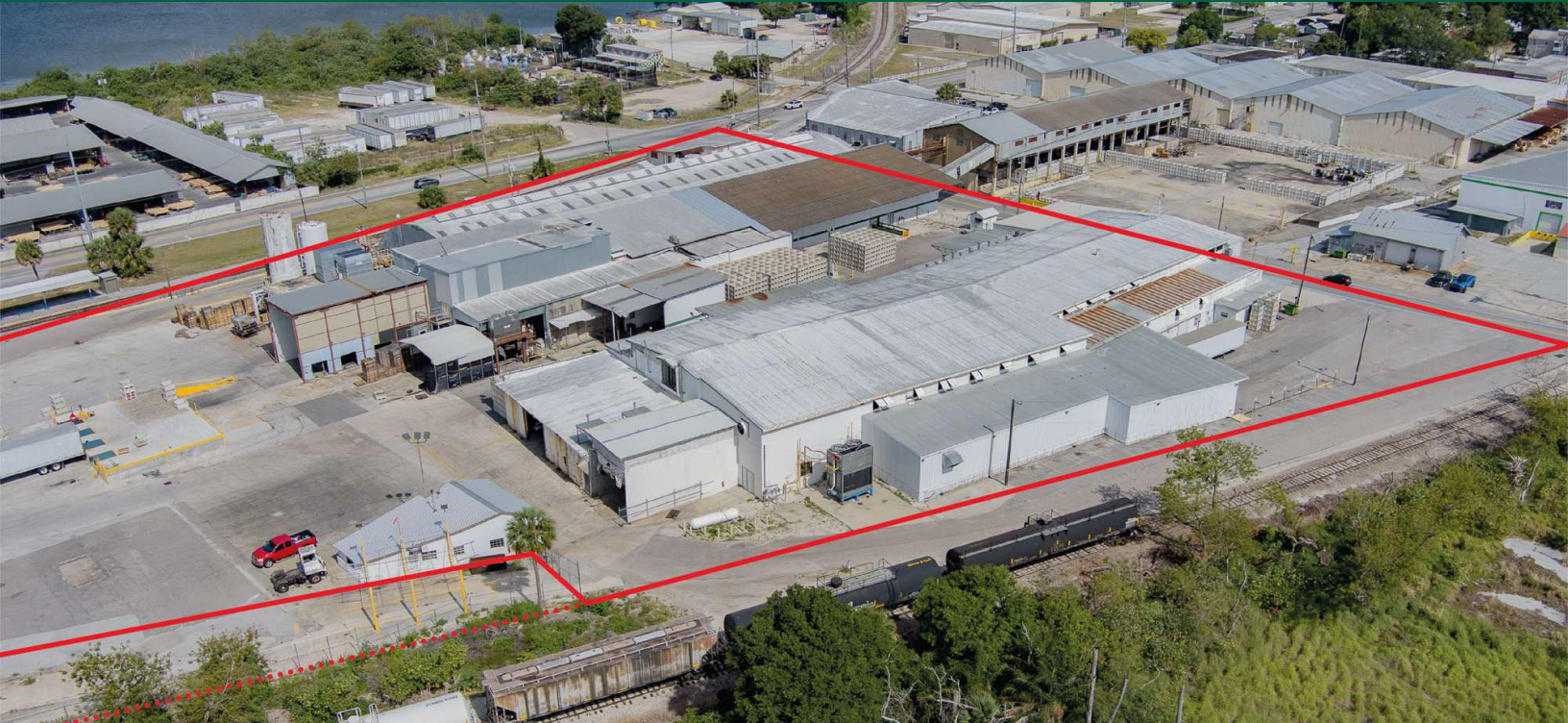
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PROPERTY AERIALS



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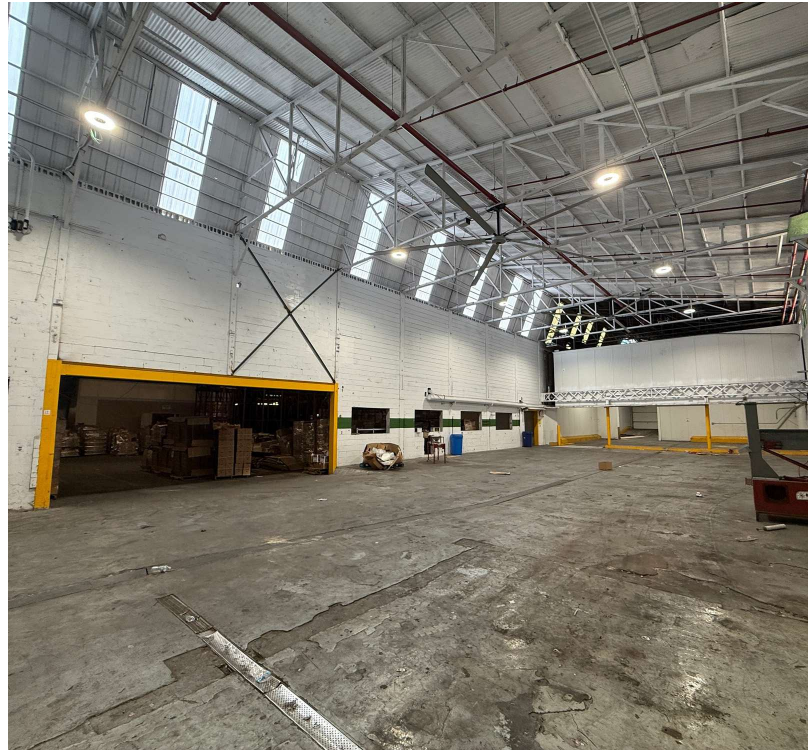
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BUILDING A - DETAILS

BUILDING A

- Approximately 51,500 SF
- 40,000 SF of warehouse
- 3,100 SF of former cooler (insulated wall panels)
- 3,200 SF of office
- Lockers and restrooms
- 4,500 SF of 2nd floor storage and office (TLC needed)
- 1 dock high, 2 loading dock, 3 grade level doors
- Clear height from 20' to 30'
- Wet sprinkler system
- LED lights
- Fenced and gated access
- Built in 1947, latest renovation in 2022



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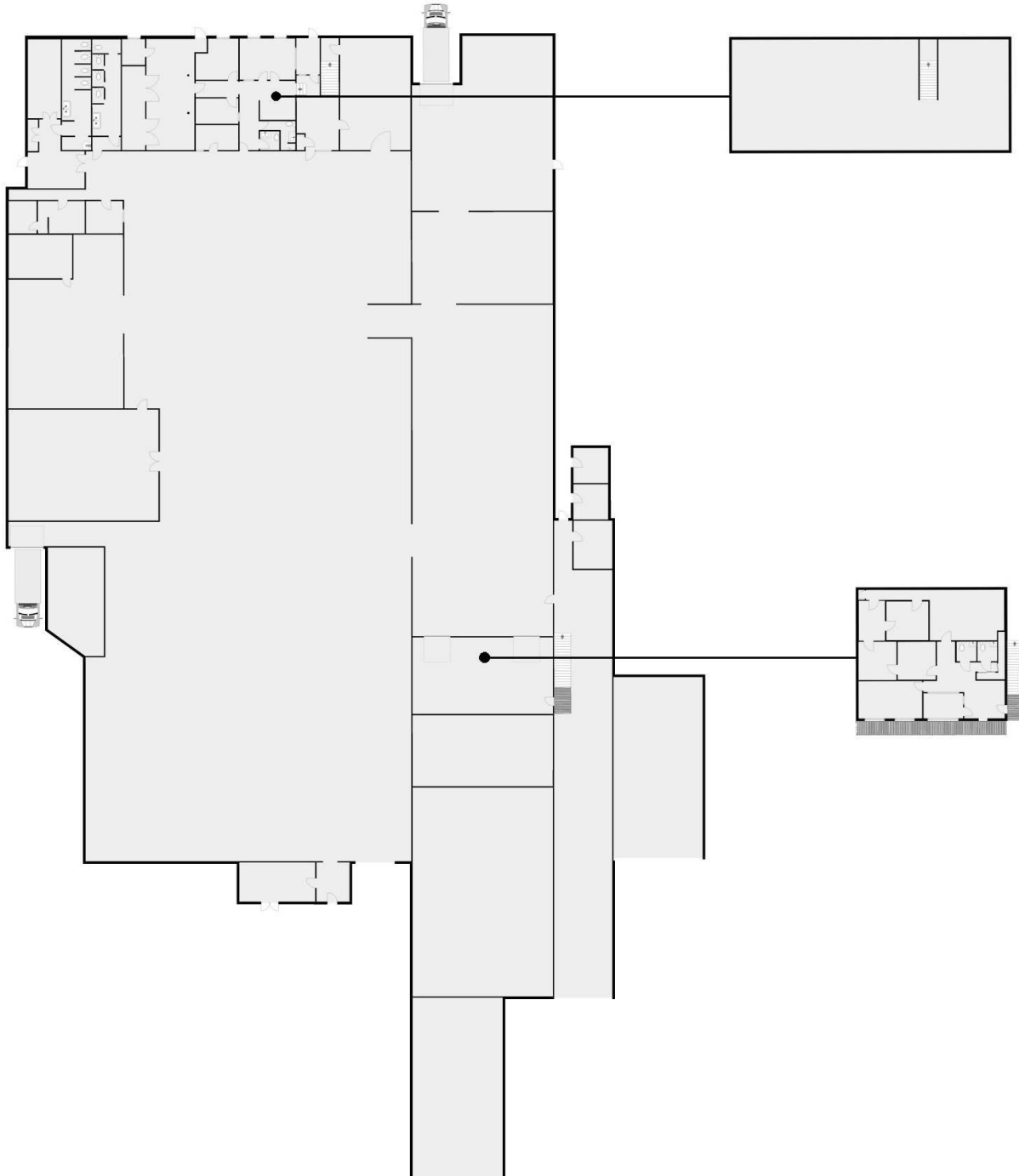
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BUILDING A - FLOOR PLAN

1st Floor

2nd Floor



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BUILDING B - DETAILS

BUILDING B

- Approximately 53,000 SF
- 36,000 SF of warehouse
- 5,100 SF of cooler (32°F+)
- 5,000 SF of office
- Lockers, restrooms and cafeteria
- 7,000 SF of mezzanine area
- 4 dock high, 4 grade level doors
- Clear height from 14' to 20'
- Wet sprinkler system
- LED lights
- Fenced and gated access
- Built in 1926, latest renovation in 2018



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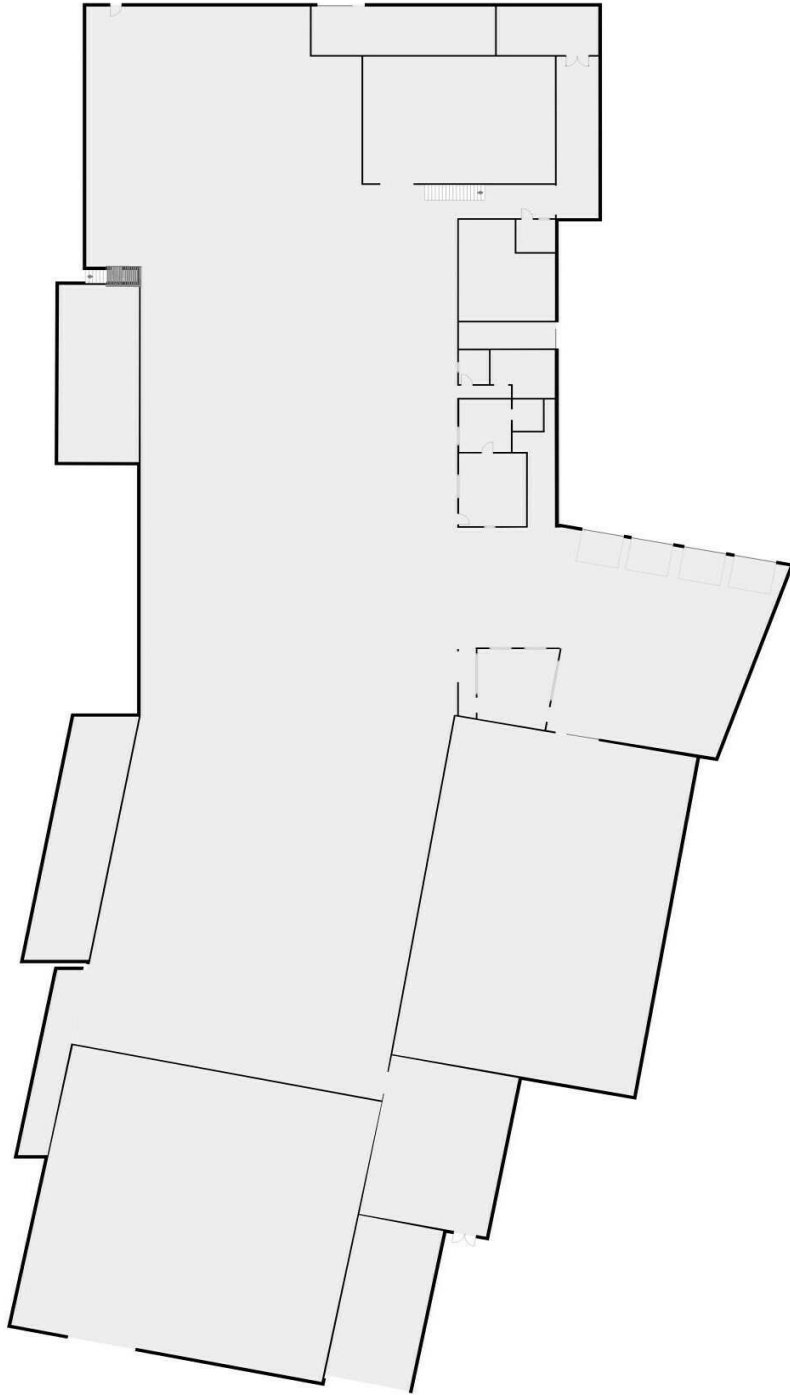


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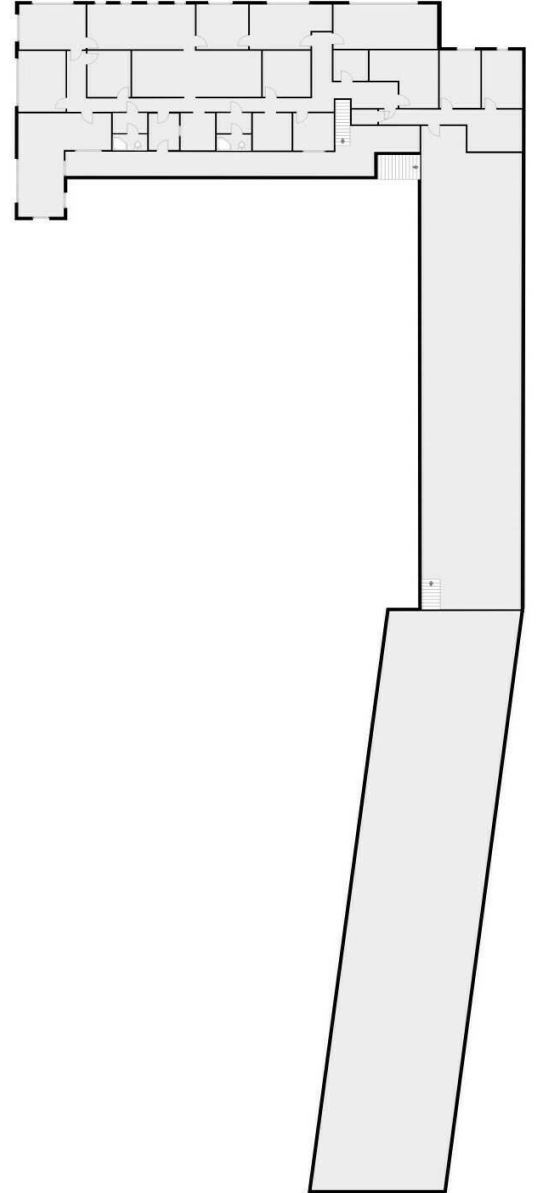
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BUILDING B - FLOOR PLAN

1st Floor



2nd Floor



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ZONING DESCRIPTION



I-2 INDUSTRIAL-HEAVY

The purpose of the I-2, Industrial-Heavy zoning district is to provide areas for manufacturing, or the use of processes or machinery having the potential to cause undesirable effects upon nearby residential or business properties.

PERMITTED USES

- Warehouse
- Manufacturing
- Heavy equipment sales/repair
- Food processing/packaging
- Contractor storage yard
- Wholesale distributor 50,000+ sq. ft.
- Freight/trucking terminal
- Manufacture of finished products
- Cold storage and frozen food lockers
- Research and development facilities
- Laundry plant
- Junkyard, general
- Auto/vehicle salvage
- Industrial park
- Citrus processing plant
- Dry cleaning plant
- Crate and pallet plant
- Concrete plant
- Storage of sand/gravel/blocks
- Truck/vehicle repair for large vehicles/trucks
- Truck stop
- Printing/publishing
- Boat repair, overhaul and assembly

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LOCAL AND STATE INCENTIVES

POLK COUNTY AD VALOREM TAX EXEMPTION (AVTE)

The exemption was implemented to support economic growth and enhance the county's ability to be competitive. To be eligible, a company must be a qualified target industry, create a minimum of 10 new jobs and meet the programs wage requirement. Projects must invest a combined minimum of \$10 million in building and equipment (real and tangible property). The exemption must be approved by the Board of County Commissioners before any improvements to real property are made.

QUICK RESPONSE TRAINING GRANT (QRT)

The QRT grant is available to new or expanding businesses to help fund customized training for new employees. Reimbursable training expenses include instructors/trainers' wages, curriculum development, and textbooks/manuals.

CAPITAL INVESTMENT TAX CREDIT (CITC)

Up to 20 years in corporate tax credits are available to companies with a headquarters relocation project or operating in the clean energy, financial services, life sciences, semiconductors or transportation equipment manufacturing sectors. In order to qualify, businesses must create 100 new full-time jobs in three years and make a total investment of a minimum of \$25 million.

REGIONAL INCENTIVES PROGRAMS

Various incentives are available including "TECO Energy Economic Development Rider Program", "Florida Public Utilities Natural Gas Commercial Rebate" and "Foreign Trade Zone (FTZ 79)". Contact CFDC at (863) 937-4430 for more information.

300+
MILES OF RAIL
IN POLK COUNTY

10+
MILLION PEOPLE
WITHIN 100 MILES

3
DEEPWATER
SEAPORTS
WITHIN 75 MILES

5
INTERNATIONAL
AIRPORTS
WITHIN 75 MILES

TALLAHASSEE
JACKSONVILLE
ORLANDO
TAMPA
MIAMI
POLK COUNTY

FEATURED EMPLOYERS:

NUCOR
Coca-Cola
Mosaic
FLORIDA CARIBBEAN DISTILLERS
PEPPERIDGE FARM
PEPPER RIVER CEREAL PRODUCTS
HPP Fresh Florida
MISSION
P

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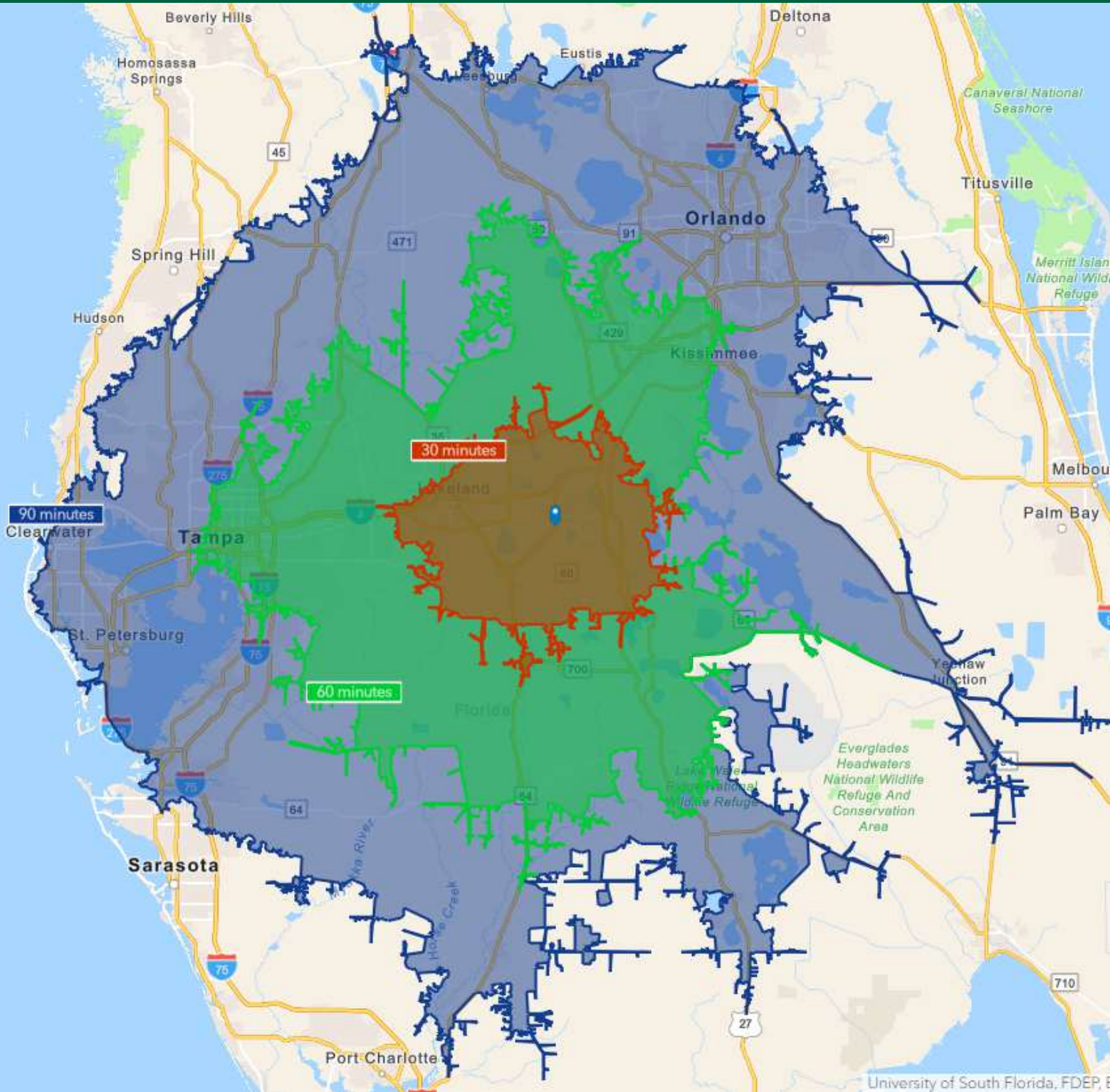
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DRIVING DISTANCE MAP



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DEVELOPMENT NEARBY



HAVEN SQUARE SHOPPING CENTER (LOCATED ADJACENT TO SUBJECT)

Winter Haven, FL is set to welcome its first Target store, according to Growth Spotter. Total ±20 acres dedicated to medical, retail, and restaurants, features new 7-acre medical health park, across from Chain O Lakes Complex and projected 5.5 million visitors per year.

Preliminary concept drawing includes 9,600 SF of medical, 34,000 SF LA Fitness, 23,200 SF Sprouts Grocery Store, various retailers, restaurants including sit down and fast food. Development by V3 Capital.

MAJOR REDEVELOPMENT OF THE CHAIN OF LAKES PARK

The City of Winter Haven is excited to unveil plans for the redevelopment of the historic Chain of Lakes Park. As the former spring training home for major league baseball teams like the Boston Red Sox and Cleveland Indians, this site is poised to embrace a bright future while honoring its illustrious past. In partnership with Polk County and the Polk County Sports Marketing team, the City is spearheading a \$20 million project that promises to transform the park into a state-of-the-art facility for amateur and collegiate baseball, infused with the spirit and memories of its historic legacy.

Park Features: The redevelopment will introduce four collegiate-level artificial turf baseball fields, along with cutting-edge facilities like dugouts, batting cages, team pavilions, fan areas, expanded parking, and more.

Opening in Time for Russmatt Baseball Tournament: The facilities are slated to open in February 2025, just in time to host the Russmatt Baseball tournament, underscoring the park's ongoing commitment to amateur baseball.

Preserving Our Past for Future Generations: In addition to the physical redevelopment of the park, the City is exploring opportunities for community members to keep a piece of the stadium's history. This initiative aims to allow citizens to own a tangible part of the park's legacy, further strengthening the bond between the community and this iconic site.

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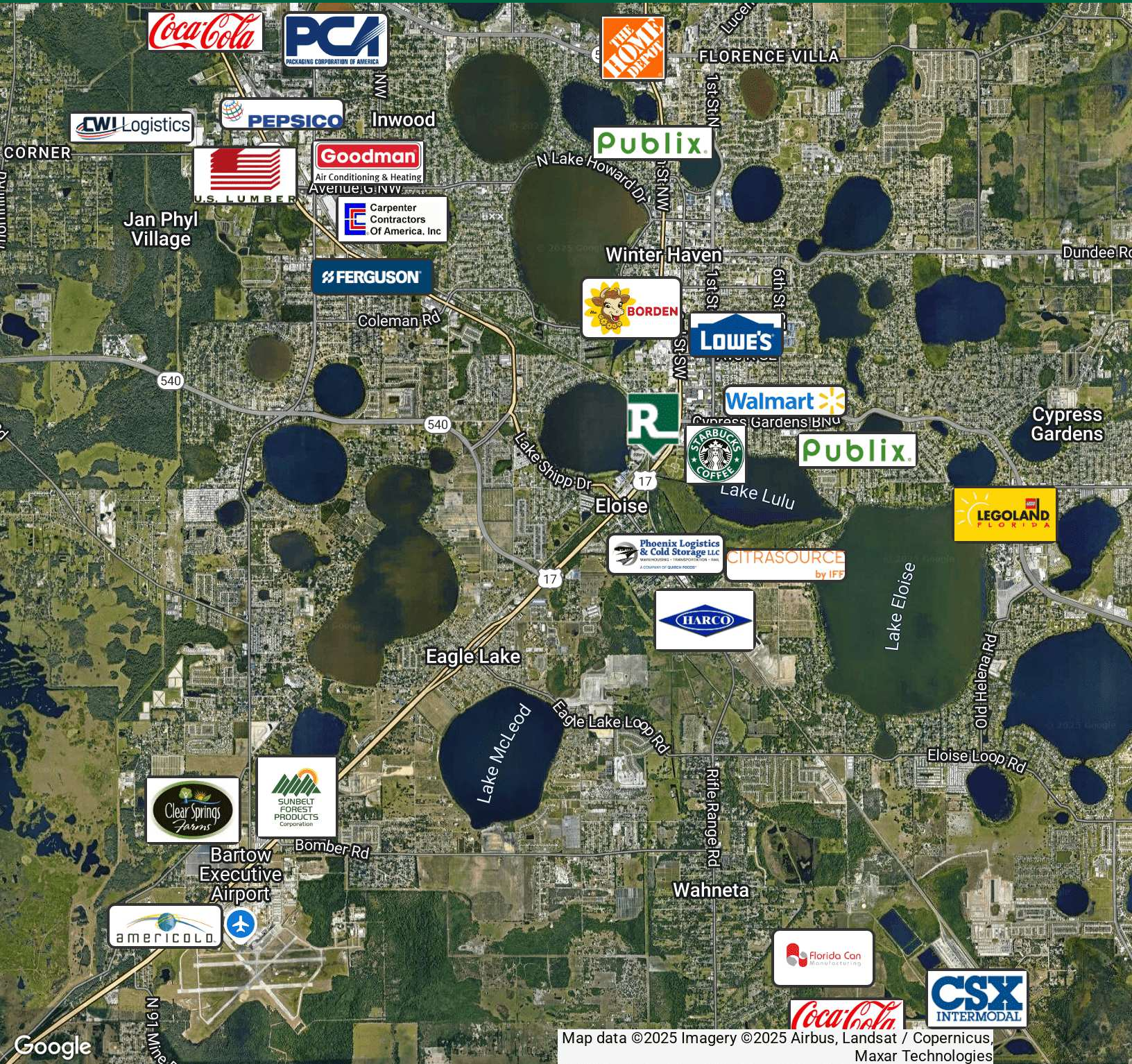
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	25 MILES	50 MILES	100 MILES
Total Population	963,121	4,770,528	11,439,560
Average Age	42	40	45
Average Age (Male)	41	39	44
Average Age (Female)	42	41	45
HOUSEHOLDS & INCOME	25 MILES	50 MILES	100 MILES
Total Households	354,692	1,774,614	4,611,447
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$84,481	\$98,089	\$95,476
Average House Value	\$297,234	\$376,985	\$370,401

Demographics data derived from AlphaMap

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ALEX DELANNOY, SIOR

Vice President of Brokerage

adelannoy@ruthvens.com

Direct: **863.686.3173** | 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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