

# DMG Drive Investment

3706 & 3714 DMG Dr | Lakeland, FL 33811

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**3706 DMG Drive**  
**13,250 ± SF Office**

**3714 DMG Drive**  
**7,000 ± SF Warehouse**

**DMG Drive**

SECTION 1

# Property Information

## PROPERTY SUMMARY



### Offering Summary

<b>Sale Price:</b>	<b>\$2,400,000</b>
<b># of Buildings/Units:</b>	2/5
<b>Lot Size:</b>	2.76 Acres
<b>Building Size:</b>	20,250 ± SF
<b>CAP Rate:</b>	6.21%
<b>NOI:</b>	\$149,028.18
<b>Occupancy:</b>	96.3%
<b>Jurisdiction:</b>	Lakeland
<b>Zoning:</b>	PUD-5653 (I-2)
<b>Utilities:</b>	Water and Septic
<b>Taxes (Year):</b>	\$22,350.09 (2025)
<b>PINs:</b>	232833138101000030, 232833138101000021

### Property Description

Value-add investment or owner-user opportunity in Lakeland, Florida's thriving economic landscape! This versatile two-building property includes a 7,000 ± SF warehouse and a 13,250 ± SF office building, offering immediate income potential from existing short-term leases. Some areas of the property are not currently leased. This presents a unique chance for investors to significantly enhance returns or for an owner-user to secure occupancy relatively quickly, within one of Lakeland's most desirable industrial trade areas, virtually right across the street from the Lakeland Linder International Airport.

The buildings share one electric meter, with 3-phase power and 600 total amps. The office spaces offer Class-B finishes, with typical amenities. The warehouse is mostly dock-high, with a small portion at ground level, and it includes a large covered storage area where the Landlord is not currently collecting rent.

## BUILDING HIGHLIGHTS



## Overall Property Components

- Roofs replaced in 2016
- HVAC: 10 units, 4 of which are less than two years old
- One electric meter serves office and warehouse buildings
- Power: 3-phase, 120/208V, 600amp (125amp in warehouse)
- 2 power security gates
- Security cameras and security lights



## Warehouse Components

- Unit 1 - 1,000 ± SF, ground level (10' x 14" door), mezzanine, and one restroom
- Unit 2 - 6,000 ± SF, ramp and 3 dock-high (10' x 10') doors, clear height 12.5' to 14.5', clear span construction, high bay LED lights, mezzanine, one restroom, and three office areas
- 62 parking spaces without utilizing 100' truck court, or 22 spaces if utilizing 100' truck court
- Covered storage area (24' by 175') behind the warehouse not currently charging rent

WAREHOUSE INTERIOR PHOTOS





## Office Components

- Unit 1 - 4,900 ± SF, 4 restrooms, conference room and break room
- Unit 2 - 7,000 ± SF, 4 restrooms, conference room, break room and training rooms
- Unit 3 - 750 ± SF, upstairs private residence that is connected to Unit 2. Could be converted to more office or demised and leased separately, including an outdoor stair entrance. Not currently charging rent on this unit.
- Spectrum internet
- 43 parking spaces

\*Unit size is an estimate based on leases and Polk PA reported SF.



OFFICE INTERIOR PHOTOS





SECTION 2

# Financial Analysis

## CURRENT RENT-ROLL

\* All unit sizes are estimates. Apartment SF is an estimate based on SF in leases and Polk PA reported SF.

	<b>SUITE</b>	<b>SF *</b>	<b>RENT/MONTH</b>	<b>ANNUAL</b>	<b>\$/SF</b>	<b>PASS-THROUGHS</b>	<b>SEC. DEPOSIT</b>	<b>LEASE START</b>	<b>TERM</b>
Breakpoint Surveying	Office-1	4,900	\$4,900.00	\$58,800.00	\$12.00	\$17,976.94 (NNN)	\$4,900.00	October 2025	10/31/28 + One 2-Year Renewal Option
ATI Ambulance	Office-2 + Warehouse-1	8,000	\$6,365.40	\$76,384.80	\$9.55	\$29,716.98 (NN)	\$6,000.00	March 2024	2/28/27 + Two 3-year Renewal Options
Artomé	Warehouse-2	6,000	\$3,400.00	\$40,800.00	\$6.80	\$0.00 (Gross)	None	October 2018	MTM
VACANT	Apartment over Office	750	-	-	-	-	-	-	-
Common Area	Stairs and Utility Room	500	-	-	-	-	-	-	-
<b>Totals</b>		<b>20,250</b>	<b>\$14,665.40</b>	<b>\$175,984.80</b>	<b>\$8.69</b>	<b>\$47,693.92</b>	<b>\$10,900.00</b>		

## INCOME STATEMENTS

### As-Is Financials

		\$/SF
Base Rent	\$175,984.80	\$8.69
Vacancy Loss	\$ -	\$ -
Pass Throughs	\$47,693.92	\$2.36
<b>Gross Operating Income</b>	<b>\$223,678.72</b>	<b>\$11.04</b>
Expenses:		
Utilities	\$28,788.82	\$1.42
Insurance	\$13,290.50	\$0.66
Maintenance	\$10,221.13	\$0.50
Prop. Taxes (2025)	\$22,350.09	\$1.10
Property Management	\$ -	\$ -
<b>Total Expenses</b>	<b>\$74,650.54</b>	<b>\$3.68</b>
<b>Net Operating Income</b>	<b>\$149,028.18</b>	<b>\$7.36</b>

### Pro-Forma Financials

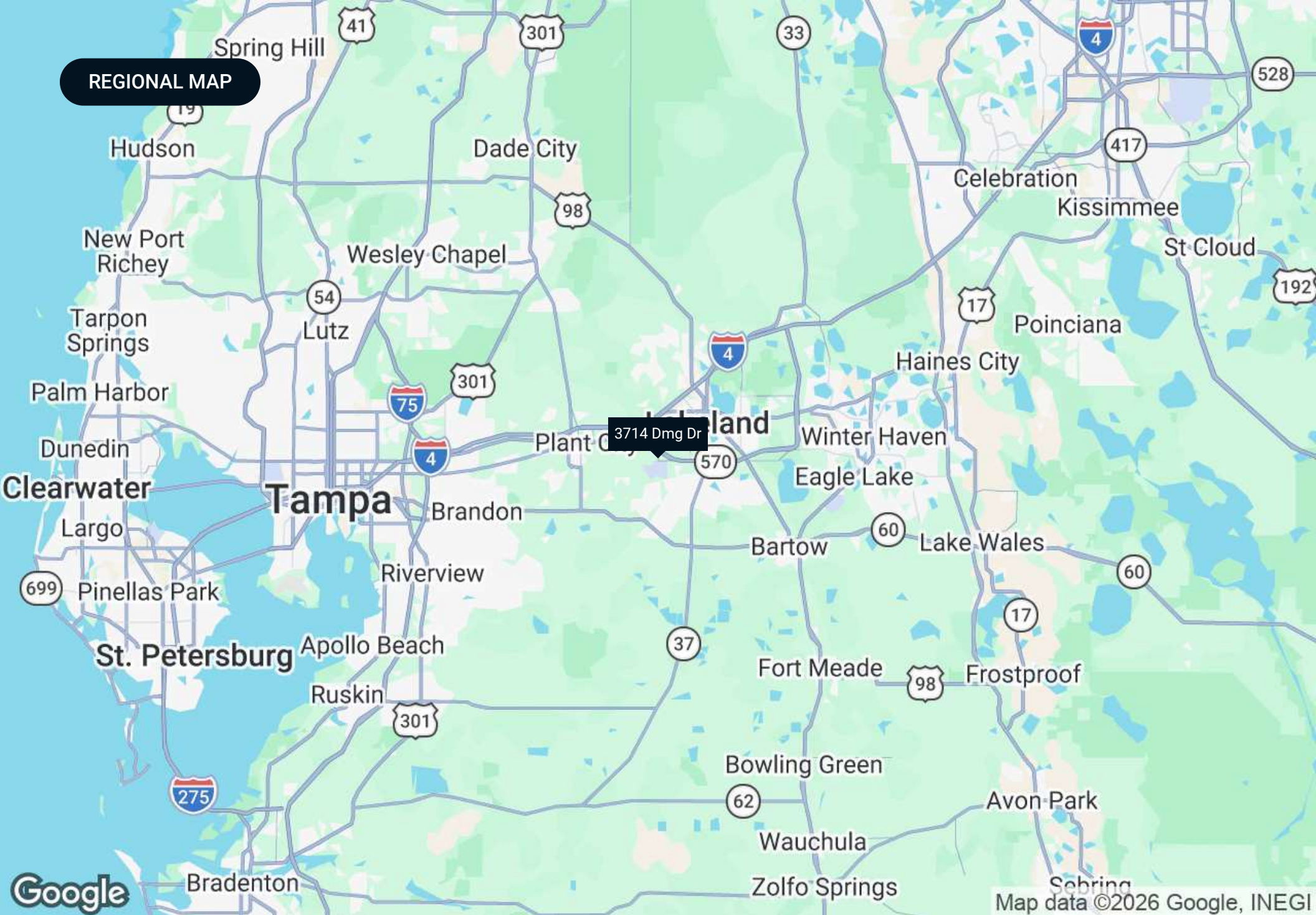
		\$/SF
Base Rent	\$195,000.00	\$9.63
Vacancy Loss (5%)	\$ -9,750.00	\$ -
Pass Throughs	\$ 95,124.95	\$4.70
<b>Gross Operating Income</b>	<b>\$280,374.95</b>	<b>\$13.85</b>
Expenses:		
Utilities	\$28,788.82	\$1.42
Insurance	\$15,000.00	\$0.74
Maintenance	\$10,221.13	\$0.50
Est. Prop Taxes	\$30,000.00	\$1.48
Property Management (6%)	\$11,115.00	\$0.55
<b>Total Expenses</b>	<b>\$95,124.95</b>	<b>\$4.70</b>
<b>Net Operating Income</b>	<b>\$185,250</b>	<b>\$9.15</b>
<b>Pro-Forma Cap Rate</b>	<b>7.72%</b>	

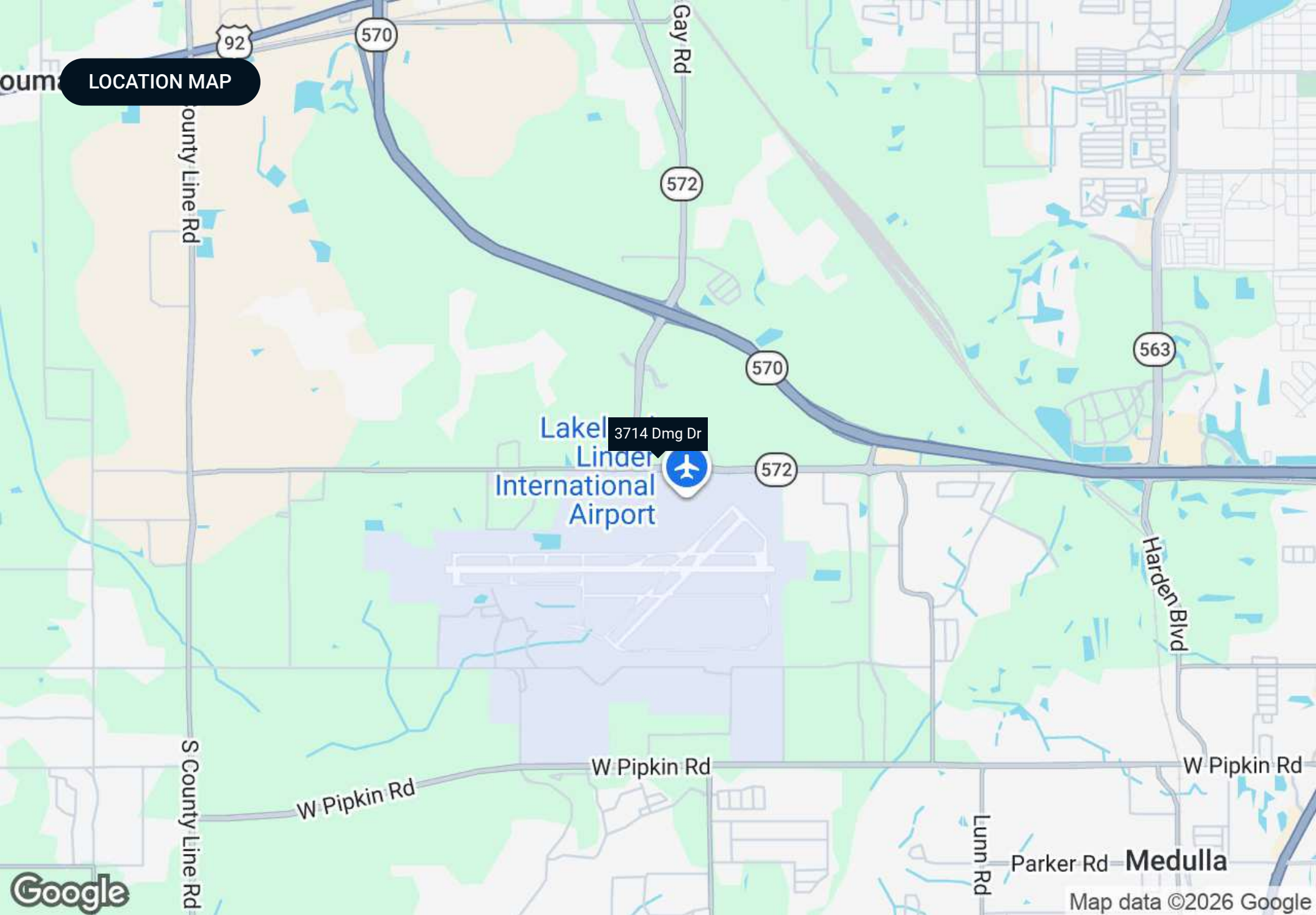


SECTION 3

# Location Information

**REGIONAL MAP**





LOCATION MAP

3714 Dmg Dr

Lakeland Linder International Airport



## DEMOGRAPHICS MAP & REPORT

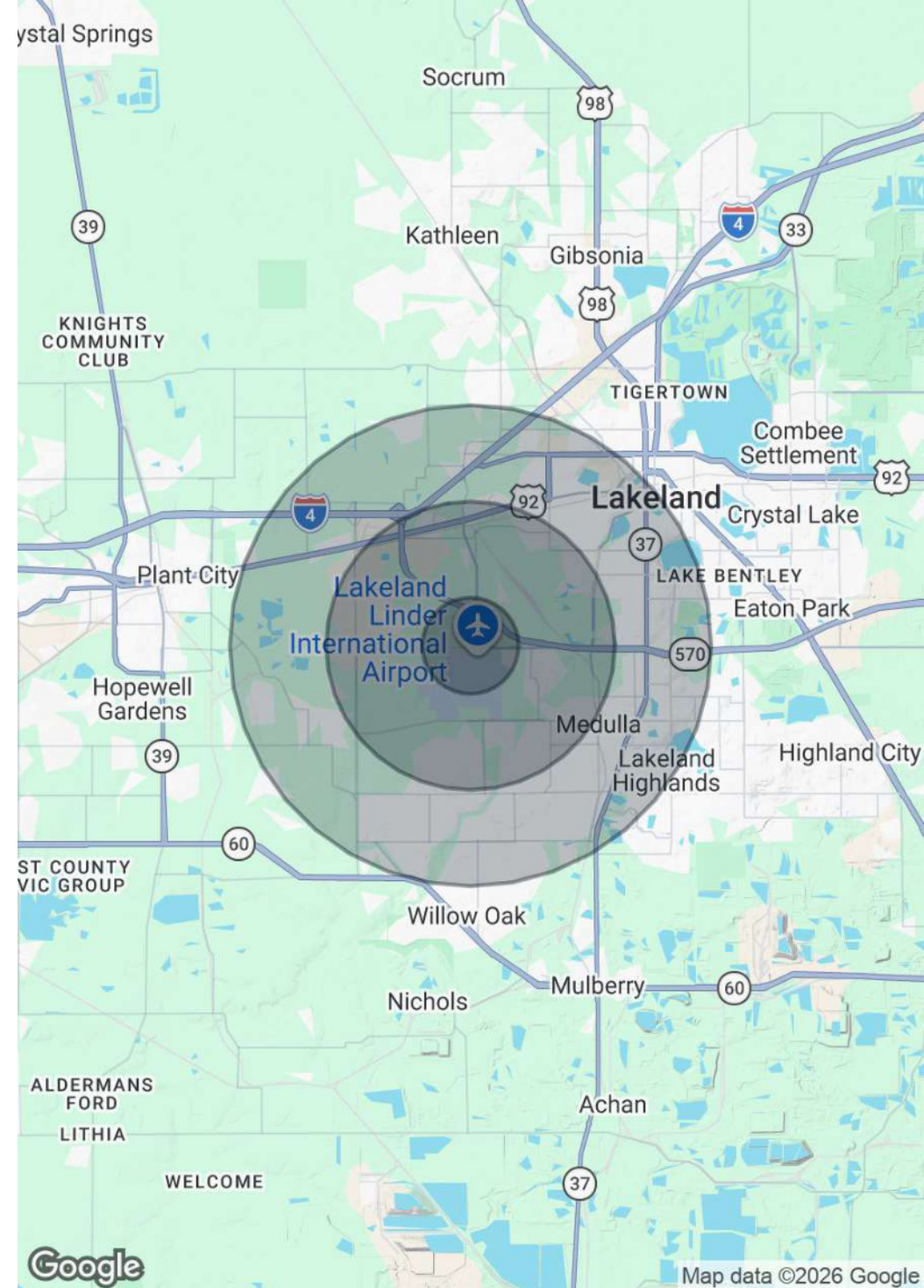
### Population

	1 Mile	3 Miles	5 Miles
Total Population	576	26,001	111,754
Average Age	45	45	41
Average Age (Male)	44	43	40
Average Age (Female)	46	46	43

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	231	10,843	43,489
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$113,910	\$98,411	\$89,569
Average House Value	\$301,345	\$326,660	\$300,095

Demographics data derived from AlphaMap

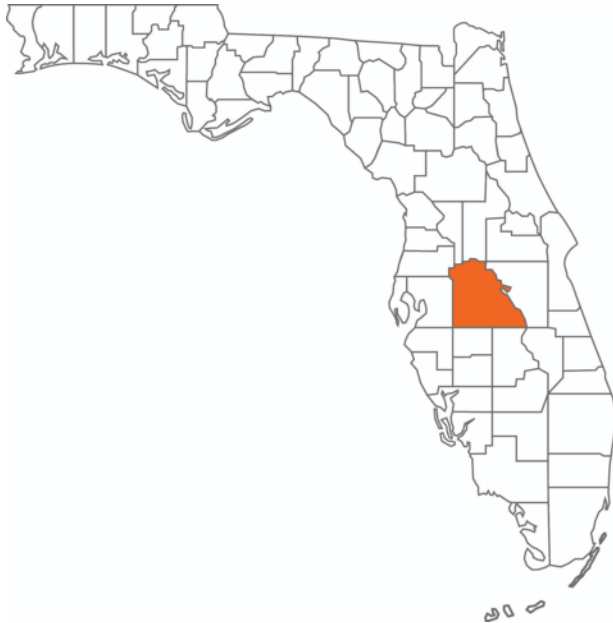


COUNTY



## Polk County

FLORIDA



<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	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.



## Lakeland

### POLK COUNTY

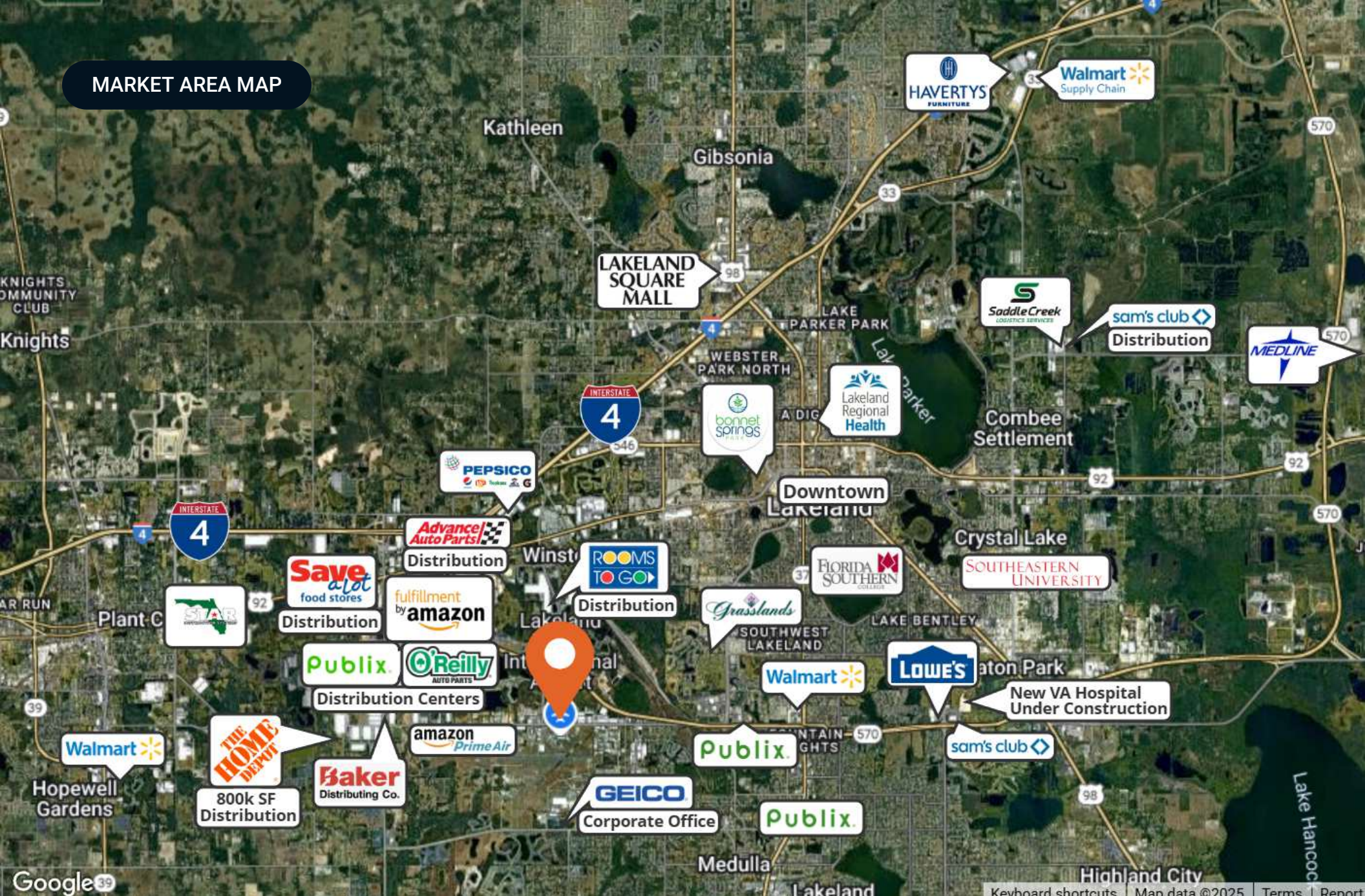
<b>Founded</b>	1885
<b>Population</b>	117,606 (2023)
<b>Area</b>	74.4 sq mi
<b>Website</b>	lakelandgov.net
<b>Major Employers</b>	Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne Advance Auto Parts

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland's living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.

# MARKET AREA MAP



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TRADE AREA MAP





## SECTION 4

# Agent And Company Info

## ADVISOR BIOGRAPHY



### David Hungerford, CCIM, SIOR

Senior Advisor

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## Professional Background

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics

## ADVISOR BIOGRAPHY



### Joey Hungerford, MiCP

Advisor

joey@saundersrealestate.com

Direct: **877-518-5263 x348** | Cell: **863-660-3511**

## Professional Background

Joey Hungerford, MiCP is an Associate Advisor at Saunders Real Estate.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. His prior posts include serving as the Communications Director for a Congresswoman in the United States House of Representatives, as Communications Advisor and Digital Director to the Chairman of the House Judiciary Committee, and as a personal travel videographer for the President of the United States of America.

Prior to relocating to Washington, D.C., Joey was born and raised in Lakeland, where he earned a Bachelor of Science degree in Communications, with an emphasis in Broadcasting, and a minor in Theology, from Southeastern University. During his academic tenure, Joey was an active student leader on campus and concurrently began his professional career at Saunders Real Estate within the marketing department.

Joey is an active member of Lakeland REALTORS®, where he earned the 2025 Commercial Realtor of the Year award. He also serves as Co-Chair of both the Public Policy and RPAC Committees and is a graduate of the association's Leadership Academy. In addition, Joey is a member of the International Council of Shopping Centers (ICSC), Emerge Lakeland, and the CCIM Florida West Coast District, where he serves on the Membership Committee. He is currently a CCIM Candidate working toward his designation.

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service to his clients.

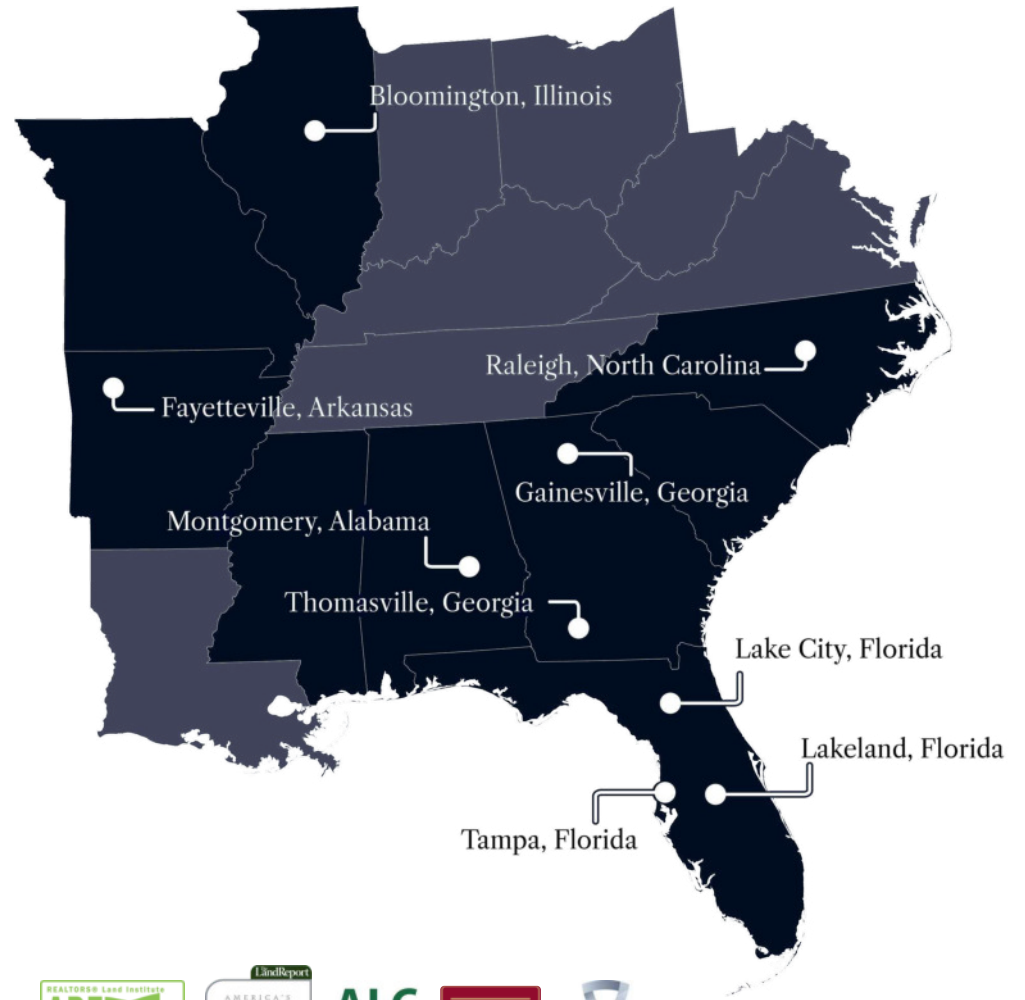
Joey and his wife, Hope, are proud parents of two boys, Levi and Hudson. They are members of Together Church in Lakeland, where Joey leads a connect group.

Joey specializes in:

- Industrial
- Commercial Leasing
- Office
- Site Identification



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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