



### PROPERTY DESCRIPTION

This industrial property in Winter Haven is zoned HI (Heavy Industrial), which allows for a wide range of uses like storage, manufacturing, distribution, or outside storage. The location is just one block from US-17 and Cypress Gardens Boulevard giving it easy access to Polk County.

Building 1 - Bay 3 is 3,900 SF and includes one office and restroom. It has one grade level door and is best suited for light industrial or storage needs.

Building 2 is 12,204 SF covered warehouse. It comes with 0.74 AC of paved industrial outdoor storage, making it a great option for both indoor and outdoor storage space for equipment, materials, or vehicles.

Building 3 is 2,092 SF and includes two grade-level doors. This building would work well for small auto repair, storage or services.

There's also an extra 0.75 AC of outdoor storage available on the north side of the property, grass surface, great for overflow needs or staging areas.

### VIDEO

### OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	3,900 - 12,204 SF
Lot Size:	8.9 Acres
Year Built:	1983
Zoning:	HI (Heavy Industrial)
Market:	Tampa / St. Petersburg
Submarket:	Polk County
Loading:	Grade level

### DEMOGRAPHICS 30 MILES 60 MILES 90 MILES

Total Households	446,240	2,755,801	4,303,941
Total Population	1,211,675	7,038,195	10,702,129
Average HH Income	\$87,504	\$99,590	\$96,173

ALEX DELANNOY, SIOR

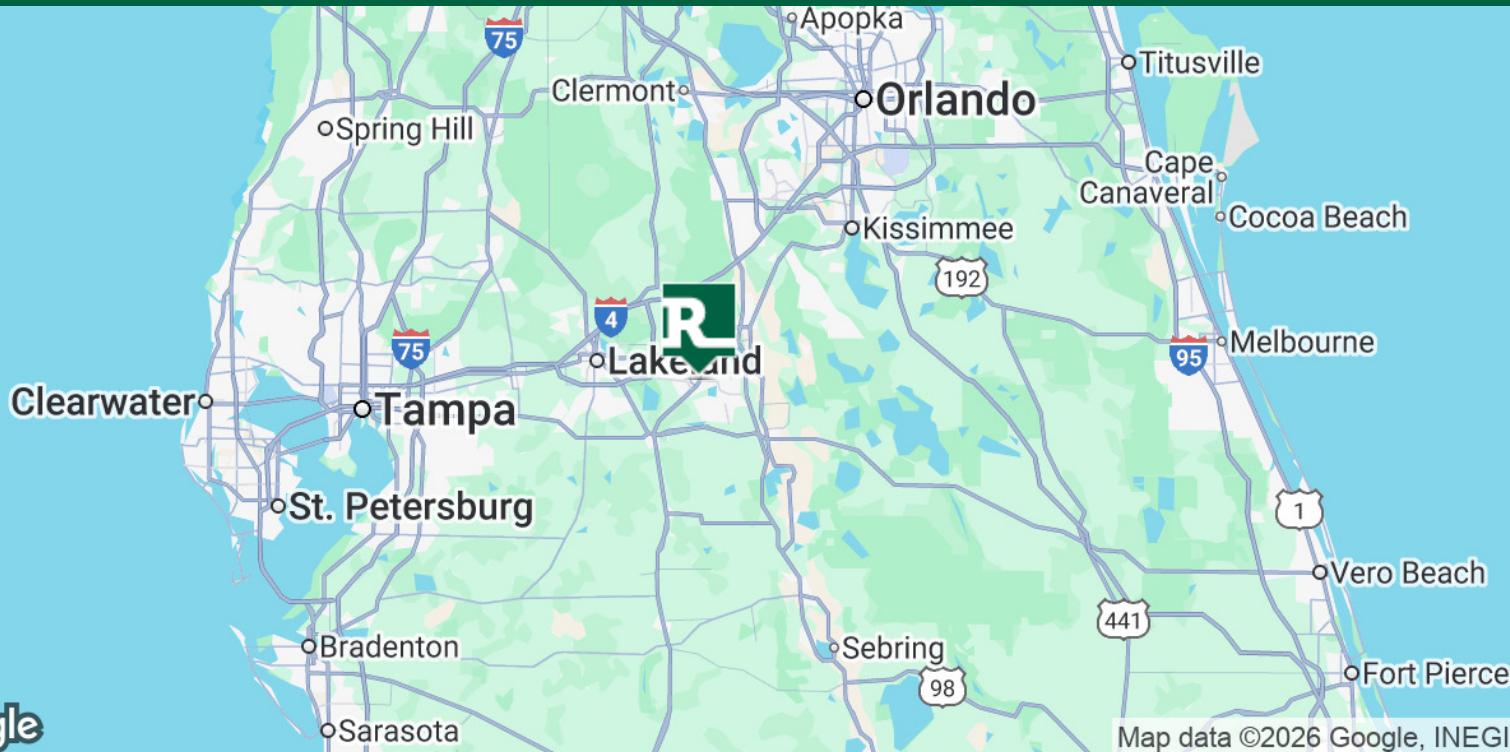
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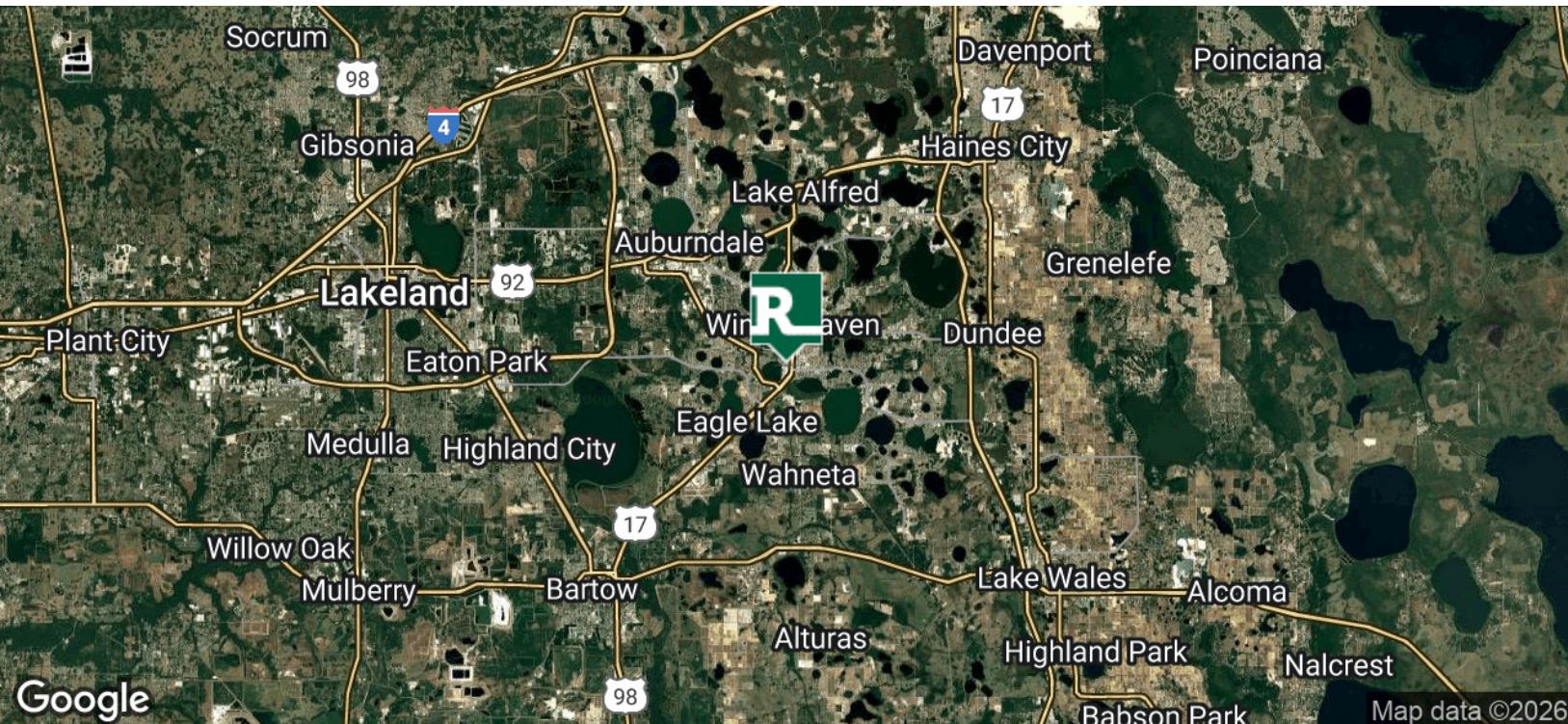


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### CITY OF WINTER HAVEN

Winter Haven shines as an authentic gem in the heart of Florida's Super Region - the 9th-largest regional economy in the United States and home to LEGOLAND Florida Resort, this is a dynamic city with incredible momentum.

Fueled by our 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.

### 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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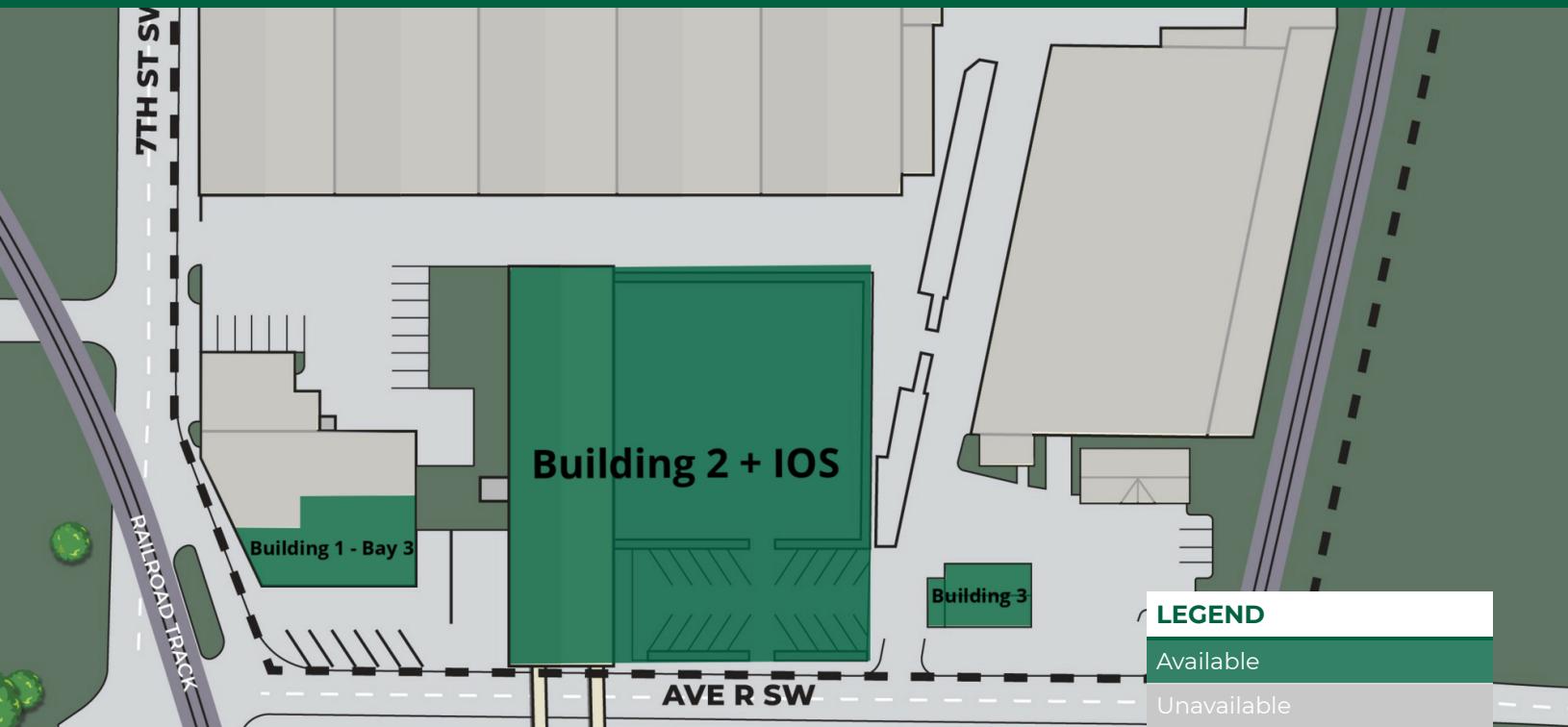
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### AVAILABLE SPACES

SUITE	SIZE	DESCRIPTION
Building 1 - Bay 3	3,900 SF	Building 1 – Bay 3 is 3,900 SF and includes one office and restroom. It has one grade-level door and is best suited for light industrial or storage needs.
Building 2	12,204 SF	Building 2 is 12,204 SF covered warehouse. It comes with 0.74 AC of paved industrial outdoor storage, making it a great option for both indoor and outdoor storage space for equipment, materials, or vehicles.
Building 3	2,092 SF	Building 3 is 2,092 SF and includes two grade-level doors. This building would work well for small auto repair, storage or services.
IOS	0.75 Acres	0.75 AC of outdoor storage space available on the north side of the property, grass surface, great for overflow needs or staging areas.

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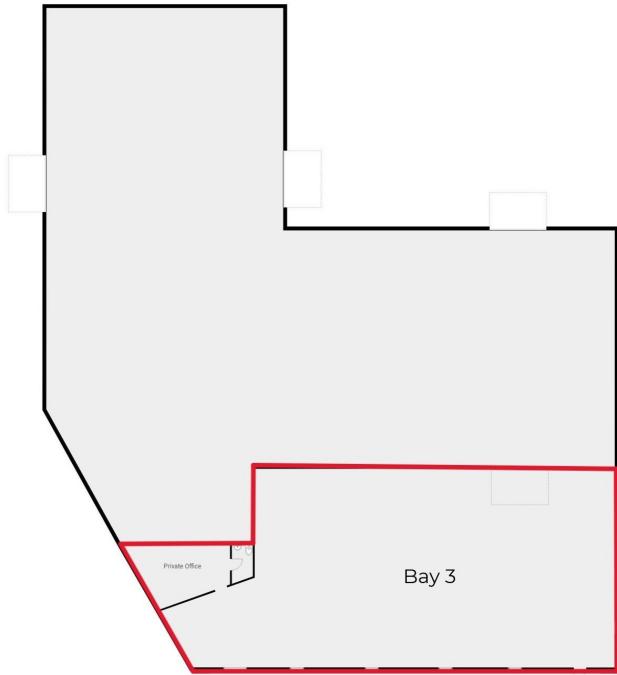


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### BUILDING 1 - BAY 3

- 3,900 SF of space available
- Storage or light industrial
- Parking and signage on site
- Clear height: 16 ft
- 2 grade level doors
- Trailer parking available on site
- 10 parking spaces available
- Heavy industrial zoning
- Strategically located in Winter Haven in the industrial hub of Central Florida



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### BUILDING 2

- 12,204 SF total warehouse space
- Covered garage-style layout
- 0.74 acres of paved IOS
- Easy access for large vehicles and equipment
- Great for indoor/outdoor operations
- Flexible space for various industrial uses
- Ideal for contractors, logistics, or service-based businesses



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### IOS

- 0.75 acres of additional IOS
- Located on the north side of the property
- Paved and ready for immediate use
- Great for overflow storage
- Ideal for staging materials or equipment
- Easy access from main buildings
- Adds extra flexibility to site operations



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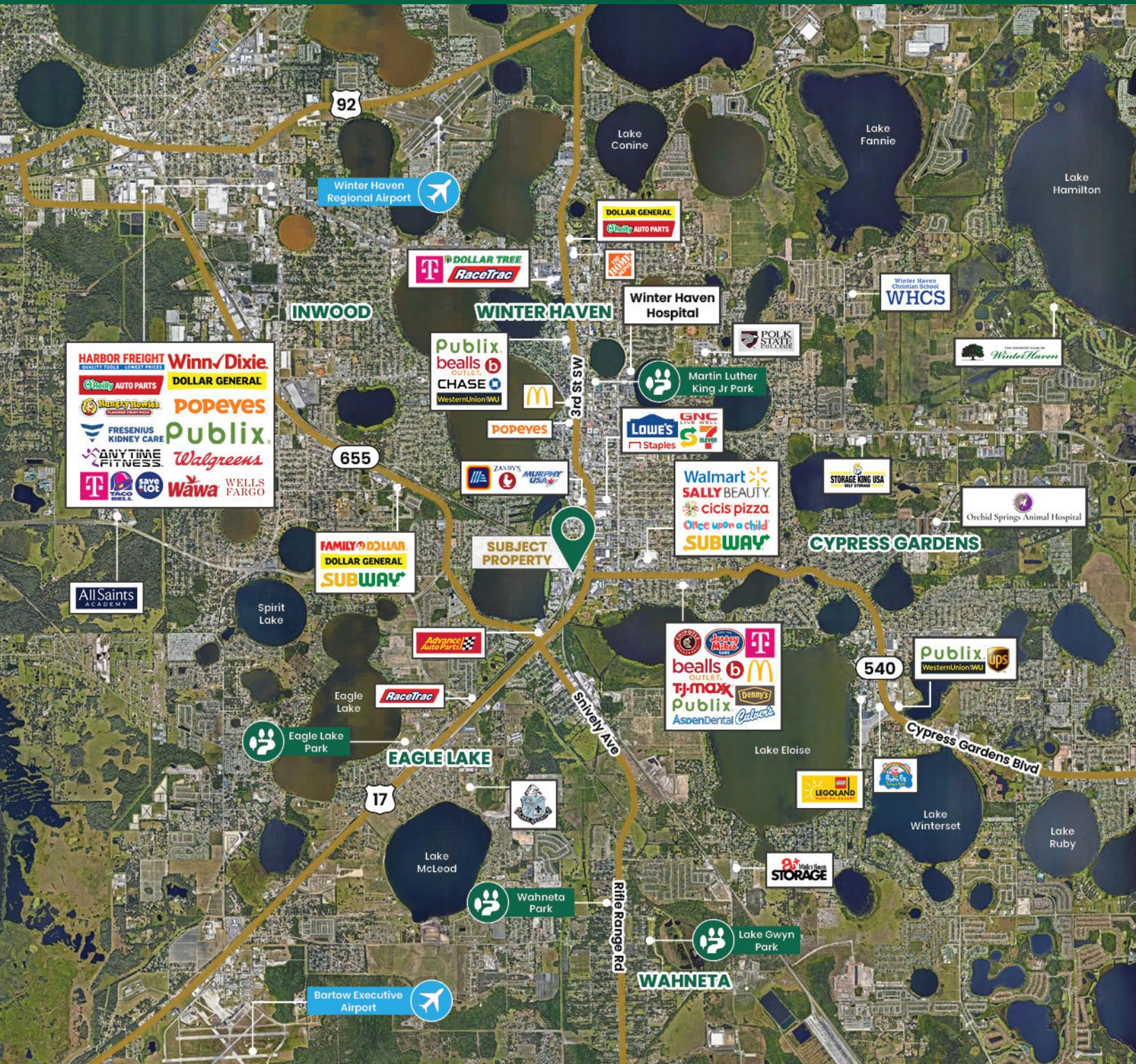
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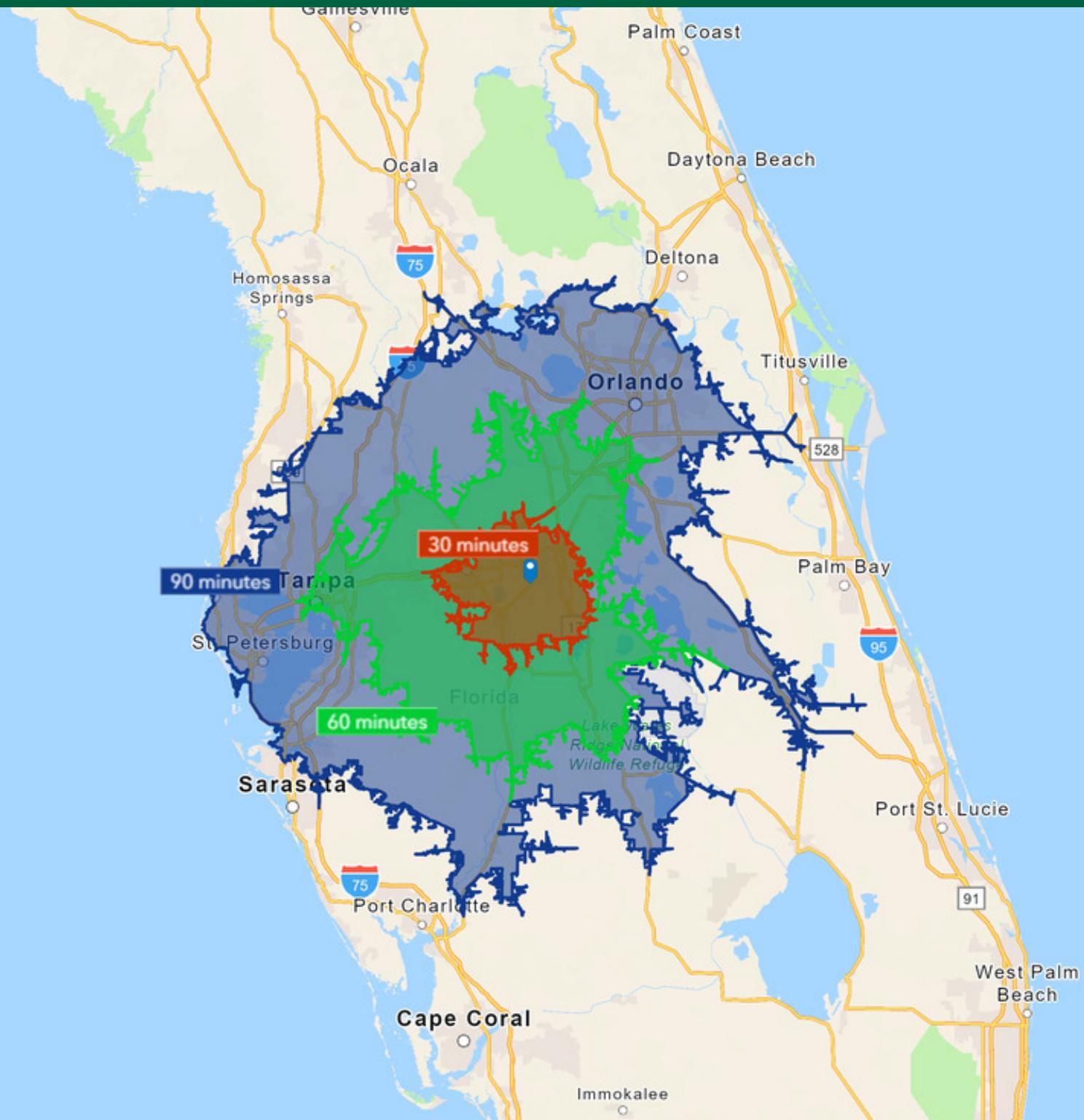
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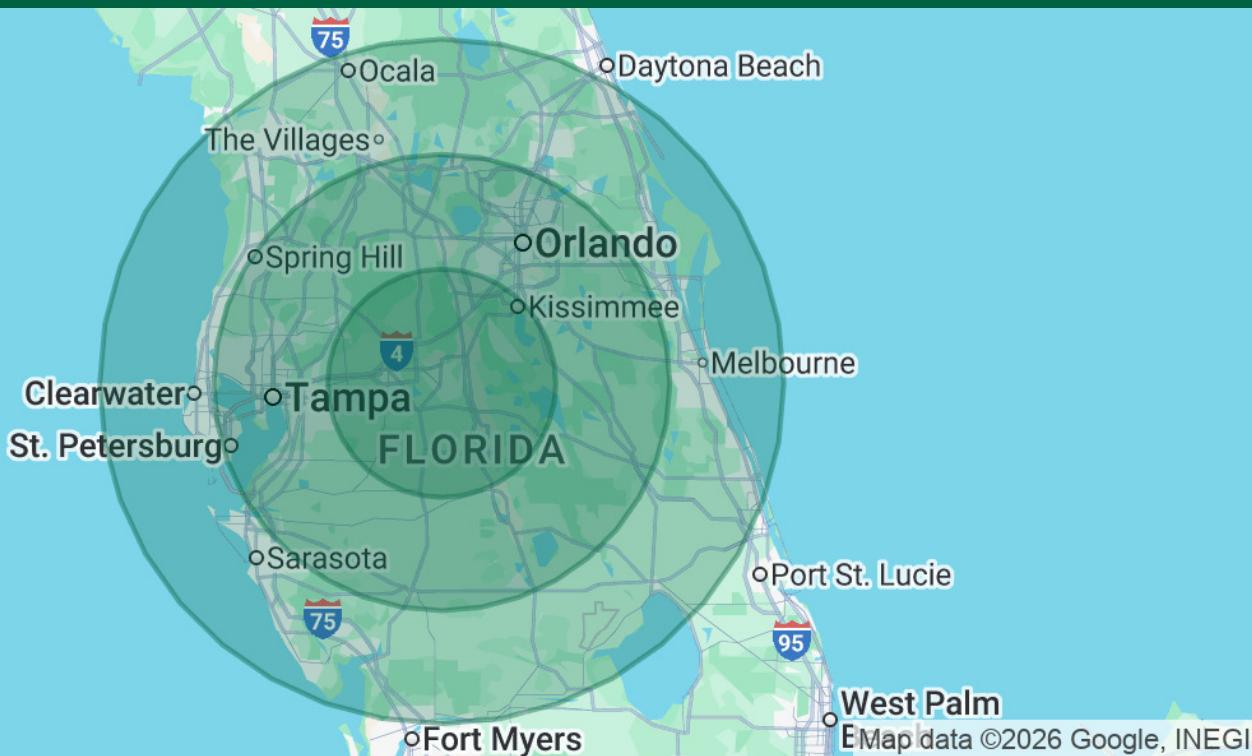
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### POPULATION

	30 MILES	60 MILES	90 MILES
Total Population	1,211,675	7,038,195	10,702,129
Average Age	41	42	44
Average Age (Male)	41	41	43
Average Age (Female)	42	43	45

### HOUSEHOLDS & INCOME

	30 MILES	60 MILES	90 MILES
Total Households	446,240	2,755,801	4,303,941
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$87,504	\$99,590	\$96,173
Average House Value	\$309,001	\$387,017	\$372,054

### TRAFFIC COUNTS

US-17	39,500/day
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Demographics data derived from AlphaMap

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### ALEX DELANNOY, SIOR

Vice President of Brokerage

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### 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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