

FOR SALE



4320

WALLACE ROAD

LAKELAND, FL 33812



THE KRAUSS ORGANIZATION, INC.
Commercial Real Estate Services • Since 1952

OVERVIEW

Explore the versatile potential of a 2-star, Class B commercial warehouse in Polk County, featuring both office and warehouse spaces as well as additional undeveloped land, ideal for businesses seeking functionality and growth opportunities in a prime location.



PROPERTY HIGHLIGHTS

Step into modern efficiency with our impressive 29,000 square foot steel constructed building, erected in 2005. Seamlessly blending office and warehouse functionality, this property offers an array of amenities including conference rooms, offices, storage areas, and LED lighting, all complemented by a mezzanine above the office space. With added conveniences like a septic system, city water access, monument signage, and ample parking—including marked spaces and an additional unmarked area—this property is primed to elevate your business operations to new heights.



3.11 AC



29,000 SF
Building



2,000 SF Office



Sprinklered
Facility



2 HVAC
Systems



Single Phase
300A



2 Dock High
Doors - 12' x 10'



Covered
Platform Loading



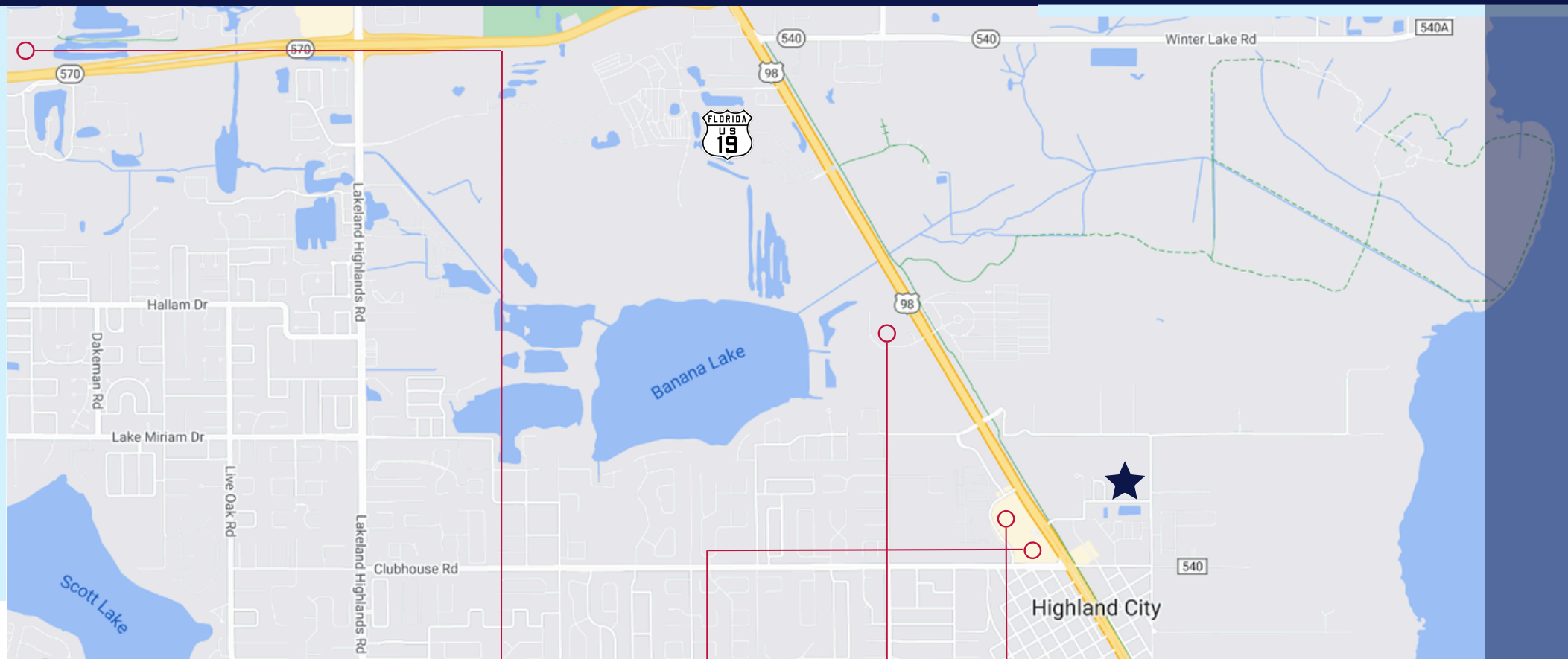
26.5' Clear
Height



15 Parking
Spaces

\$4,100,000 (\$152/SF)





★ Subject Property



Close proximity to restaurants, medical facilities, major state roads & residential areas.



FOR ADDITIONAL INFORMATION

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