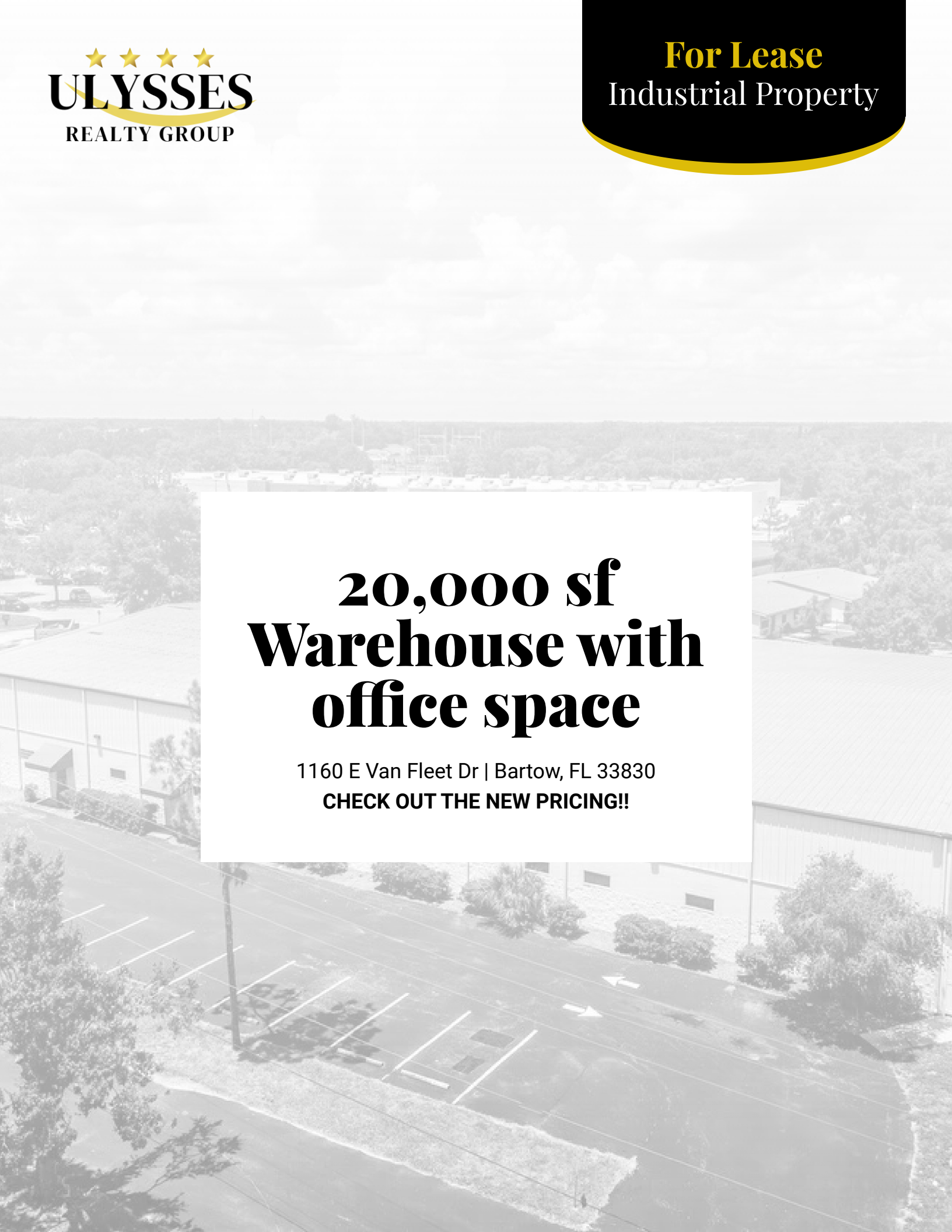




For Lease
Industrial Property

An aerial photograph of a large, light-colored industrial warehouse building with a corrugated metal roof. The building has several loading docks and is surrounded by a paved parking lot with white parking lines. There are some trees and shrubs around the property. The background shows more industrial buildings and a line of trees under a cloudy sky.

20,000 sf Warehouse with office space

1160 E Van Fleet Dr | Bartow, FL 33830

CHECK OUT THE NEW PRICING!!

Property Summary



Property Description

This 20,000 square foot industrial building features 15,000 square feet of open warehouse space and 5,000 square feet of office space, offering the perfect balance of storage and administrative areas. With a 22 foot eave height and 18+/- interior clearance in the warehouse the facility can accommodate a variety of uses.

A 5,000 square foot mezzanine provides additional storage and flexibility to the warehouse area. The warehouse is grade level with one 12'x12' overhead door for truck access. The entire building-office and warehouse- is fully air-conditioned for year round comfort.

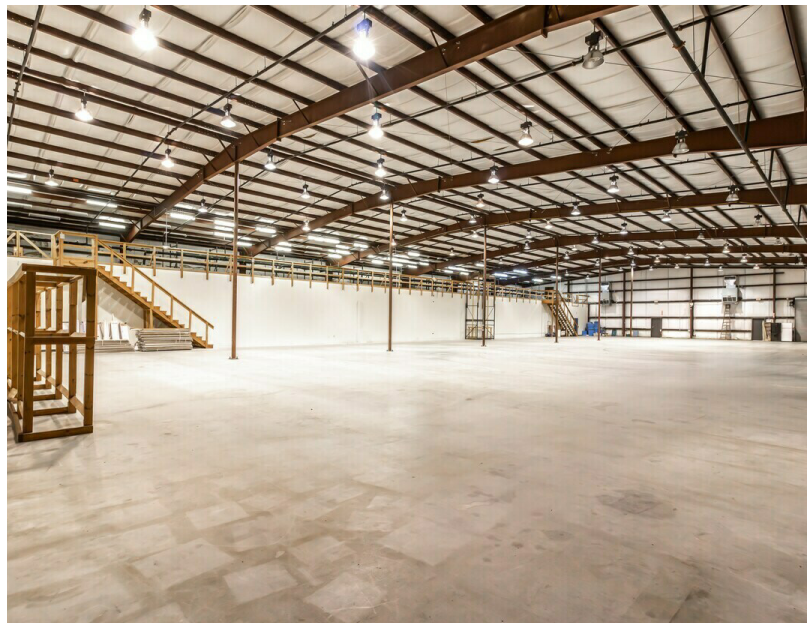
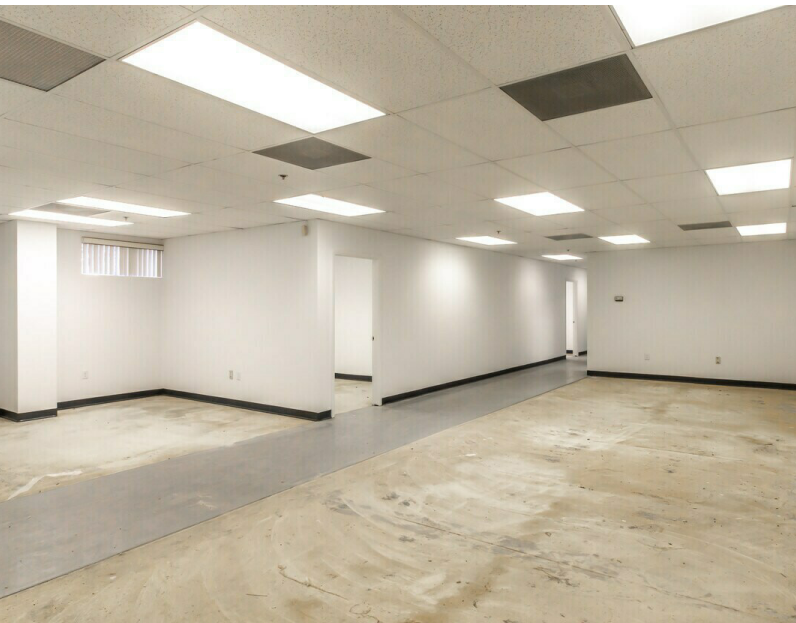
The property offers 17 on-site parking spaces and is strategically located in Florida's Heartland region with excellent conductivity to US Hwy 17, US Hwy 98 and Hwy 60, allowing for efficient distribution and servicing throughout the heart of Florida.

Offering Summary

Lease Rate:	\$8.40 SF/yr (Gross)
Number of Units:	2
Available SF:	20,000 SF
Lot Size:	58,044 SF
Building Size:	20,020 SF

CHECK OUT THE NEW PRICING!!

Additional Photos



Property Details & Highlights

Building Name	1160 E Van Fleet Dr
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	253005000000013040
Building Size	20,020 SF
Lot Size	58,044 SF
Year Built	1999
Number of Floors	1
Average Floor Size	20,000 SF
Parking Spaces	17
Number of Buildings	1

CHECK OUT THE NEW PRICING!!

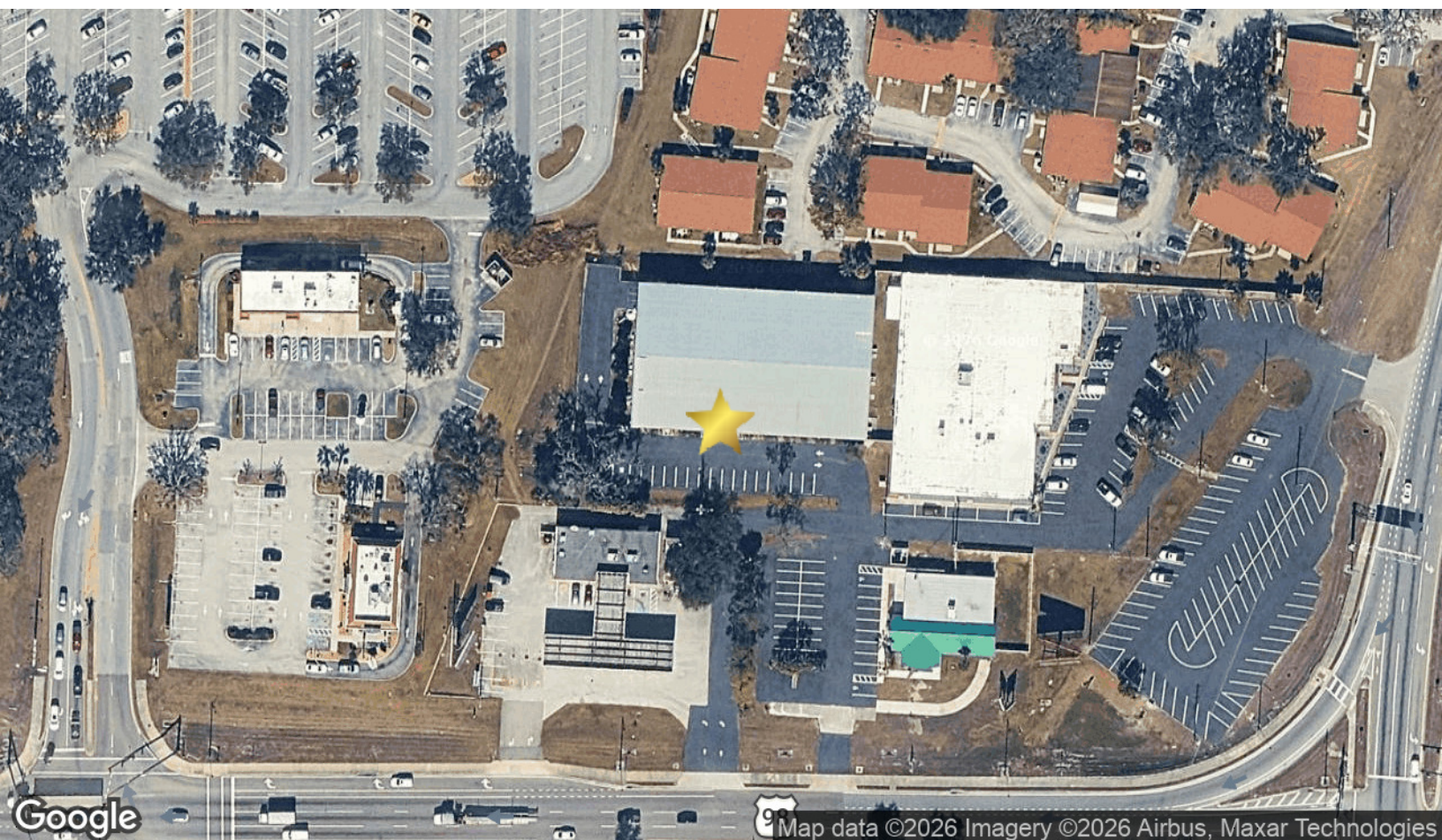
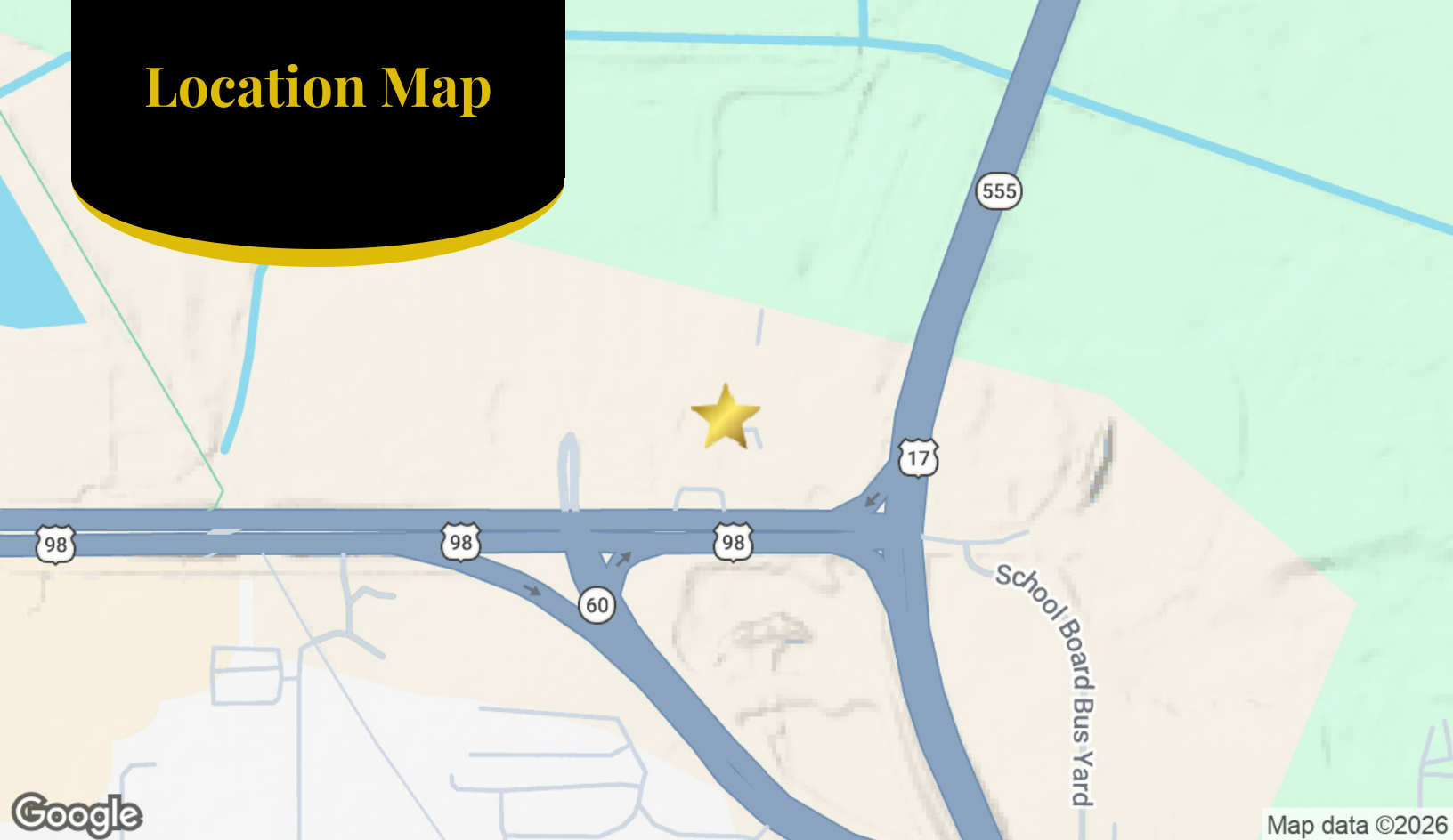
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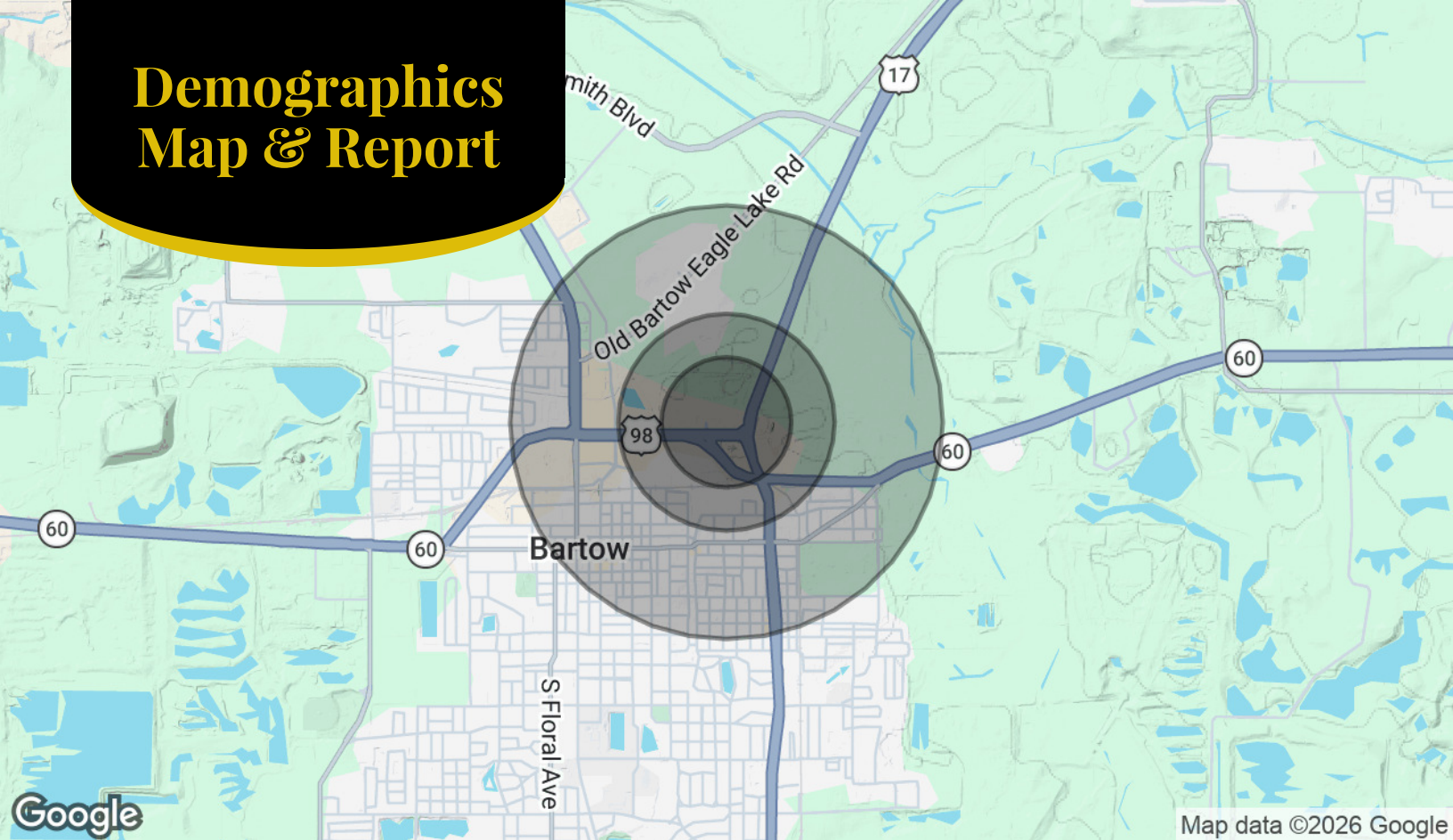
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Location Map



Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	239	1,262	4,648
Average Age	36	34	37
Average Age (Male)	35	34	36
Average Age (Female)	37	35	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	91	473	1,739
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$63,883	\$60,658	\$69,894
Average House Value	\$245,186	\$224,233	\$256,989

2020 American Community Survey (ACS)