

“Strategically Positioned in Central Florida’s Cold Storage & Food Distribution Corridor”



LAKE WALES COLD STORAGE & DISTRIBUTION

5916 WAVERLY RD LAKE WALES, FL 33859

PROPERTY OVERVIEW

The Property spans ±93,974 SF across two buildings on a ±15.8 acre site. The main warehouse totals 82,394 SF, including 65,000 SF of freezer cooler space installed in 2017 and 7,416 SF of office. A second 9,843 SF building operates as a service facility supporting existing truck operations, providing valuable functional support for logistics oriented users. Positioned along FL 540 with excellent connectivity to Central Florida’s major distribution corridors, the asset benefits from strong regional access.

The site also includes ±1.5 acres of IOS yard and 60 dedicated trailer parking spaces, delivering significant capacity for storage, staging, and transportation focused activity. The combination of modernized cold storage improvements, abundant outdoor space, and future expansion potential makes the Property a compelling opportunity for both owner users and investors seeking a versatile, well located industrial asset.



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| | |
|-----------------|--|
| TOTAL ACRES | 15.8 Acres |
| TOTAL SF | 93,974 SF |
| SUBMARKET | Polk County |
| ZONING | Business Park Center |
| ELECTRICITY | Duke Energy |
| WATER | Polk County |
| SEWER | Septic |
| CONSTRUCTION | Metal (Both Buildings) |
| FEATURES | Cold-Storage/Freezer installed in 2017, whole-building generator, +/-1.5 acres stabilized IOS + 60 trailer positions |
| SURFACE PARKING | 43 spaces (0.46/1,000 SF) |

| | MAIN BUILDING | SERVICE BUILDING |
|------------------|---------------|---------------------|
| YEAR BUILT | 1978 | 2019 |
| PRIMARY BUILDING | 82,394 SF | 9,843 SF |
| COLD STORAGE | 65,000 sf | - |
| DRY STORAGE | 9,979 SF | 8,106 SF |
| CLEAR HEIGHT | 20' | 16' |
| OFFICE | 7,416 SF | 1,737 SF |
| FIRE SYSTEM | Wet Sprinkler | - |
| DOCK DOORS | Seven (7) | - |
| LOADING DOORS | One (1) Ramp | Six (6) Grade Level |



FRONT OFFICE



MAIN WAREHOUSE



GATED ENTRANCE



WAREHOUSE LOADING DOCKS



SERVICE BUILDING



SERVICE BUILDING



WAREHOUSE COLD STORAGE



WAREHOUSE RACKING COLD STORAGE



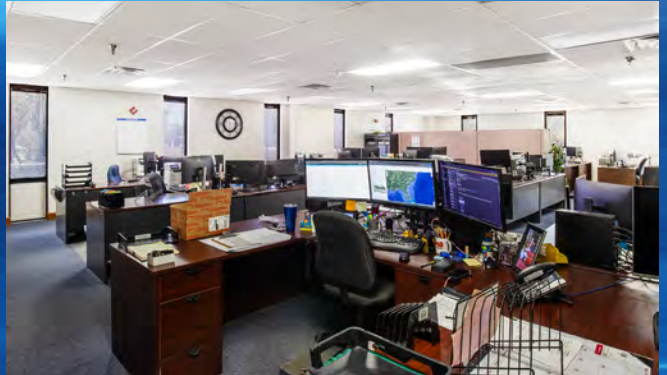
STAGING & LOADING AREA



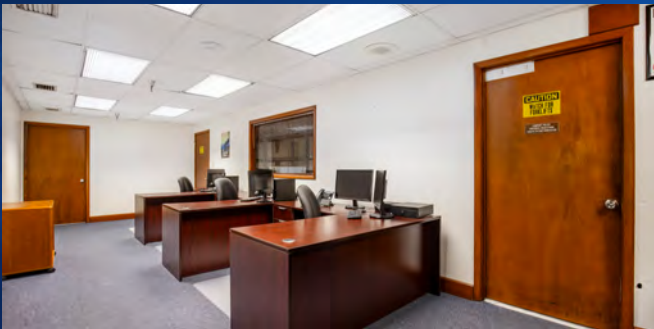
WAREHOUSE FREEZER AREA



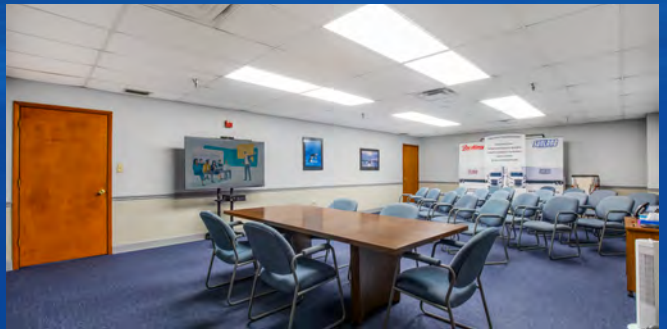
LOBBY



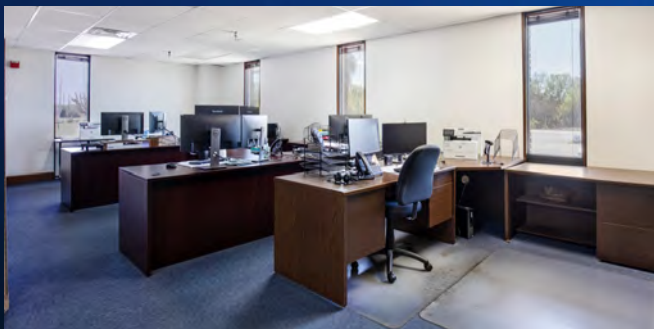
OFFICE SPACE



OFFICE SPACE



CONFERENCE ROOM



OFFICE SPACE



DINING AREA



ALL EYES ARE ON THE SUNSHINE STATE.

Investor and Owner User interest is anticipated to remain high for Polk County where there are strong economic fundamentals, such as population, job growth, low unemployment, robust population in-migration, a thriving tourism industry.

- + Located in Lake Wales, FL
- + Directly east of US Hwy 27 on Waverly Rd
- + 10 miles south of the Interstate 4 and U.S. Highway 27 interchange
- + 7.5 miles north of the U.S. Highway 60
- + Orlando Int'l Airport 1 Hr / 45 miles

Polk County population grew 3.5% year over year to 852,878, outpacing statewide growth.

Polk County is Florida's fastest growing inland county, attracting 26,000-30,000 new residents annually thanks to its affordability, job growth, and central location between Orlando and Tampa.

Strong logistics workforce: 32,097 employed in Transportation and Warehousing, one of the region's fastest growing sectors.

Competitive labor costs: Polk County's average annual wage is \$55,695, notably lower than the Florida statewide average offering significant payroll savings for industrial, logistics, and cold storage operators.



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