

**3980 & 3990 S. Pipkin Road
Lakeland, Florida 33811**

**BUCKNER
COMMERCIAL PROPERTIES**

INVESTMENT PROPERTY - FOR SALE

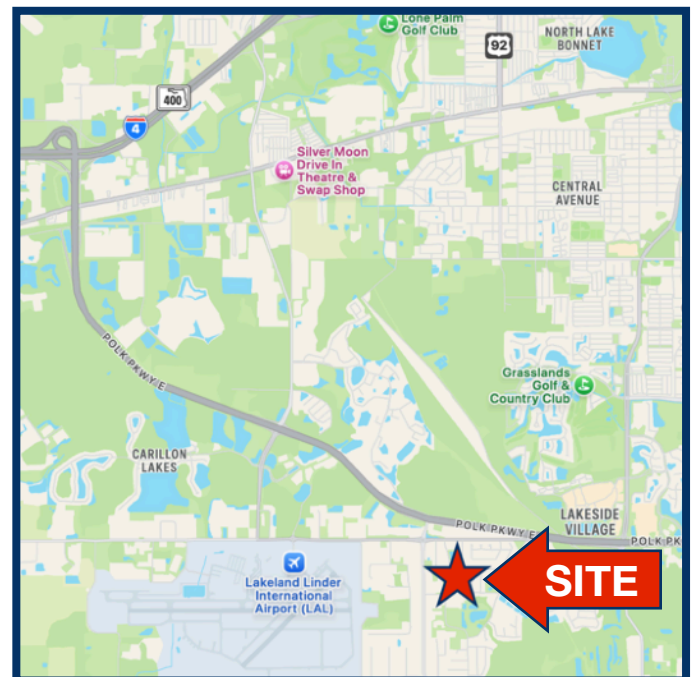


Total Square Footage: 12,036 Sq. Ft.

- Office & Warehouse

Sale Price: \$2,500,000

- NOI: 161,803.96
- Cap Rate: 6.47%



Contact: David A. Buckner, SIOR

Office: (863) 686-7770 | Mobile: (863) 640-8843

E-mail: david@bucknercommercial.com | Website: www.bucknercommercial.com

Information concerning this offer is from sources deemed reliable, but no warranty is made to the accuracy of the thereof.

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Interior Pictures



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Site Aerial



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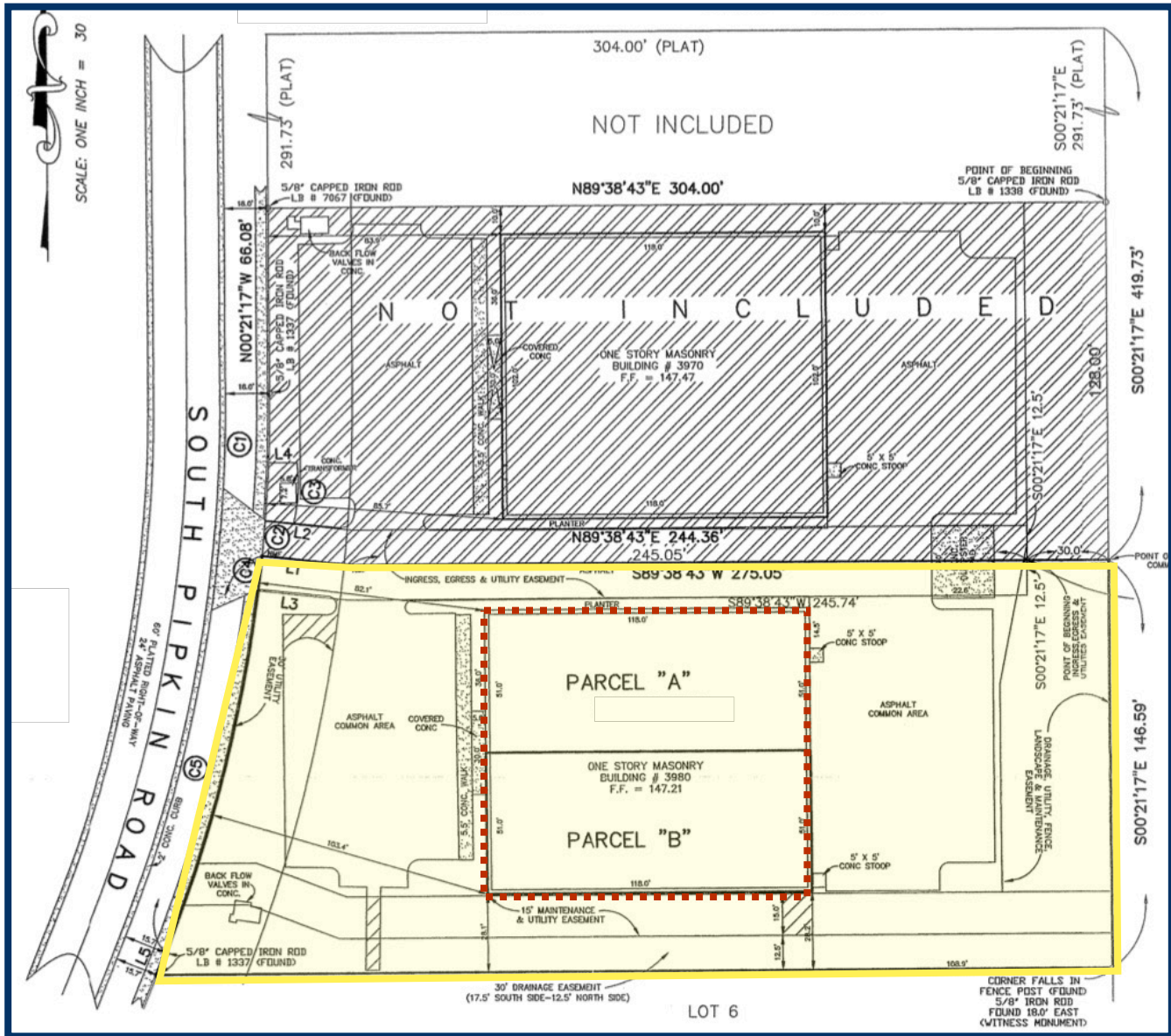
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Site Plan / Survey



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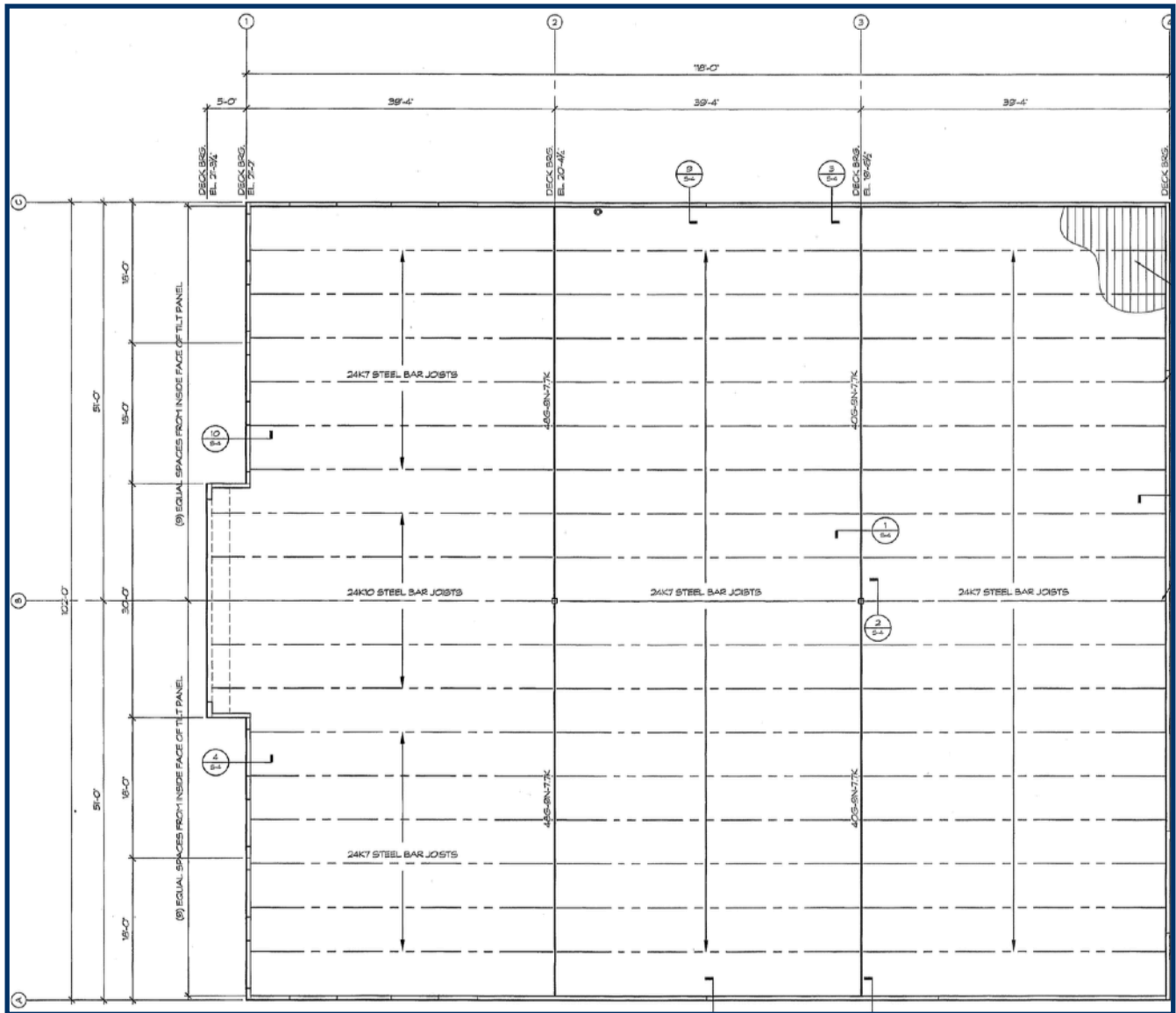
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Building Plan



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PHYSICAL DESCRIPTION

- **Building Size: Approximately 12,036 (102' X 118') +/- Square Feet**
 - **Warehouse:** Approximately 7,236 Square Feet
 - **Office:** Approximately 4,800 Square Feet
- **Building Description:**

Originally developed as a two-unit condominium. Both units owned by Seller.

 - 3980 S. Pipkin Road – Unit “A” (North): 23-29-03-139565-000010
 - 3990 S. Pipkin Road – Unit “B” (South): 23-29-03-139565-000020
 - Common Area – Polk County Property Appraiser’s Parcel #23-29-03-139565-000030
- **Land Size:** Unit “A” & Unit “B” are 0.14 +/- Acres each and the Common Area is approximately 0.81 +/- Acres.
- **Construction:** Concrete Tilt-Wall with Stucco finish.
 - Year Built: 2007
 - Ceiling Height: 16' Clear
 - Overhead Warehouse Doors: Two (2) 10' X 12' Drive-In Roll Up Doors
 - Electrical Service: City of Lakeland – 200 AMP / Three (3) Phase
 - Fire Sprinkler System
 - Secured Truck Court
- **Zoning / Land Use:** PUD 5116 zoning / BP (Business Park Center)
- **Located in Parkway Corporate Center / Class “A” Business Park**
- **Easy Access to Interstate – 4 Via Polk Parkway**

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