



PROPERTY DESCRIPTION

This 108,984 SF is a free standing warehouse building for lease with some yard storage. The land use is I-1 (industrial park) within the city of Lake Wales. Great fit for warehousing/distribution, light or heavy manufacturing, assembly/fabrication, laundry/dry cleaning plants, food processing, cold storage, growing facility and more.

Most of the warehouse storage has 20' clear height (up to 30') with sprinkler system, 3-phase electric, 5 loading docks, 4 grade level doors, approximately 3,500 SF of office, 15,850 SF of cold storage (could be used as a cold or dry space), outside covered area and some yard storage. The facility was formerly a citrus processing plant and may benefit some users.

Strategically located in Lake Wales near the intersection of Hwy 60 (Tampa, Fort Myers & Miami/South Florida) and 27 (Orlando, Daytona, Jacksonville), only 13 miles from the newer CSX Intermodal facility. Reach Polk County, Plant City and South Orlando within 45 minutes, Tampa, Orlando, Port Charlotte and Port St. Lucie within 90 minutes and Miami, Naples, Fort Myers, Gainesville and St Augustine within 180 minutes.

OFFERING SUMMARY

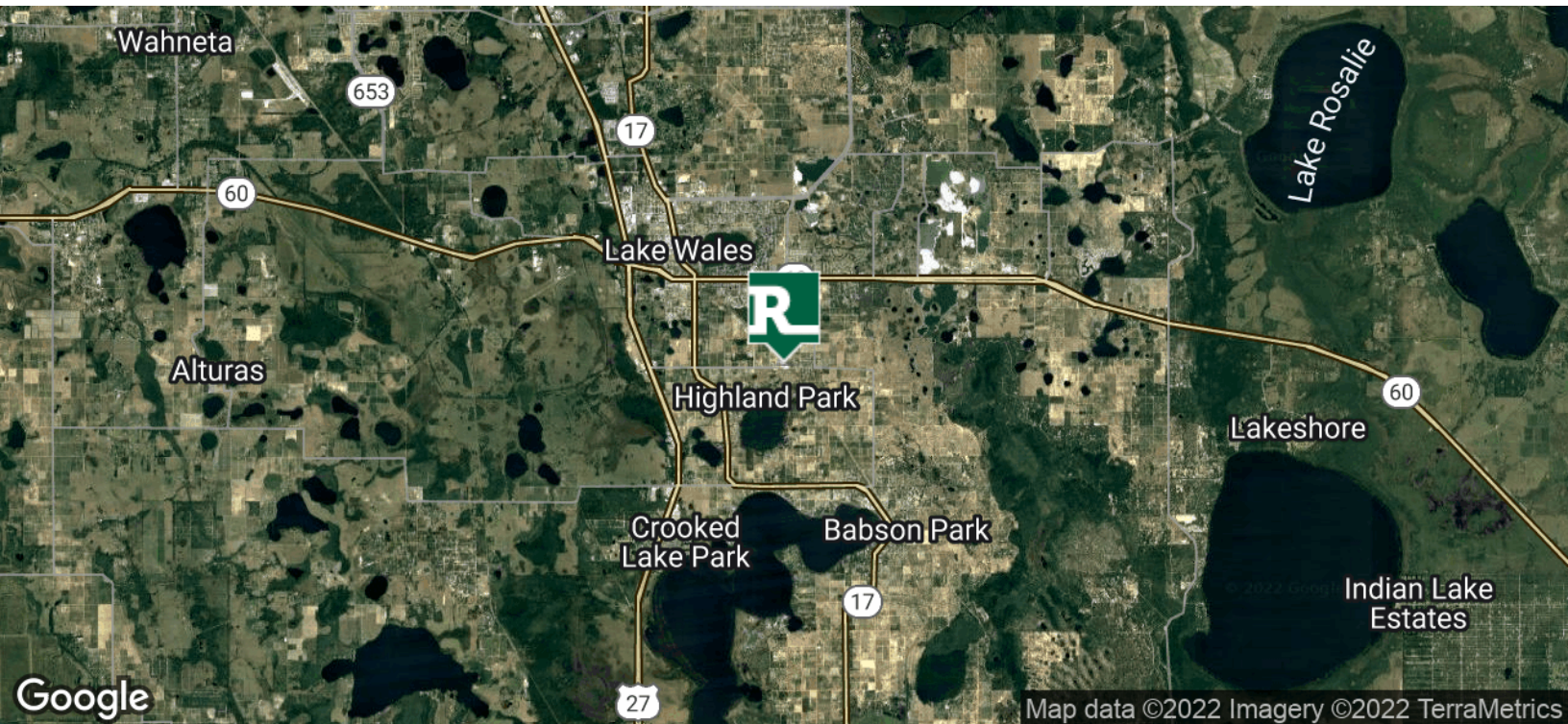
Lease Rate:	Call for Pricing
Building Size:	108,984 SF
Warehouse:	Dry & Cold Storage
Loading:	Dock high & grade level
Power:	3-phase
Zoning	I-1 (Industrial Park)
Future Land Use:	IND (Industrial)
Market:	Tampa / St. Petersburg
Submarket:	Polk County

DEMOGRAPHICS	30 MILES	60 MILES	100 MILES
Total Households	358,267	2,013,114	4,872,865
Total Population	832,712	4,865,701	10,634,354
Average HH Income	\$54,102	\$68,808	\$66,022

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FLORIDA *within* REACH

 **300+**
MILES OF RAIL
IN POLK COUNTY

 **10**
MILLION PEOPLE
WITHIN 100 MILES

 **3**
INTERNATIONAL
AIRPORTS
WITHIN 60 MILES

 **3**
DEEPWATER
SEAPORTS
WITHIN 75 MILES



WHY CENTRAL FLORIDA?

Get to know Florida's newest hot spot for business. There's a reason why Publix Super Markets, Legoland Florida Resorts and Florida's Natural all call Polk County home. Ideally located between two major metro areas, Central Florida boasts a fertile business environment that offers a potent blend of connectivity, workforce talent and low operating costs.

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.

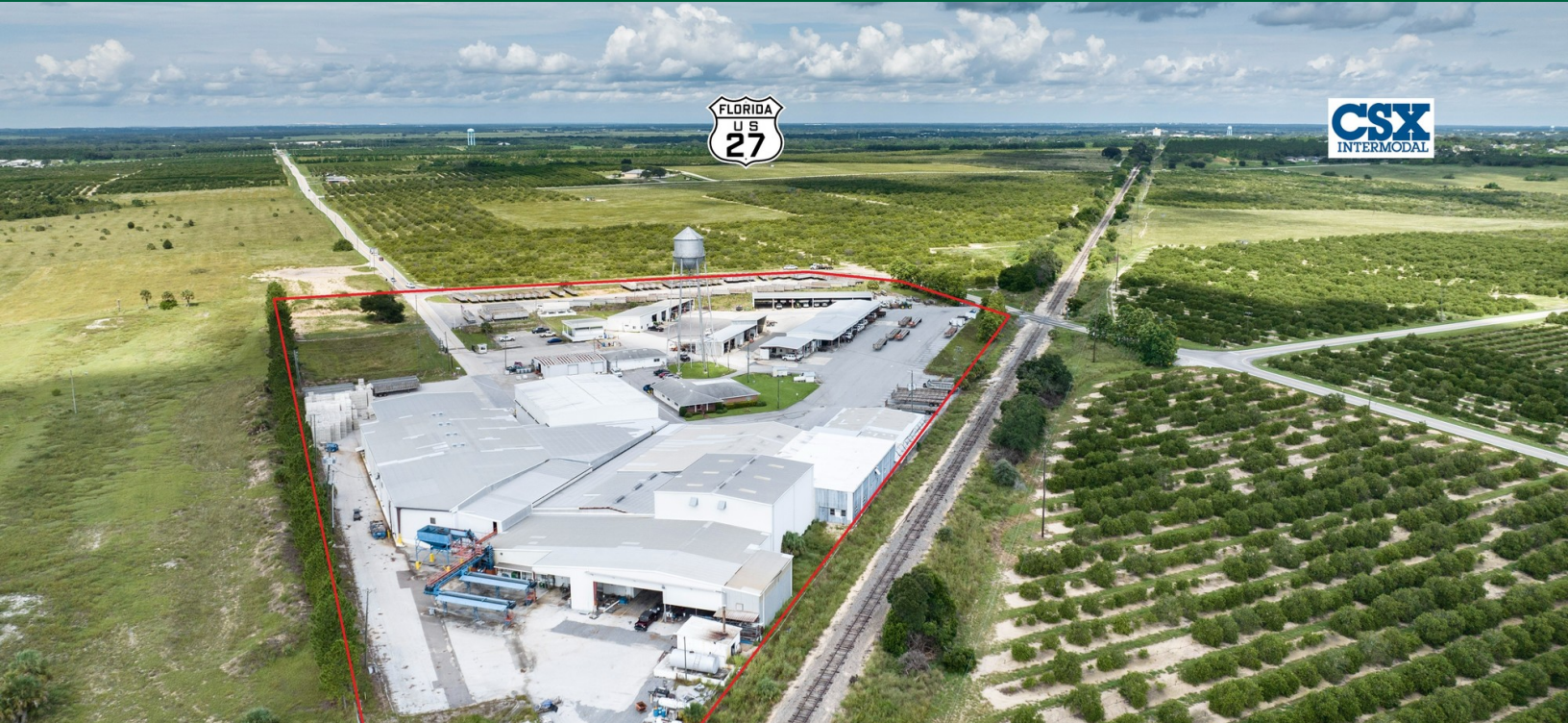
WORKFORCE

Our 3.5 million-strong talent pool is supported by world-class educational institutions like Florida Polytechnic University and the Polk State Clear Springs Advanced Technology Center. Add to that attractive incentive packages, business-friendly legislation, no personal income tax and one of the best business climates in the country.

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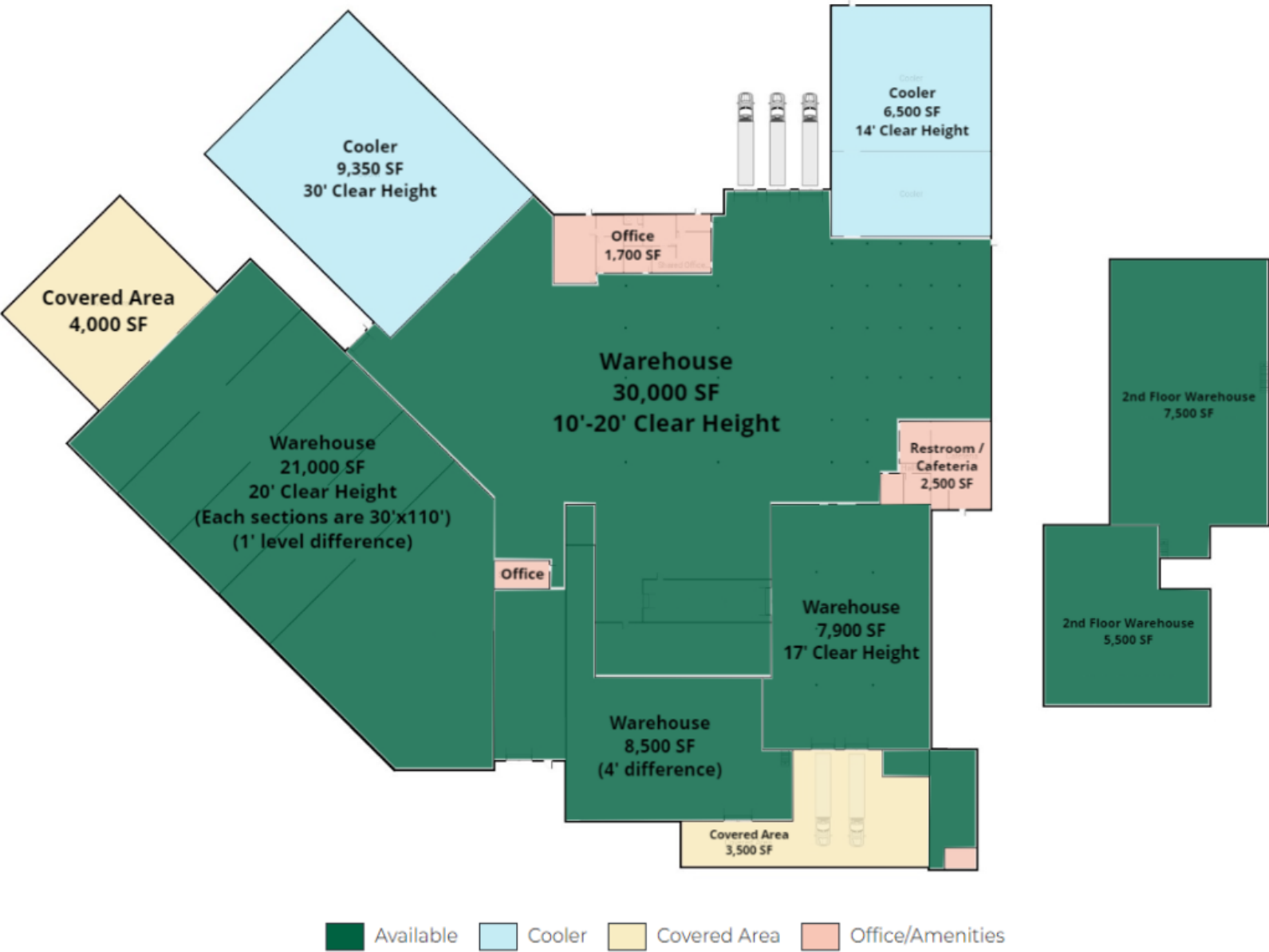
AVAILABLE SPACES

SUITE	SIZE	DESCRIPTION
100	108,984 SF	Most of the warehouse storage has 20' clear height (up to 30') with sprinkler system, 3-phase electric, 5 loading docks, 4 grade level doors, approximately 3,500 SF of office, 15,850 SF of cold storage (could be used as a cold or dry space), outside covered area and some yard storage. The facility was formerly a citrus processing plant and may benefit some users.
Cooler 1	9,350 - 15,850 SF	Up to 15,850 SF of cooler available on a month-to-month basis.
Cooler 2	6,500 - 15,850 SF	Up to 15,850 SF of cooler available on a month-to-month basis.

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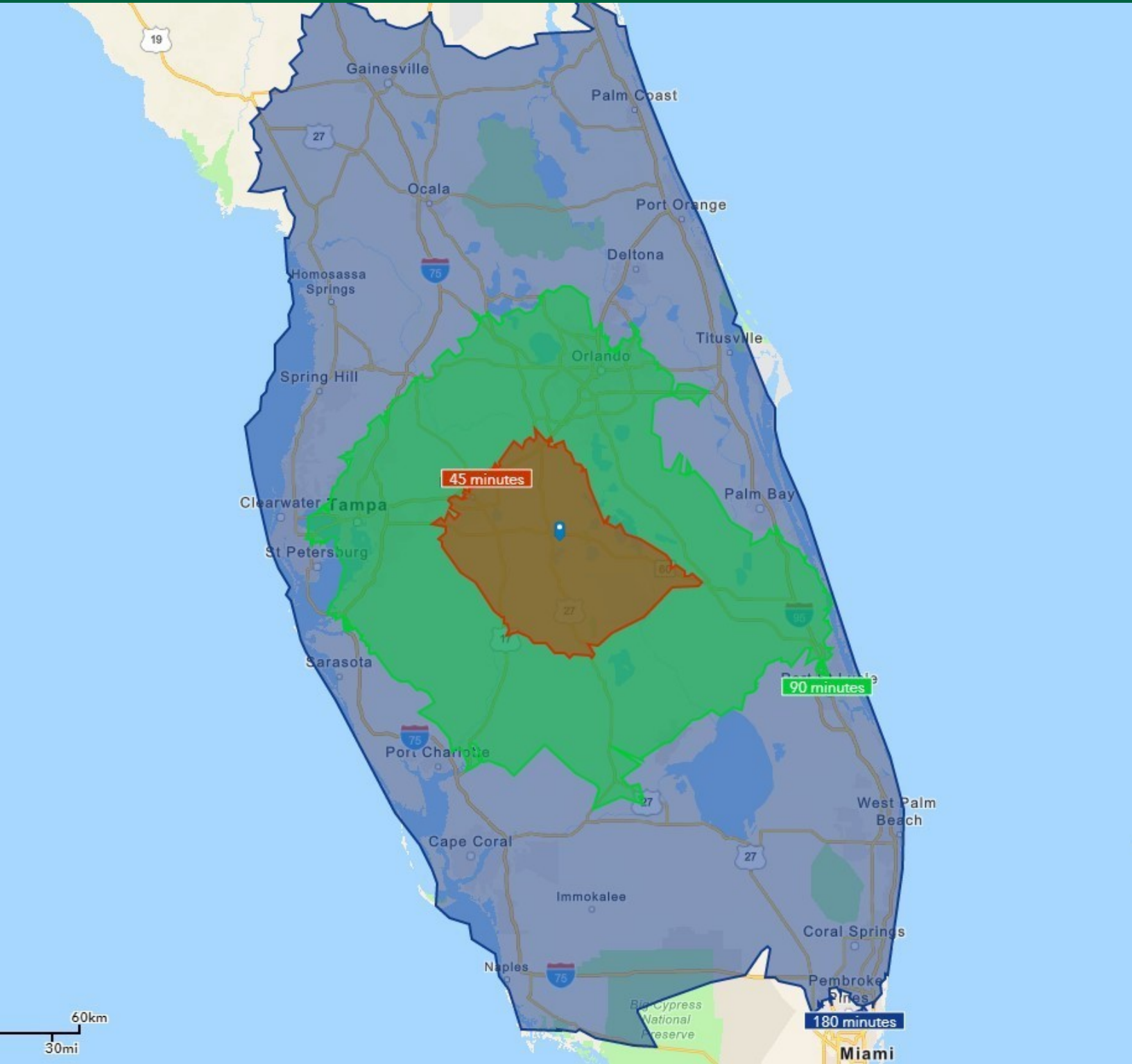


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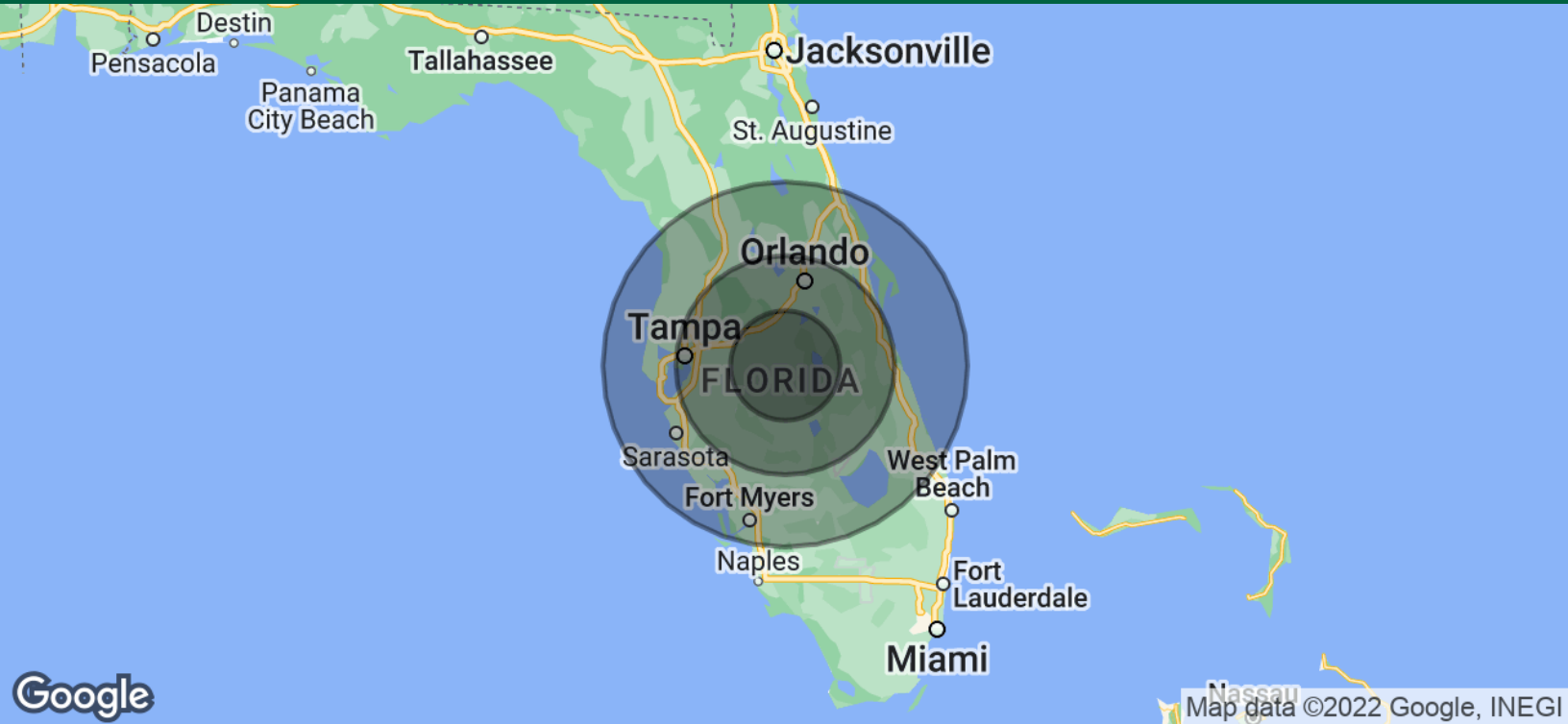
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POPULATION	30 MILES	60 MILES	100 MILES
Total Population	832,712	4,865,701	10,634,354
Average Age	40.7	39.3	43.9
Average Age (Male)	39.6	38.2	42.7
Average Age (Female)	41.8	40.4	44.9

HOUSEHOLDS & INCOME	30 MILES	60 MILES	100 MILES
Total Households	358,267	2,013,114	4,872,865
# of Persons per HH	2.3	2.4	2.2
Average HH Income	\$54,102	\$68,808	\$66,022
Average House Value	\$163,391	\$221,514	\$227,968

* Demographic data derived from 2020 ACS - US Census

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ALEX DELANNOY, MICP

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

Certified Commercial Investment Member Institute (CCIM), Candidate
Society of Industrial and Office REALTORS (SIOR), Member Associate
Manufacturing & Supply Chain of Mid Florida
NAIOP Member of Central Florida
National Realtor Association
Lakeland Realtor Association

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