

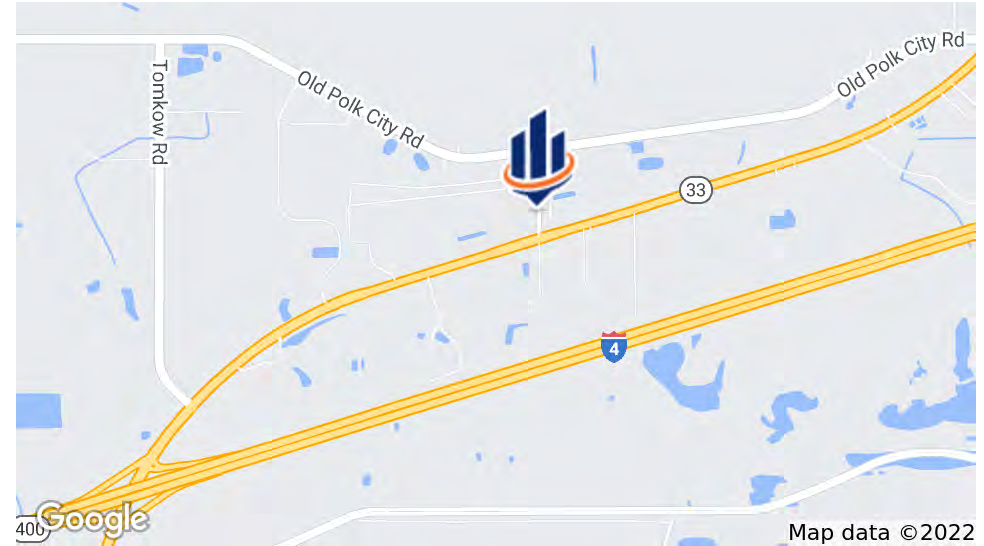


1,000-5,000 SF WAREHOUSE BAYS FOR LEASE

8320 - 8420 EPICENTER BLVD LAKELAND, FL

Augie Schmidt
Senior Advisor
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Property Summary



Lease Rate
NNN

\$12.00 - \$14.50 SF/YR
\$3.00 SF/YR

PROPERTY OVERVIEW

Epicenter Commerce Park is a Multi-Tenant Industrial property and is located less than 3 minutes away from Interstate 4. Strategically situated in Lakeland between Tampa and Orlando, this location gives tenants excellent access to all major markets throughout the Southeast United States. In the immediate neighborhood area, there has been more than 5 million square feet of new industrial development in the last 5 years. This property is neighbors to Amazon, R+L Carriers, and Pepsi co distribution facilities.

ZONE SUMMARY

Zoning: Industrial

APN: 242711000000014010

Spaces: 1,000 - 5,000 SF Bays

AVAILABLE SPACES

All spaces are ground level and have just completed renovation which includes updated lighting, updated offices, painting, gravel, and fencing. There are a few storage areas outside, including gravel lay-down yards for some units. Refer to page 3-6 for building layouts and bays.

Check Loopnet or Crexi for available spaces.
Call or email today at [863] 774-7133, Augie@SVN.com



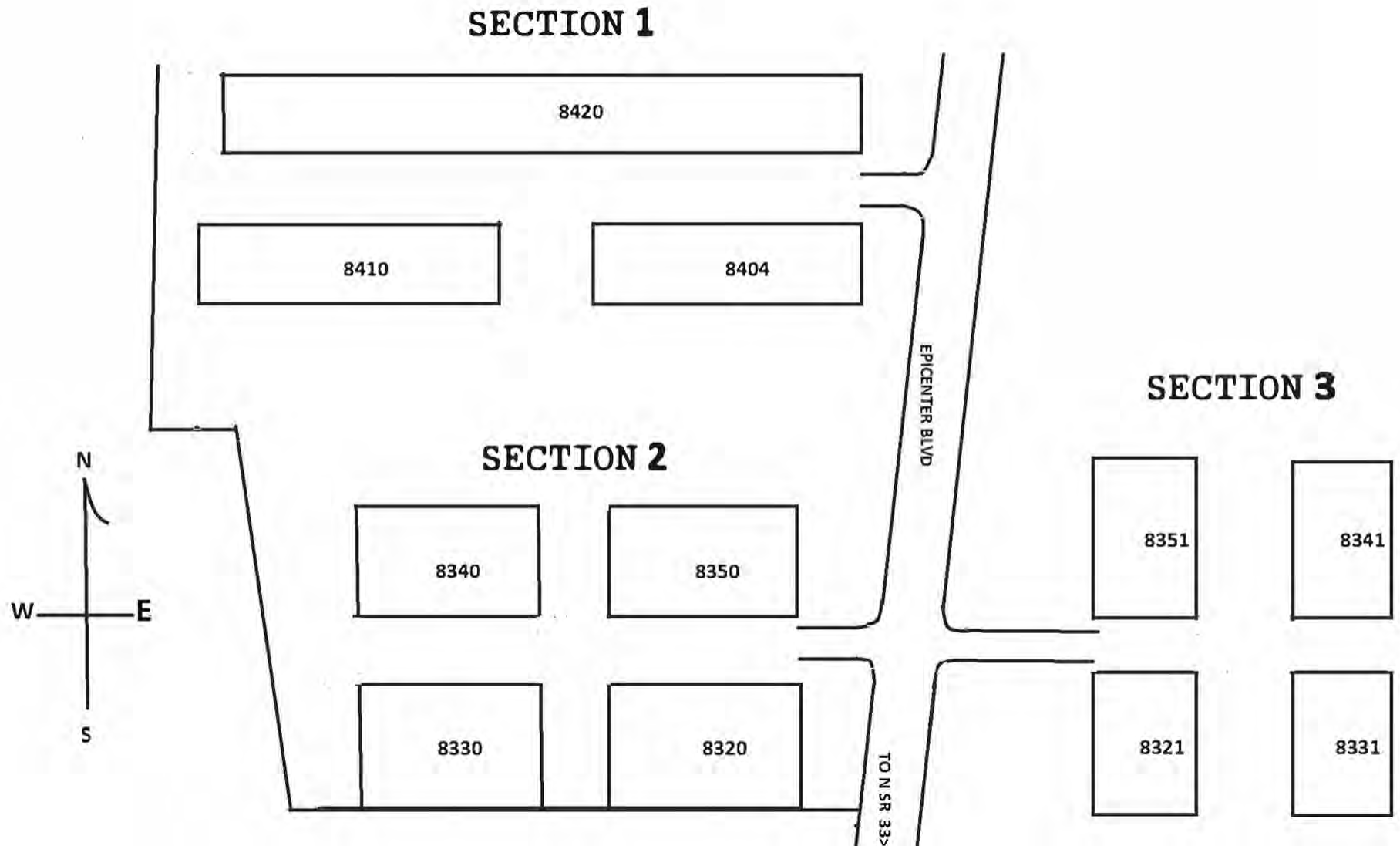
FEATURES

- Drive-in doors
- Some yard space available
- Updated buildings
- Yard spaces gravelled and fenced
- Updated way-finding signage
- Updated roof and water proofing

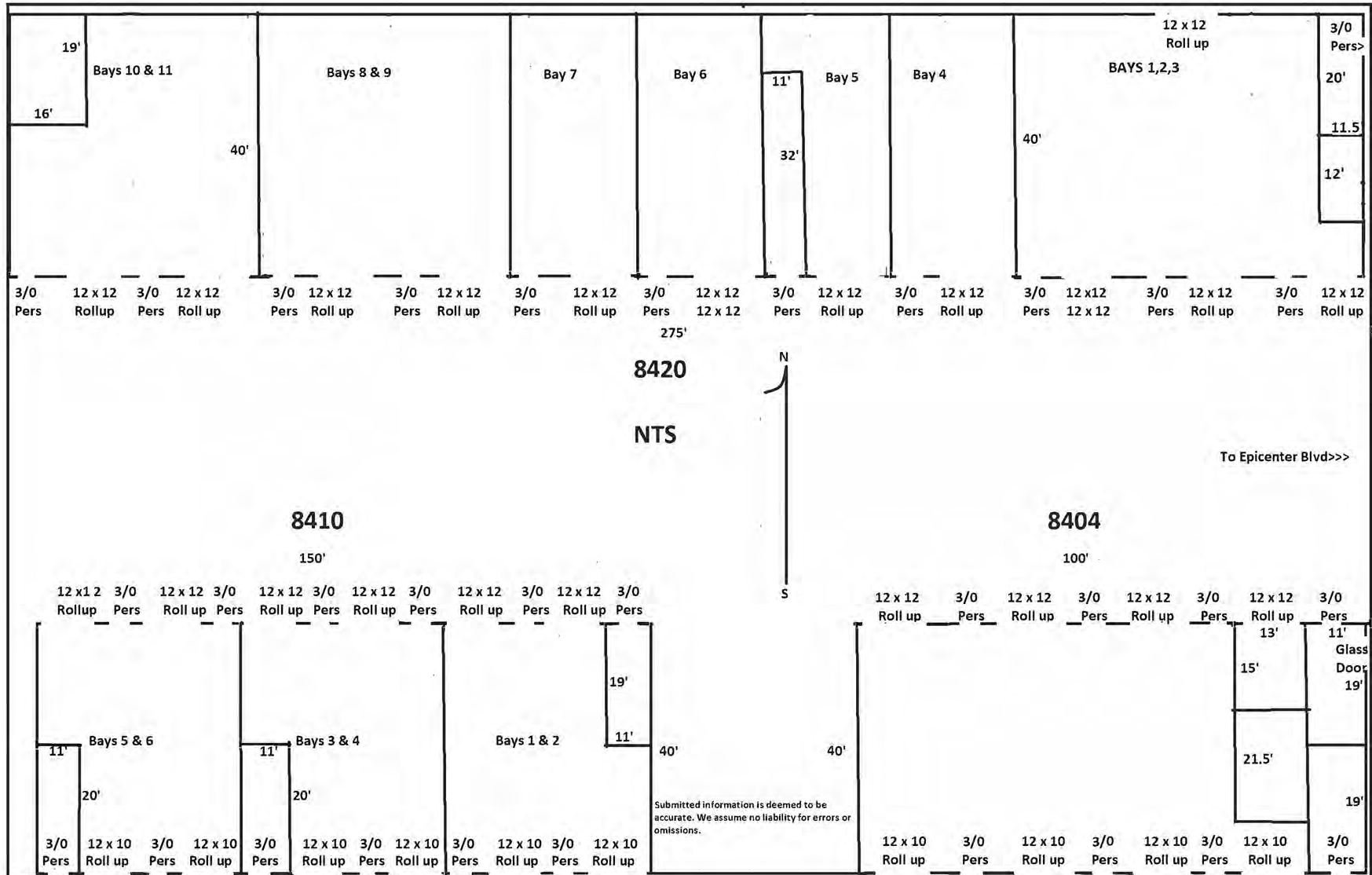
LEASE RATES (NNN)

- 1,000 SF - \$14.50
- 2,000 SF - \$13.50
- 4,000 SF - \$13.00
- 5,000 SF - \$12.00

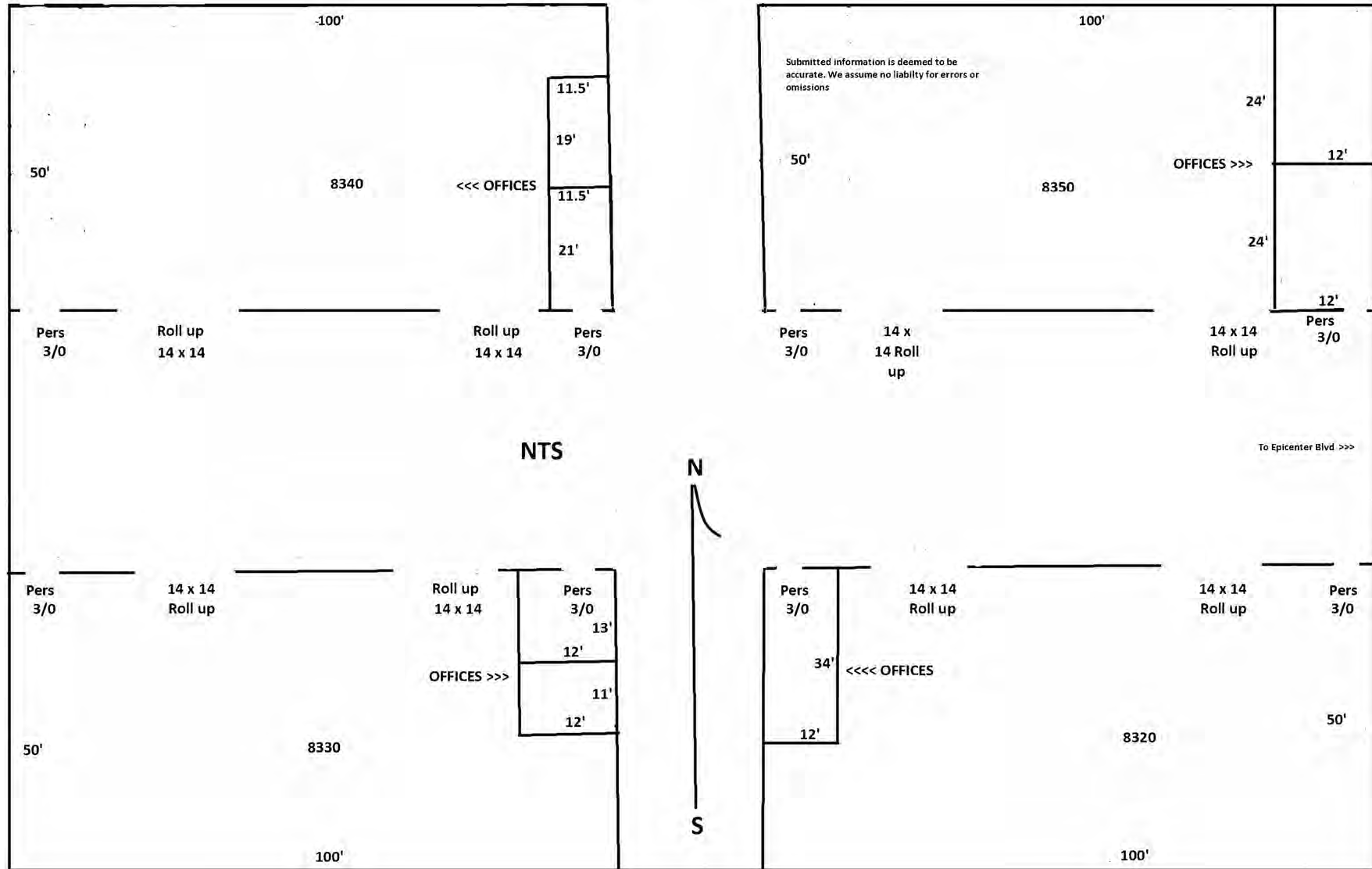
Sections + Building Numbers



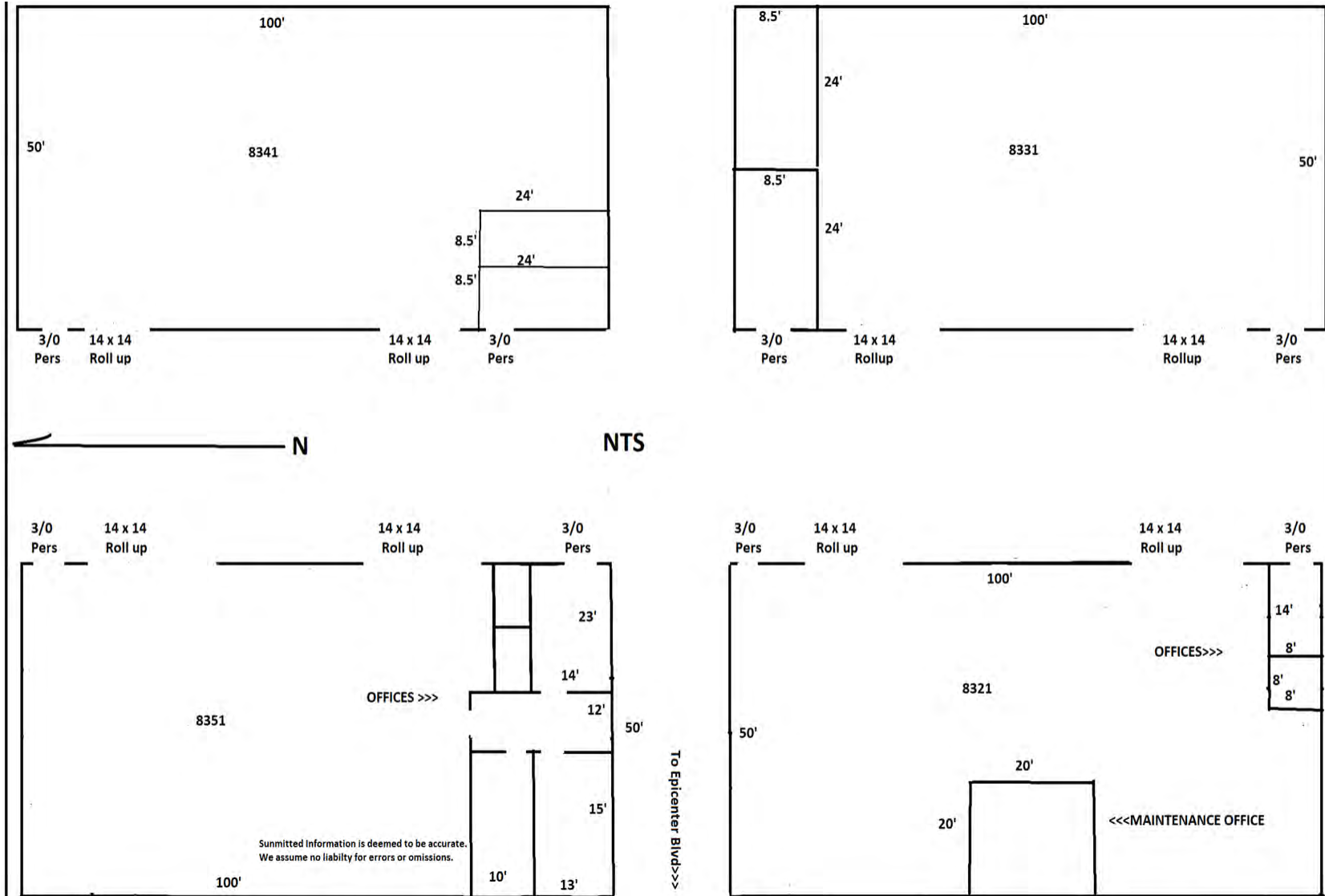
Section 1: 8420, 8410, 8404



Section 2: 8320, 8330, 8350, 8340



Section 3: 8341, 8331, 8351, 8321





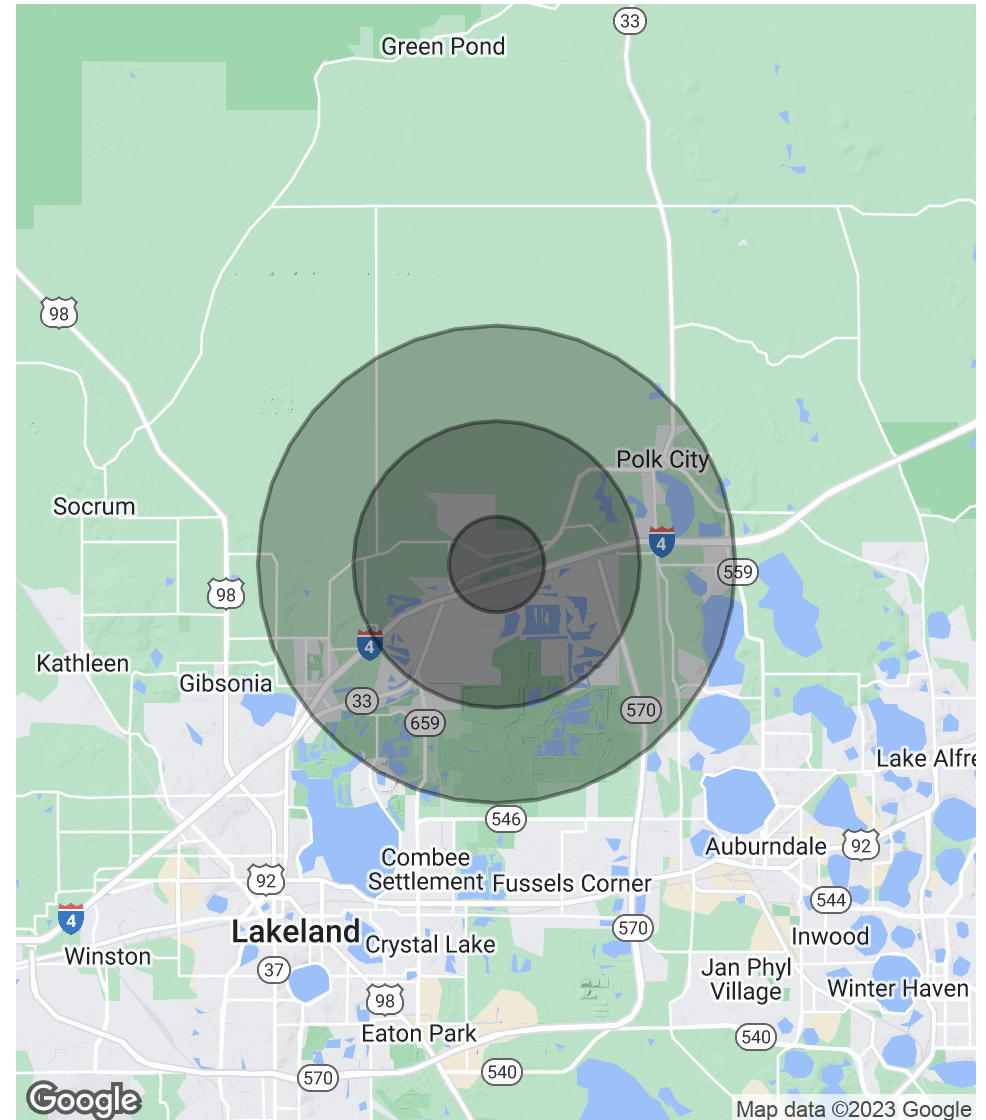
LOCATION INFORMATION

8331-8410 Epicenter Blvd
Lakeland, FL 33809

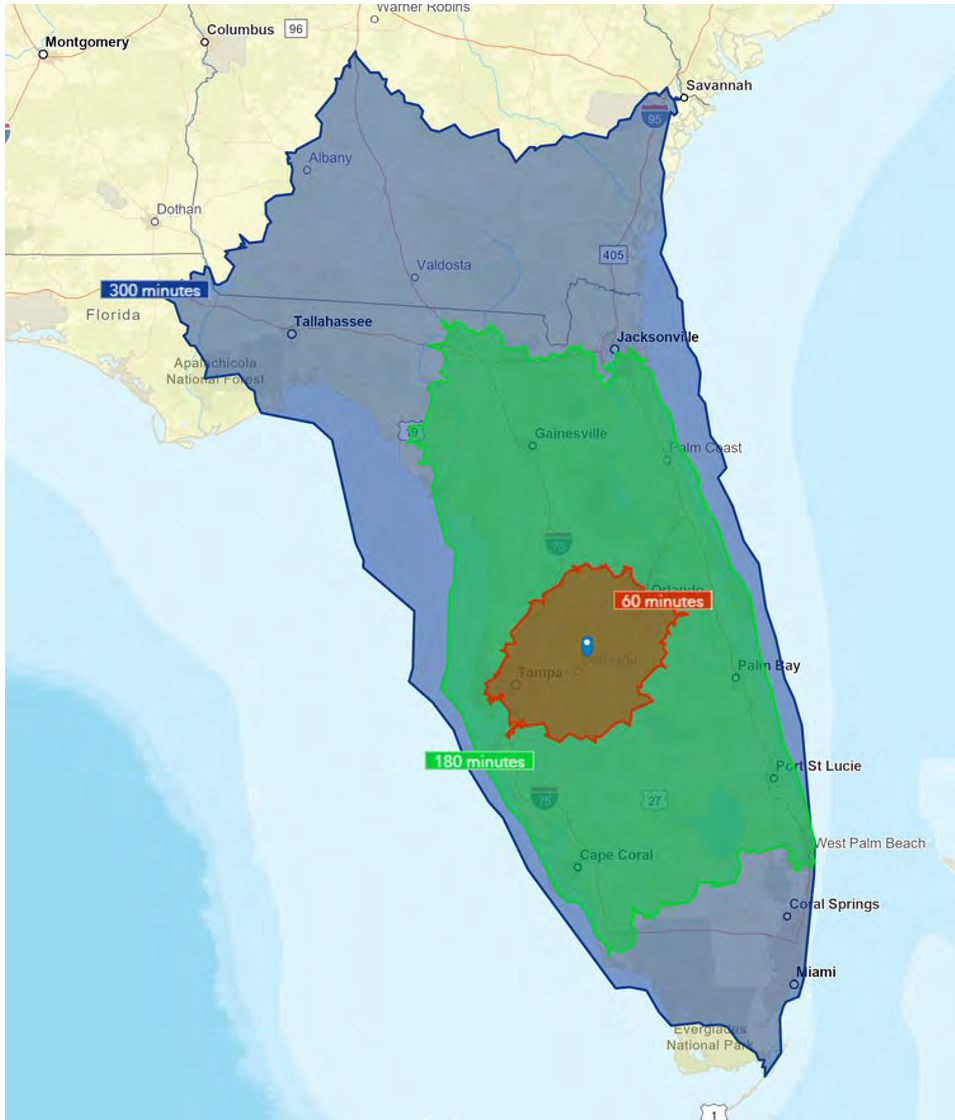
Workforce Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	1,394	8,607	25,665
Average Age	42.4	42.0	42.9
Average Age (Male)	42.5	41.4	41.6
Average Age (Female)	42.5	42.8	44.0
HOUSEHOLDS & INCOME			
Total Households	487	3,045	9,559
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$71,740	\$68,403	\$63,424
Average House Value	\$216,922	\$212,979	\$194,987

* Demographic data derived from 2020 ACS - US Census



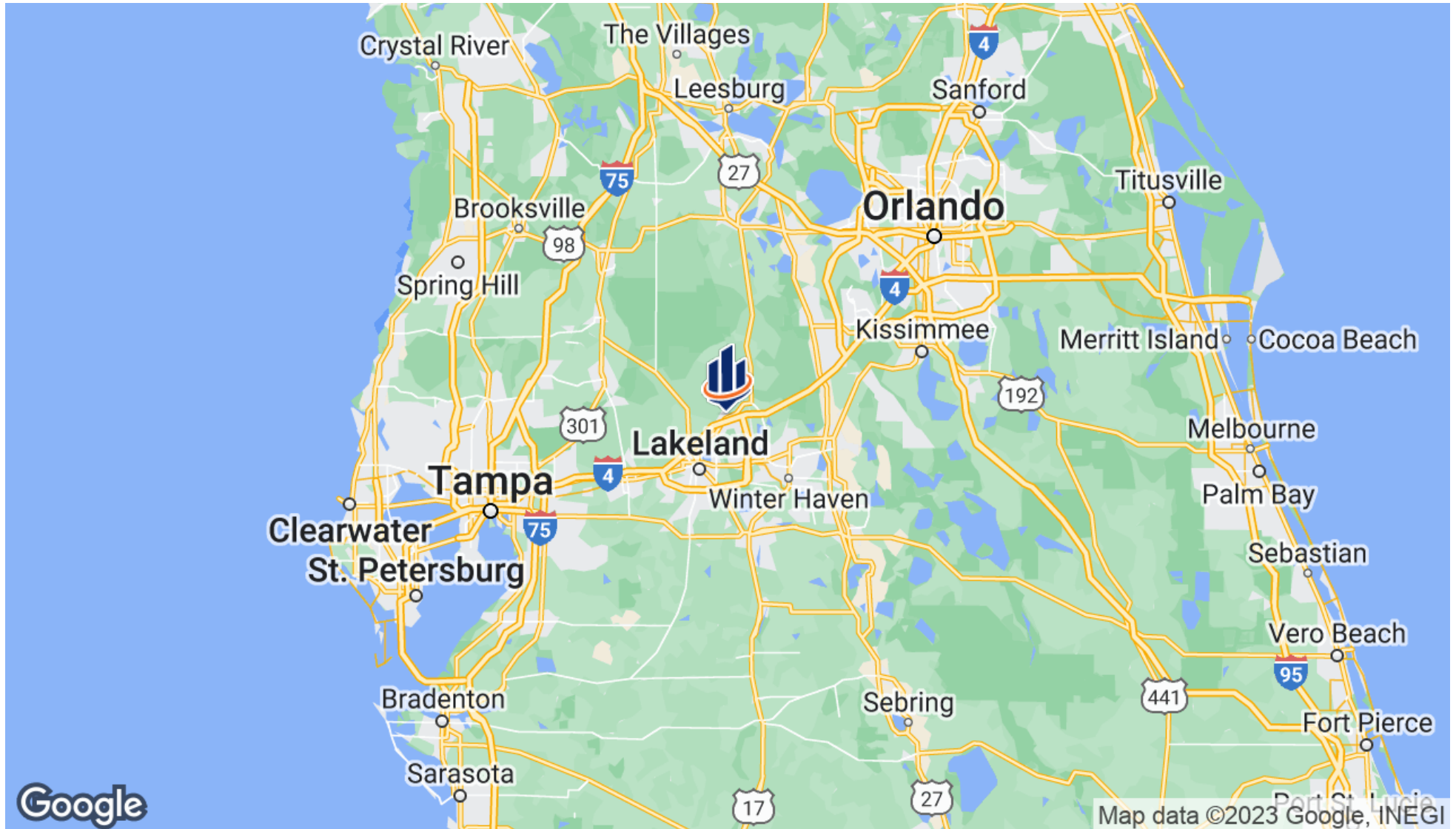
Industrial Demographics



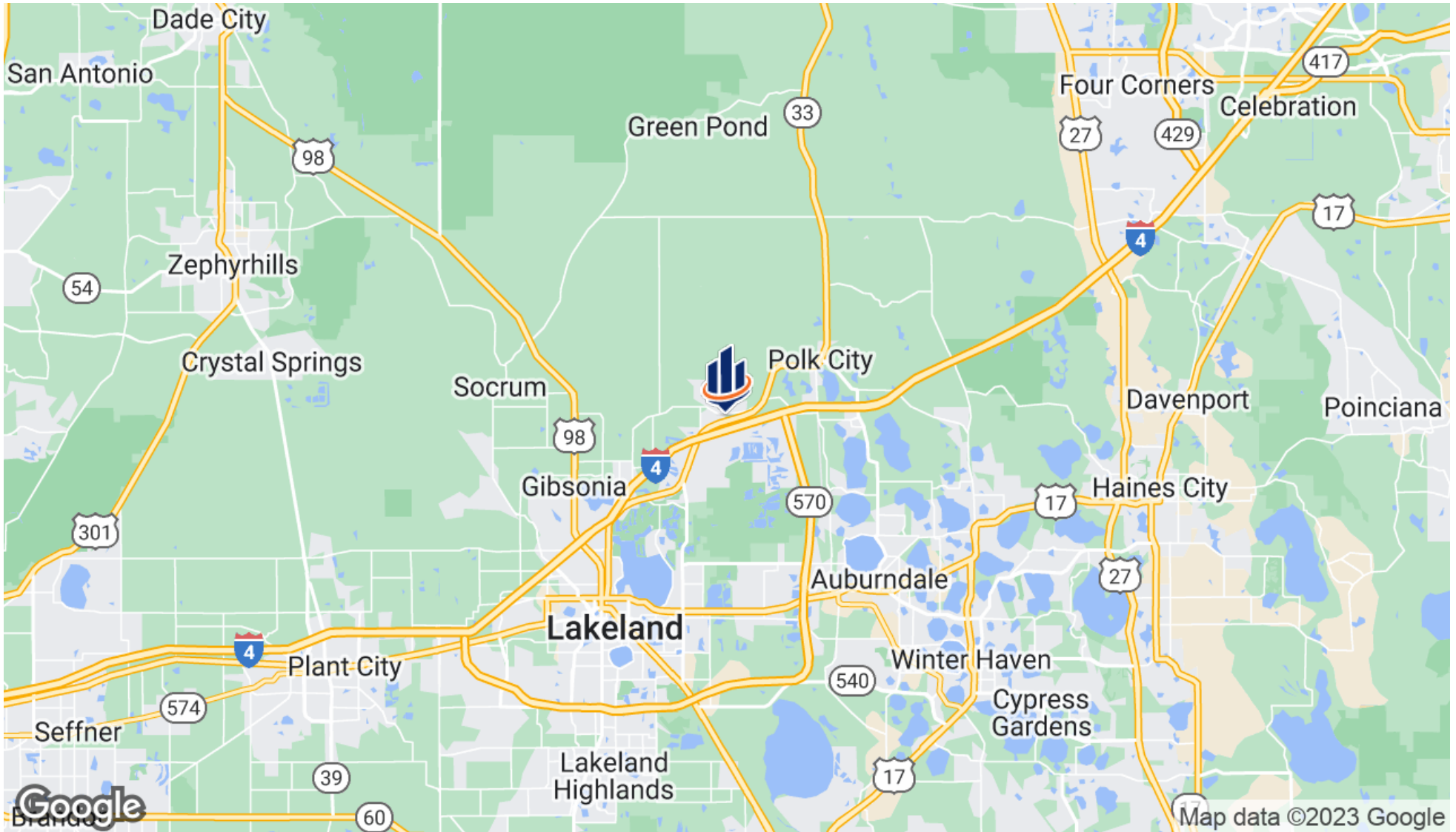
	1 HOUR	3 HOURS	5 HOURS
Population	4,120,192	13,615,046	21,747,122
Households	1,526,758	5,452,568	8,498,307
Families	1,015,798	3,508,022	5,504,358
Median Age	38.2	44.0	42.5
Median Household Income	\$58,305	\$58,621	\$57,875

- More than 21,500,000 people within 5 hours!
- The 5-hour mark allows the truck driver 5 hours out, 1 hour to unload, and 5 hours back for an 11-hour trip.

Regional Map



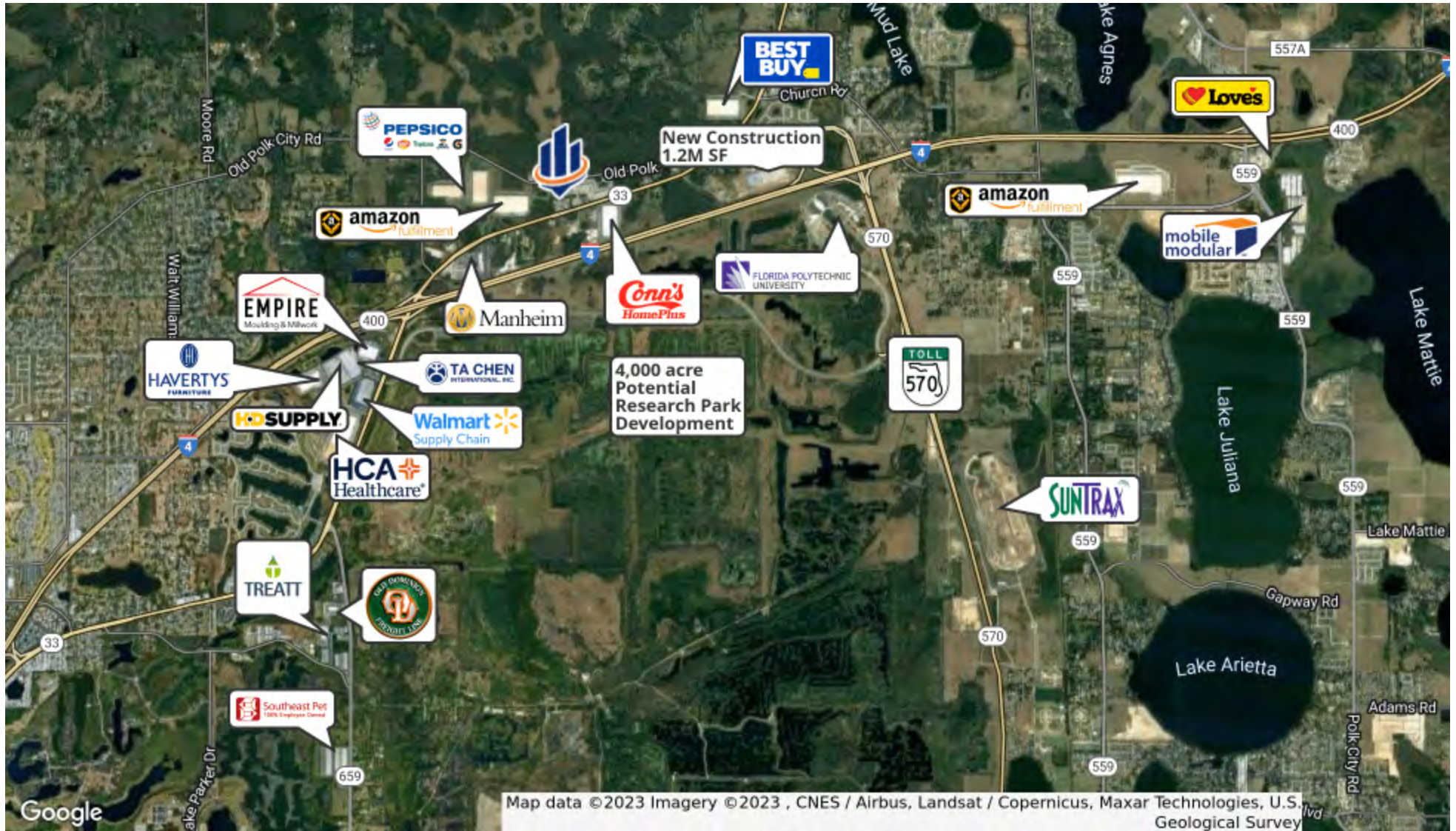
Location Map



Industrial Market Map



Neighborhood Area Map



Exterior Photos



Additional Photos



Aerial Facing South





AUGIE SCHMIDT

Senior Advisor

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FL #SL3407527

PROFESSIONAL BACKGROUND

Augie Schmidt is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

During Q3 of 2020, Augie was ranked #3 out of 1,600+ Advisors Nationwide.

Augie specializes in industrial properties and tailoring custom strategic plans to advise his clients through the acquisition, disposition, and leasing of industrial commercial real estate. He formerly served as the firm's Director of Research and oversaw a team of research analysts that evaluated commercial assets and determined their value to maximize clients returns.

Augie is a Southeastern University Alumni where he received his MBA and was also a founding member of the University's football program. He was a three-year team captain, leading the team to win three conference championships in four years.

Augie lives in Lakeland with his two children AJ and Baylin. They are proud members of The King's church. He is also a member associate of SIOR and a member of the National Association of Realtors®, The International Council of Shopping Centers (ICSC), and The Lakeland Chamber of Commerce.

EDUCATION

Master's in Business Administration - Southeastern University

MEMBERSHIPS

- SIOR - Member Associate
- National Association of Realtors
- The International Council of Shopping Centers

Disclaimer



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