

**CENTRAL FLORIDA
20,000 sf WAREHOUSE SPACE**

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1699 Hobbs Rd. Auburndale, Polk County, FL

FEATURES

- *20,000^{+/-} sq. ft. Available Precast Concrete Construction
 - *2,000^{+/-} sq. ft. Offices *22' Clear Ceiling Height
 - 3.11 Ac. Fenced Storage & Parking Lot * New Roof –2018
 - 400 amp- 3 Phase Electric * Fire Sprinklers
 - 2 Truck Level Loading Doors
 - 1 Double Wide Drive-in Ramp Door
 - Lay Down/Outside Storage Yard Space Available!
- Located between Tampa & Orlando in Polk County Florida

Call Today for Space Availability & Rate

STEINBAUER ASSOCIATES, INC.

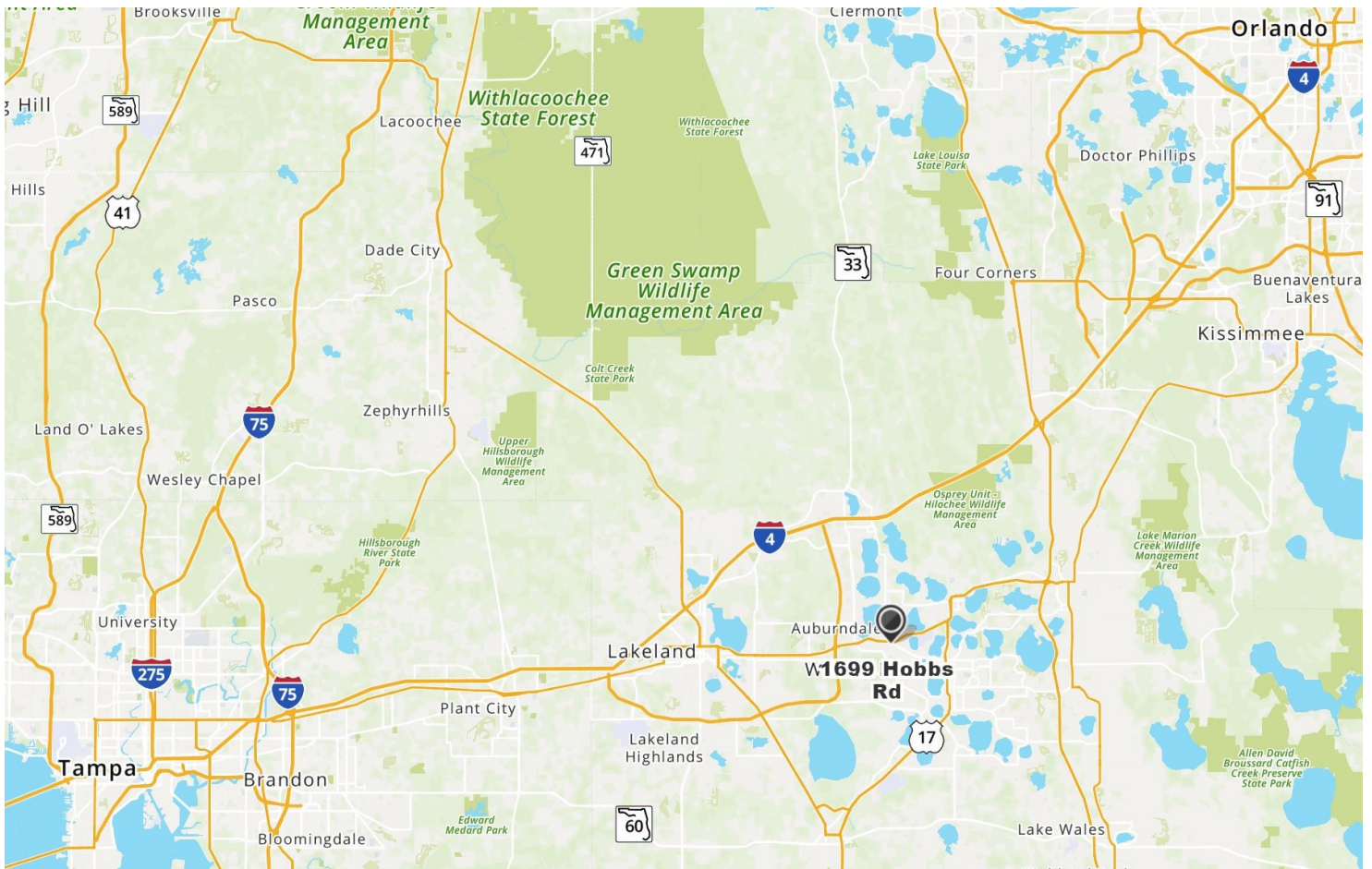
COMMERCIAL - INDUSTRIAL - INVESTMENT: SALES, LEASING

(863) 647-1661 LAKELAND, FLORIDA

Call: Jim Steinbauer, SIOR (863) 670-2561 or J.R. Steinbauer, Jr., SIOR

NOTE: Buyer/Tenant independent of Seller and Broker shall verify all pertinent information.

MAP SUBJECT PROPERTY CENTRAL FLORIDA I-4 CORRIDOR

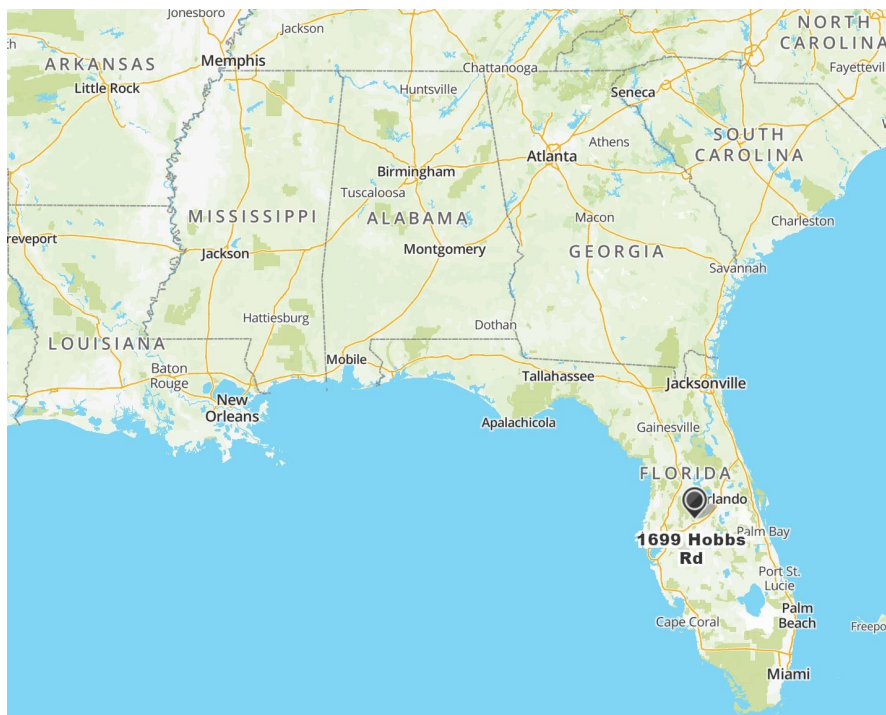
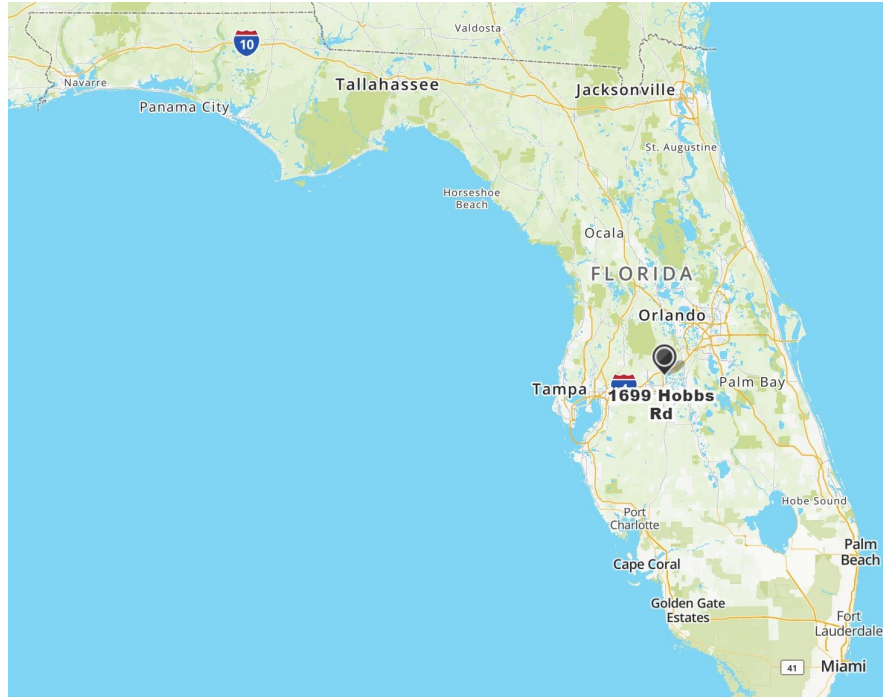


LEGAL DESCRIPTION:

COM NW COR OF NE1/4 OF SE1/4 RUN N89-59-00E 45 FT S00-55-00E 286.78 FT TO POB
RUN S00-55-00E 434.68 FT N89-58-00E 251.34 FT TO PT OF CURVE LEFT NELY ALONG
CURVE 54.98 FT N00-02-11W 20.09 FT N89-19-21E 35.99 FT N00-40-39W 134.49 FT
S89-58-00W 7.49 FT N00-02-11W 177.29 FT S89-57-34W 30 FT N00-02-26W 72.86 FT
S88-52-47W 290.06 FT TO POB.

Buyer/Tenant needs to verify full Legal Description

MAPS FLORIDA & SOUTHEAST USA



DRIVING DIRECTIONS: From Orlando or Tampa take I-4 to Lakeland Polk Parkway exits to Highway 92 Exit then Hwy 92 east to Havendale Blvd and turn right on Hobbs Road then south on Hobbs Road to property. See Steinbauer yellow signs. Only 1 Hour to Orlando or Tampa and 3 hours to Jacksonville or Miami/South Florida.

PROPERTY FEATURES

- AVAILABLE SPACE: 20,000 +/- SQ. FT. (call for details)
- OFFICE SPACE: +/- 2,000 SQ. FT.
- 22' CLEAR CEILING HEIGHT - NEW ROOF IN 2018
- TRUCK HIGH LOADING WITH 2 DOORS
- 1 DOUBLE WIDE DRIVE-IN RAMP
- LAND SIZE: 3.11 ACRES
- LAY DOWN YARD-OUTSIDE STORAGE SPACE AVAILABLE
- SECURITY FENCED- PAVED STORAGE/TRUCK YARD
- 400 AMP 3 PHASE ELECTRIC SERVICE
- ZONING - INDUSTRIAL

FOR ADDITIONAL INFORMATION AND A TOUR OF THE PROPERTY CALL:

JIM STEINBAUER, SIOR
STEINBAUER ASSOCIATES, INC. REALTOR
863-647-1661 Office
863-670-2561 Mobile

DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. Steinbauer Associates Inc. is the agent of and represents the Owner/Landlord of this property.

AREA WAREHOUSE DISTRIBUTION & MANUFACTURING COMPANIES INCLUDE

MINUTE MAID
PCA-PACKAGING CORP. OF AMERICA
PUBLIX
AMAZON
SADDLE CREEK LOGISTICS
SHERWIN WILLIAMS
WALMART DISTRIBUTION

COCA COLA
STRYKER
ROOMS TO GO
ADVANCE AUTO PARTS
LOWES DISTRIBUTION
FEDEX
UPS



1699 Hobbs Road
Auburndale, FL 33823

Contact: Jim Steinbauer, SIOR

863-670-2561

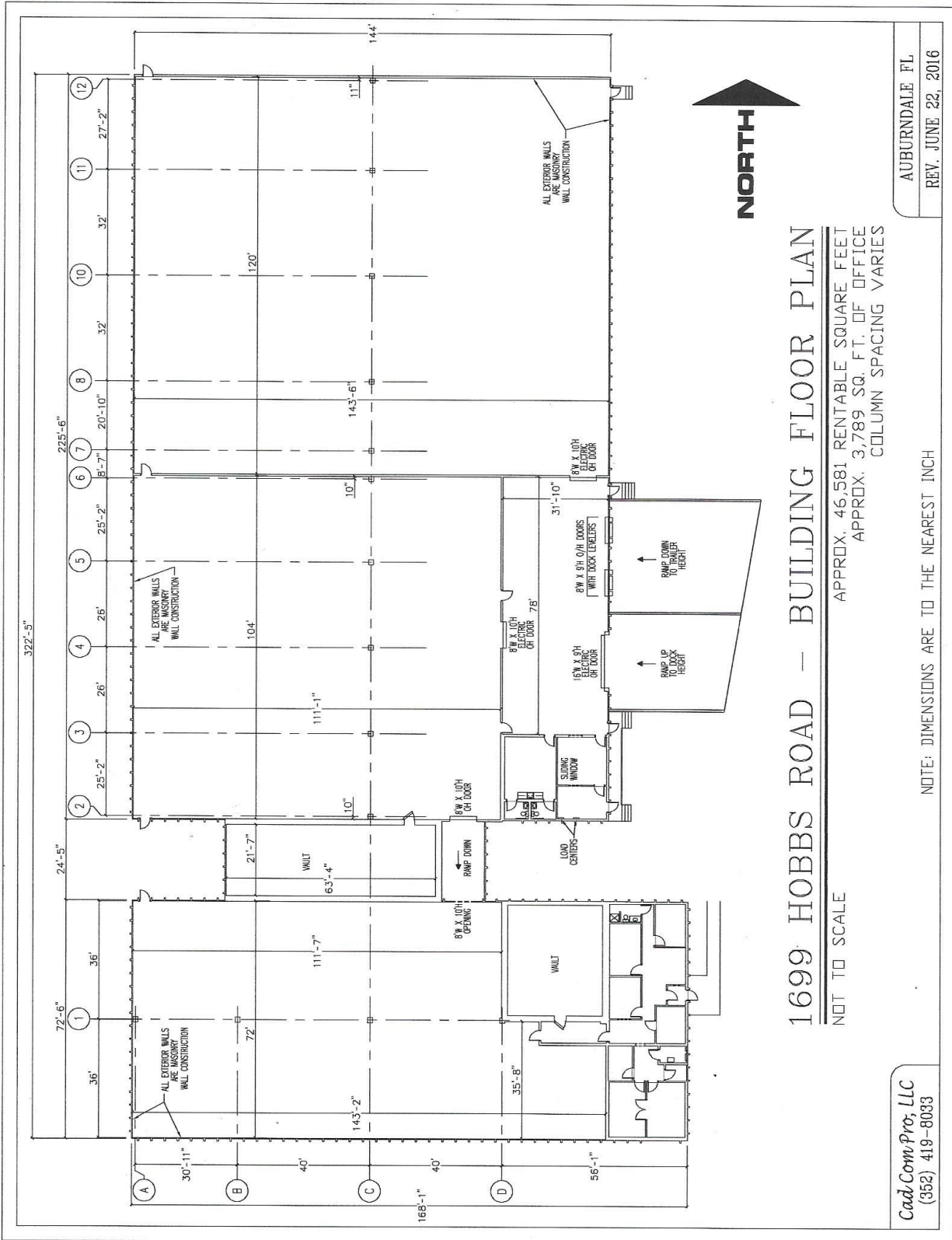
AERIAL PHOTOS



AERIAL PHOTOS



BUILDING SKETCH



1699 HOBBS ROAD - BUILDING FLOOR PLAN

NOT TO SCALE

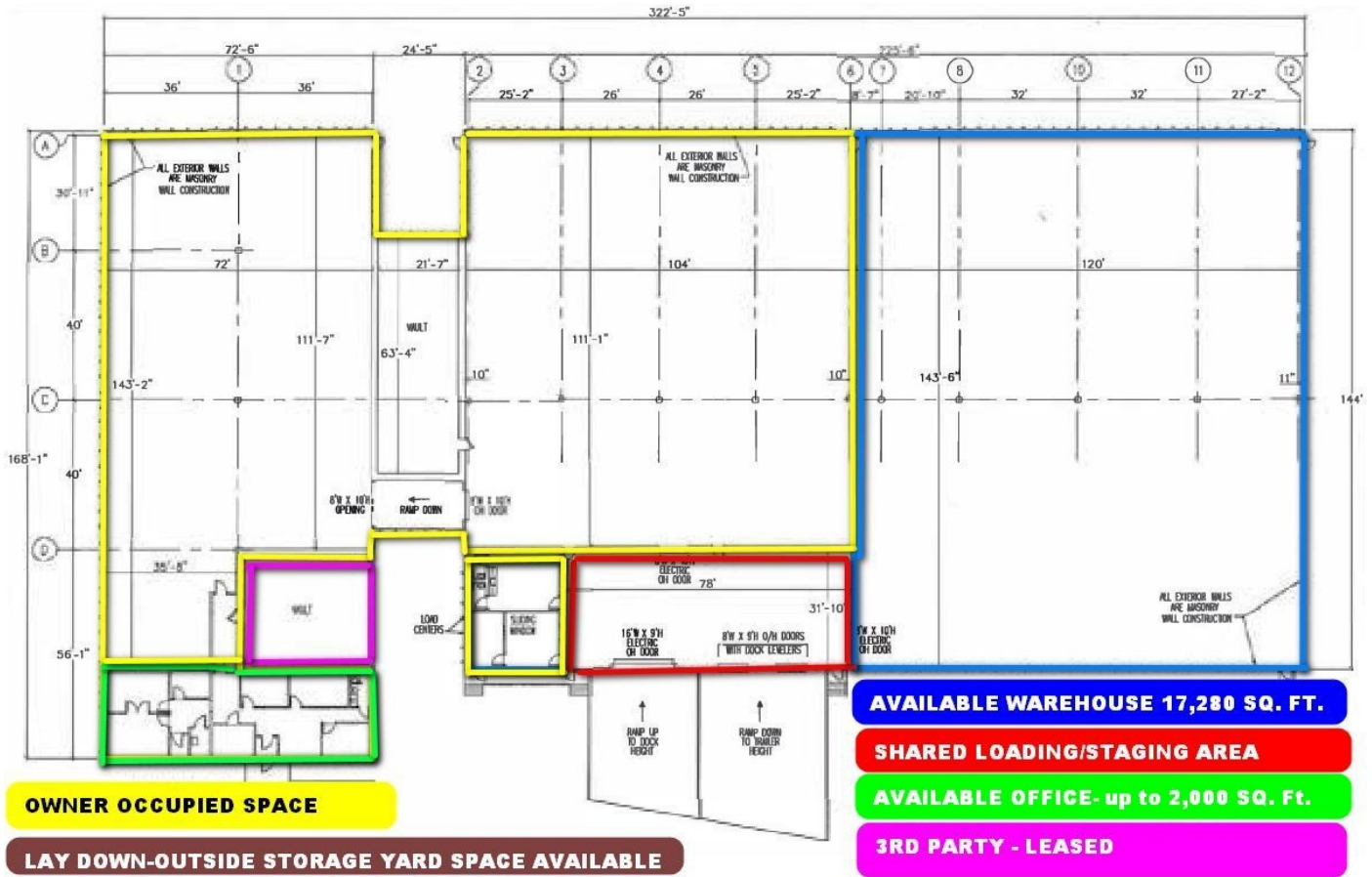
APPROX. 46,581 RENTABLE SQUARE FEET
 APPROX. 3,789 SQ. FT. OF OFFICE
 COLUMN SPACING VARIES

CadComPro, LLC
 (352) 419-8033

NOTE: DIMENSIONS ARE TO THE NEAREST INCH

AUBURDALE FL
 REV. JUNE 22, 2016

NOTE: Owner wishes to retain the south offices and computer room which total approximately 3,100 sq. ft.



OWNER OCCUPIED SPACE

LAY DOWN-OUTSIDE STORAGE YARD SPACE AVAILABLE

AVAILABLE WAREHOUSE 17,280 SQ. FT.

SHARED LOADING/STAGING AREA

AVAILABLE OFFICE- up to 2,000 SQ. Ft.

3RD PARTY - LEASED

PHOTOS



PHOTOS

