



PROPERTY DESCRIPTION

This property has 5,781 SF of warehouse with 5.2 acres of yard available for lease. Located on US-92 in the industrial area of Auburndale next to Coca Cola, Cutrale, US LBM, CWI Logistic, Florida Caribbean, and more. The land use is IND - Industrial (Polk County) which allows light manufacturing, warehouse, storage and some limited retail uses. Great fit for truck parking, yard storage, mobile home storage and more.

Building 494 is a warehouse renovated in 2023 with a new roof, small office, 12' clear height, 1 dock high and 1 ramp.

Total of 5.2 acres of industrial outdoor storage available, mix of new asphalt and grass surface, fully fenced.

Strategically located in Auburndale in the industrial hub of Central Florida, on US-92, with quick access to I-4 (Tampa & Orlando), Polk Parkway (Lakeland) and Hwy 60 (Fort Myers & Miami/South Florida). Access most of Polk County (Lakeland, Bartow, Haines City, Polk City, Lake Wales,

OFFERING SUMMARY

| | |
|------------------------|-------------------------|
| Lease Rate: | Call for pricing |
| Available Building SF: | 5,781 SF |
| Available Land Size: | 5.4 Acres |
| Property Type: | Industrial / IOS |
| Year Built/Renovated: | 1962/2023 |
| Loading: | 1 dock / 1 ramp |
| IOS Surface: | Asphalt / Grass |
| Zoning: | IND - Industrial (Polk) |
| Submarket: | Lakeland MSA |

| DEMOGRAPHICS | 25 MILES | 50 MILES | 100 MILES |
|-------------------|----------|-----------|------------|
| Total Households | 380,385 | 1,838,735 | 4,585,570 |
| Total Population | 881,989 | 4,437,962 | 10,023,003 |
| Average HH Income | \$55,385 | \$69,194 | \$65,936 |

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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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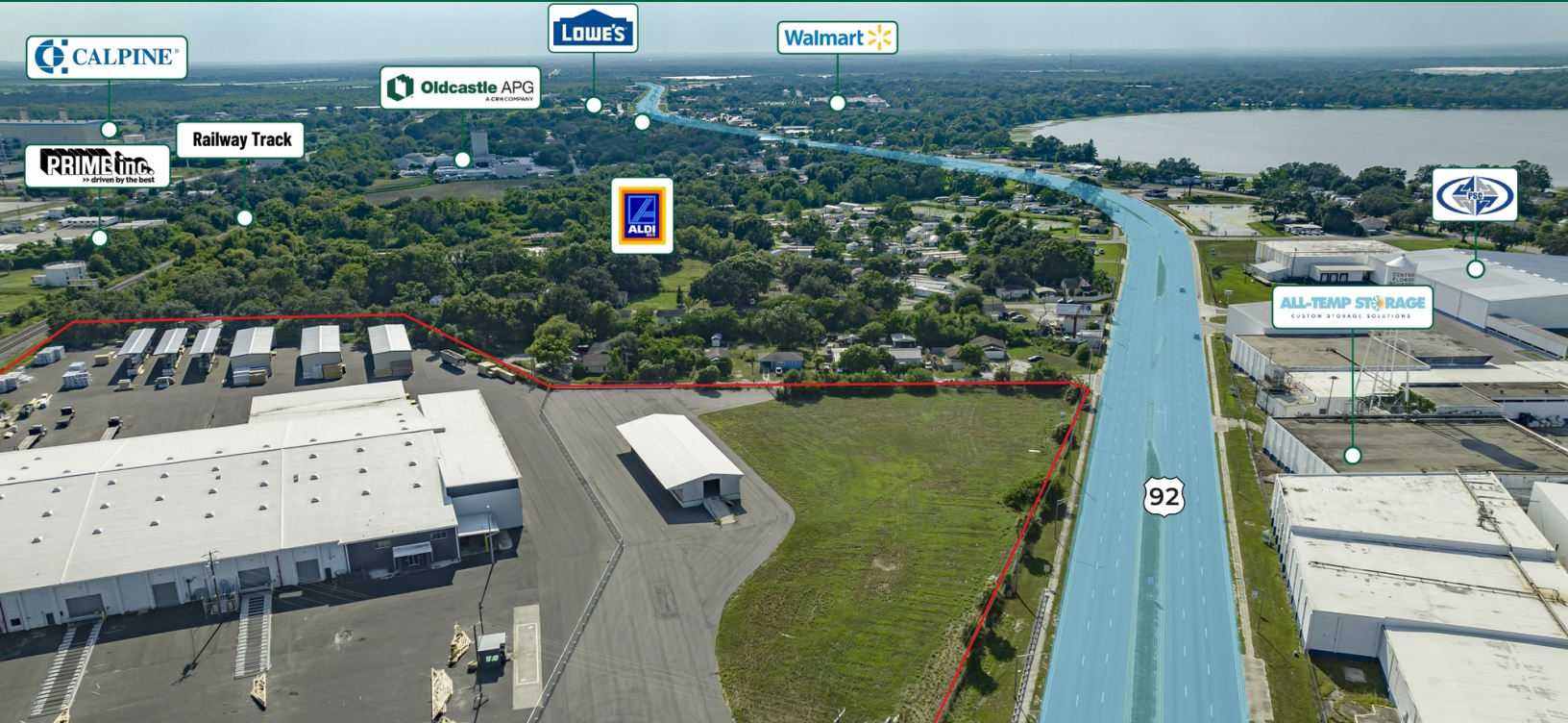


THE Ruthvens

WAREHOUSE & OUTDOOR STORAGE ON US-92
500 MCKEAN ST, AUBURNDALE, FL 33823

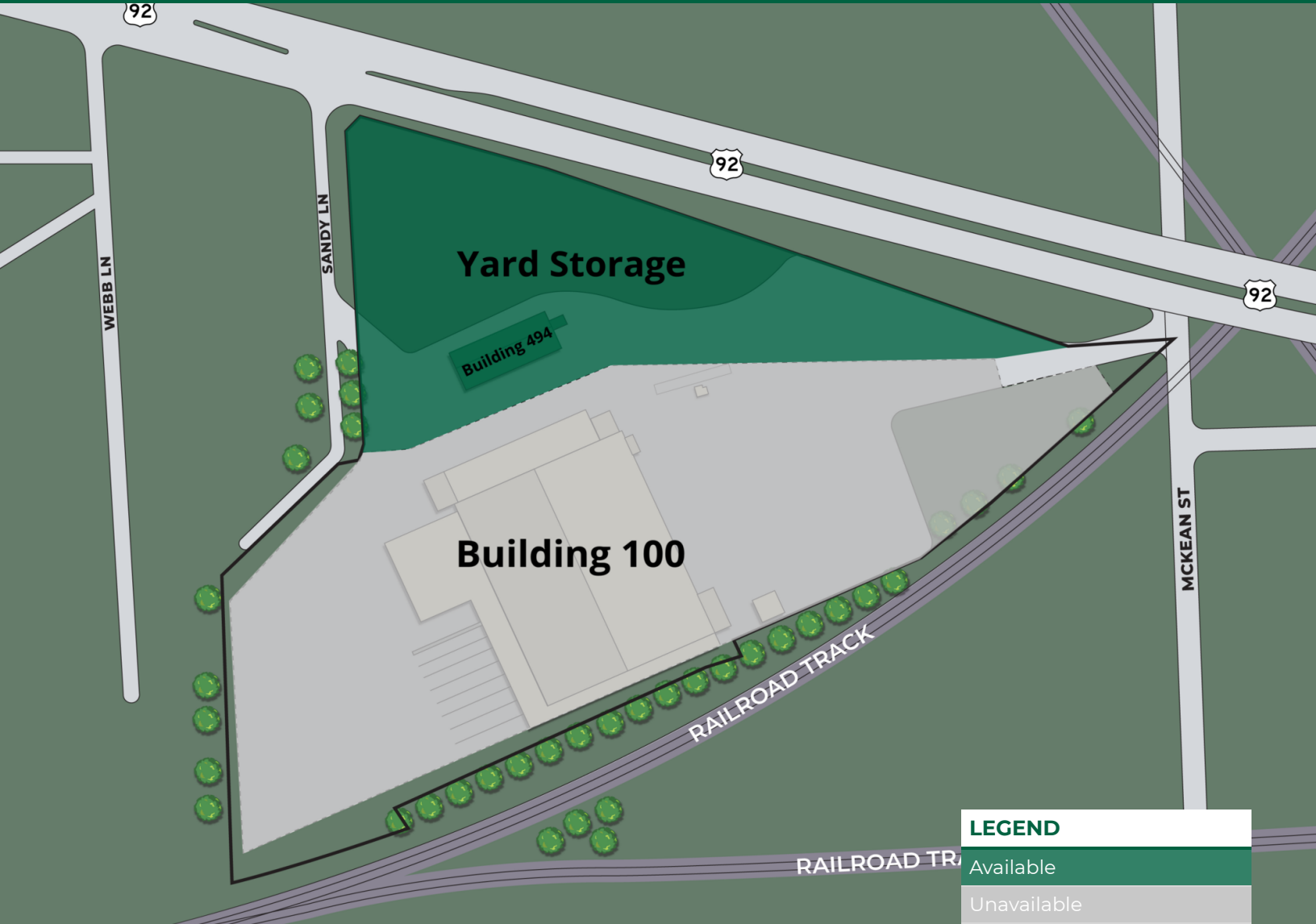
Central Florida's
Warehouse Specialist

FOR LEASE



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| LEGEND | |
|-------------|--|
| Available | |
| Unavailable | |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-----------------|-----------|-----------|--------------|------------------|---|
| Building 494 | Available | 5,781 SF | NNN | Call for pricing | About 250 SF of office, 12' clear height, 1 dock high and 1 ramp. |
| Outdoor Storage | Available | 5.2 Acres | Ground Lease | Call for pricing | Industrial Outdoor Storage, yard storage or truck parking, asphalt and grass surface, fenced. Building 494 of 5,781 SF available for lease as well. |

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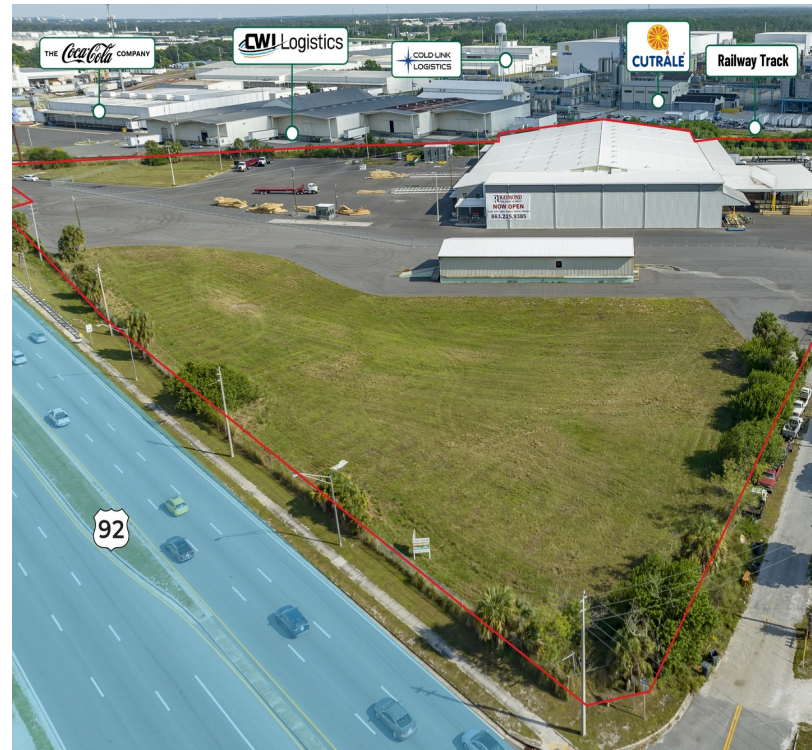


BUILDING 494

- Total of 5,781 SF available
- Office space build to suit
- 12' clear height
- 1 dock high door
- 1 ramp
- New TPO roof
- Sprinkler system

YARD STORAGE/TRUCK PARKING

- 5.2 AC of outside storage available
- Frontage on US-92
- Great fit for construction material, yard storage or truck parking
- Partly asphalt and party grass surface
- Fully fenced
- Land use IND (Industrial) in Polk County



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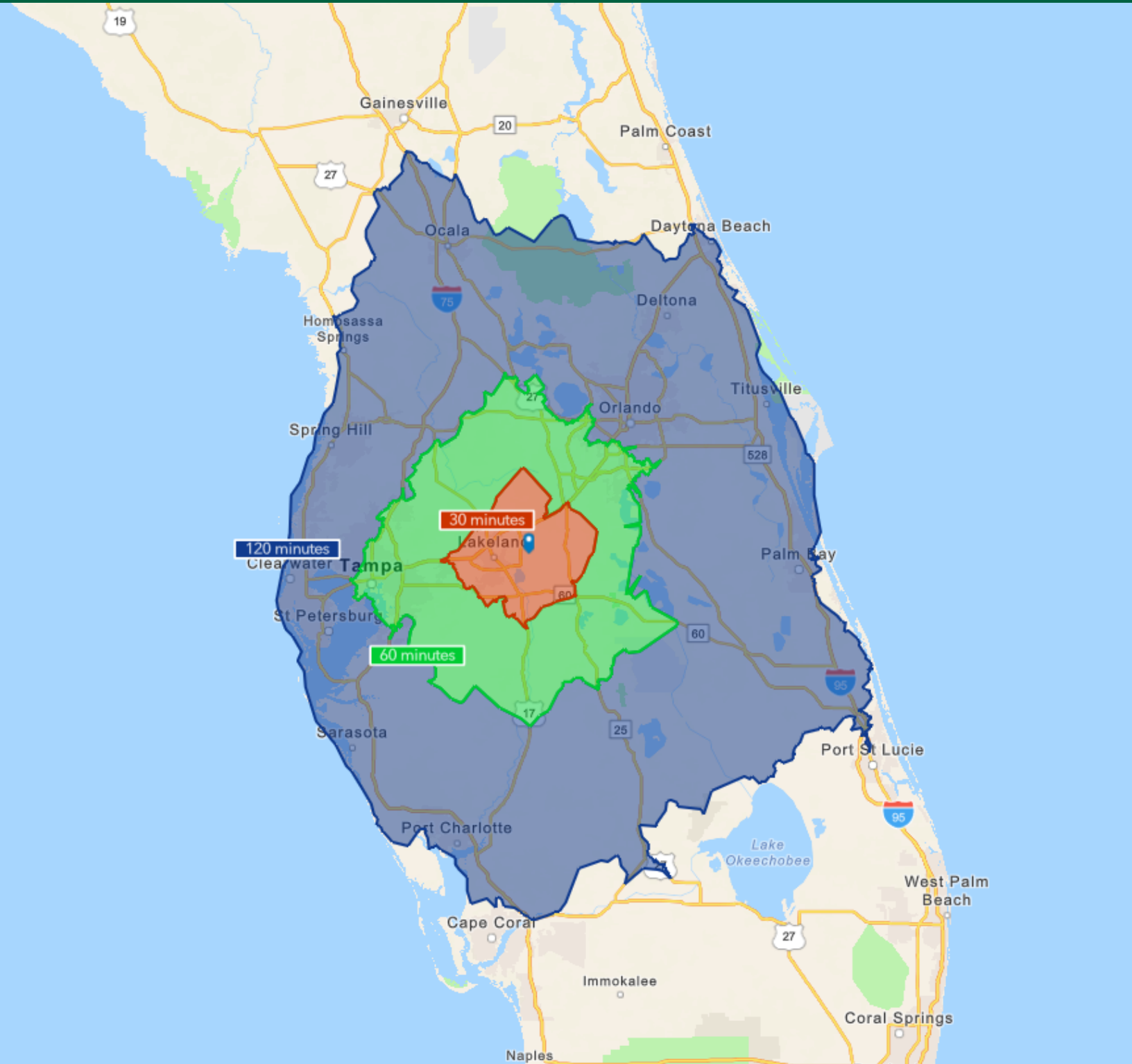
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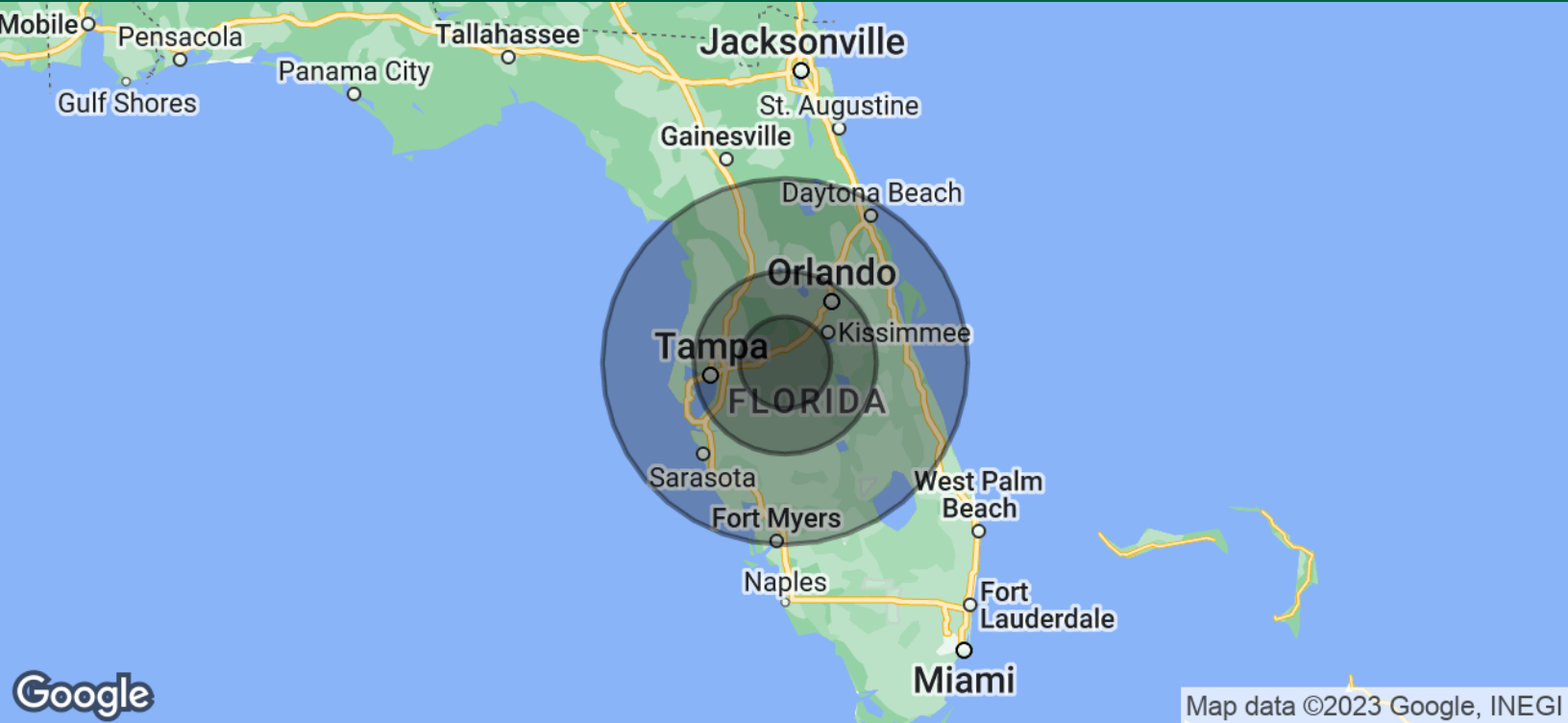


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POPULATION

| | 25 MILES | 50 MILES | 100 MILES |
|----------------------|----------|-----------|------------|
| Total Population | 881,989 | 4,437,962 | 10,023,003 |
| Average Age | 39.9 | 39.1 | 43.8 |
| Average Age (Male) | 38.7 | 38.1 | 42.6 |
| Average Age (Female) | 40.8 | 40.1 | 44.8 |

HOUSEHOLDS & INCOME

| | 25 MILES | 50 MILES | 100 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 380,385 | 1,838,735 | 4,585,570 |
| # of Persons per HH | 2.3 | 2.4 | 2.2 |
| Average HH Income | \$55,385 | \$69,194 | \$65,936 |
| Average House Value | \$171,467 | \$221,129 | \$225,980 |

TRAFFIC COUNTS

| | |
|-------|------------|
| US-92 | 38,500/day |
|-------|------------|

* Demographic data derived from 2020 ACS - US Census

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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
Lipsev 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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