



PROPERTY DESCRIPTION

This 26,800 SF warehouse/office building both grade level and dock high is located on Recker Hwy, in the industrial hub of Winter Haven. The land use is BPC-2 (business park center) which allows manufacturing and some retail uses. There's a total of 35 parking spaces and potential yard space available.

There is 2,974 SF available on the 2nd floor, which could be leased as two separate suites (1,274 and 1,700 SF) with 2 shared offices, 1 large open space, 3 private offices, storage and 2 restrooms.

Strategically located in Winter Haven in the industrial hub of Central Florida, quick access to US-92, I-4 (Tampa & Orlando) and Hwy 60 (Fort Myers & Miami/South Florida). Great fit for distribution, storage, manufacturing, showroom and more. Access most of Polk County (Lakeland, Bartow, Haines City, Polk City, Lake Wales, Mulberry and Plant City) within 30 minutes.

OFFERING SUMMARY

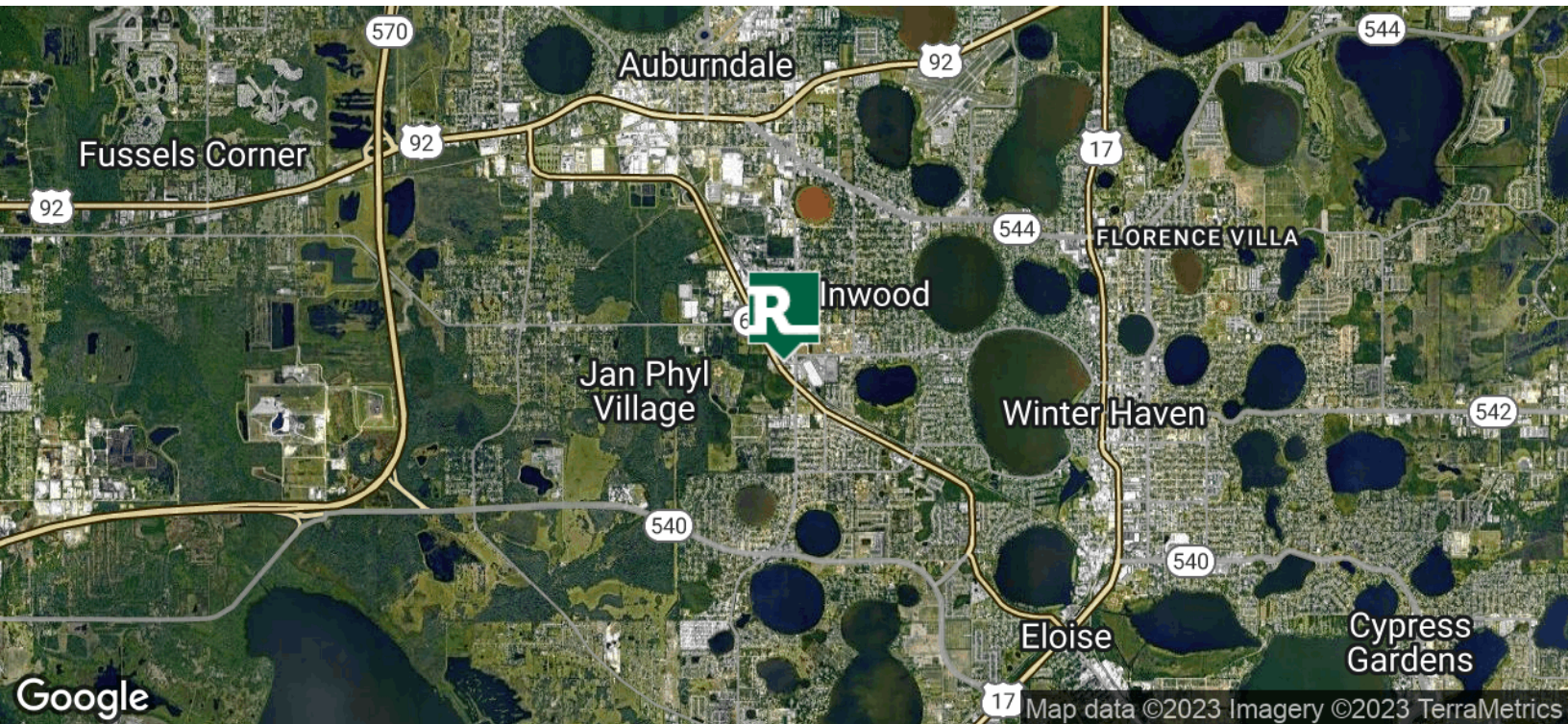
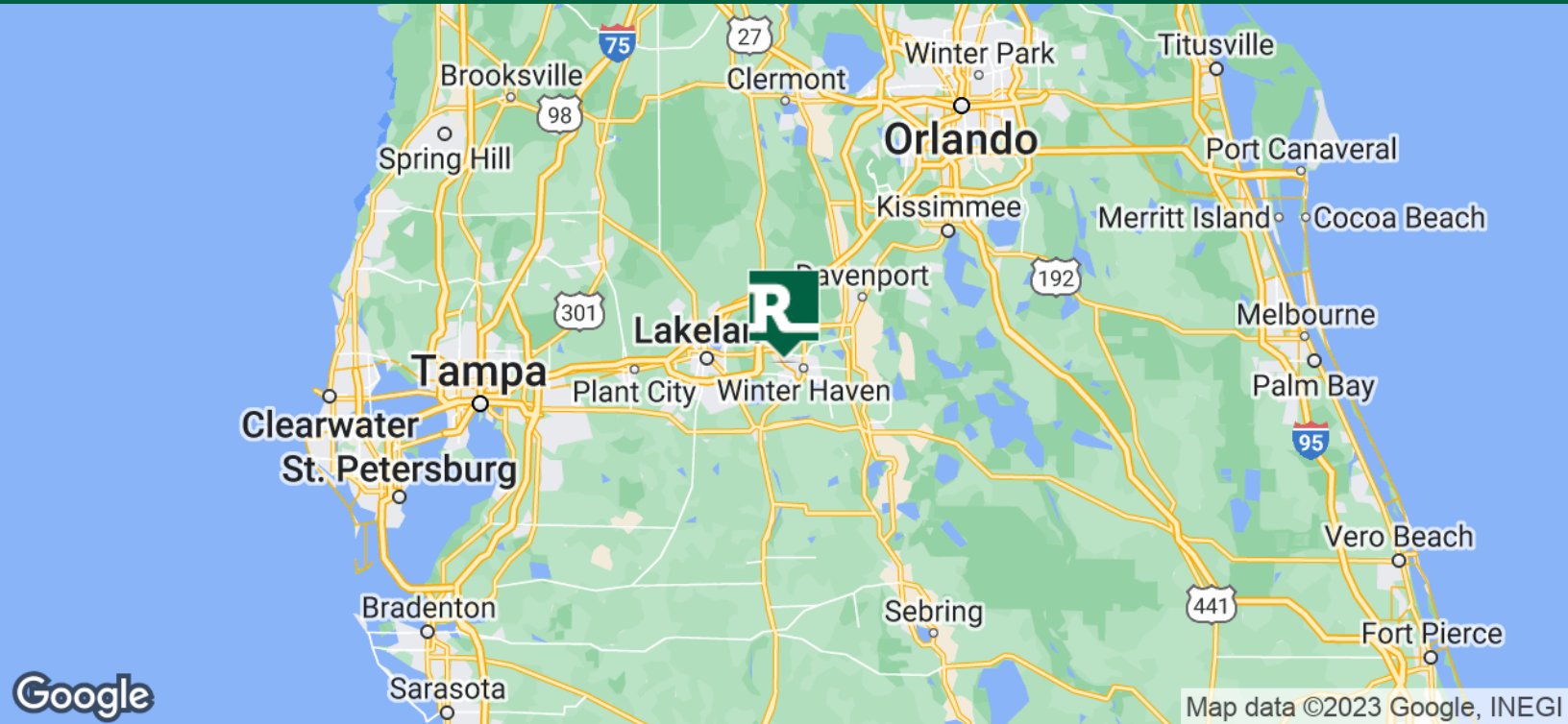
Lease Rate:	Call for Pricing
Available SF:	1,274 - 2,974 SF
Lot Size:	2.82 Acres
Building Size:	26,800 SF
Year Built:	1989
Land Use:	BPC-2
Parking:	35 spaces
Market:	Tampa/St. Petersburg
Submarket:	Polk County

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	36,966	104,650	283,857
Total Population	92,012	250,360	678,075
Average HH Income	\$53,171	\$56,253	\$57,252

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CITY OF WINTER HAVEN

Winter Haven shines as an authentic gem in the heart of Florida's Super Region - the 9th-largest regional economy in the United States and home to LEGOLAND Florida Resort, this is a dynamic city with incredible momentum.

Fueled by our unparalleled transportation and technology connectivity, diverse, well-prepared workforce and affordable lakeside lifestyle, Winter Haven has emerged as a choice destination for business and pleasure with enormous potential for growth.

WORKFORCE

Florida Polytechnic and Polk State College are prime examples of educational institutions working directly with the private sector to conduct research and training that meets the needs of industry. As Winter Haven expands its regional connectivity, Florida Polytechnic and Polk State are leading the way in workforce development to meet the growing demands of the region.

ACCESS & 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.

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LEGEND
Available
Unavailable

AVAILABLE SPACES

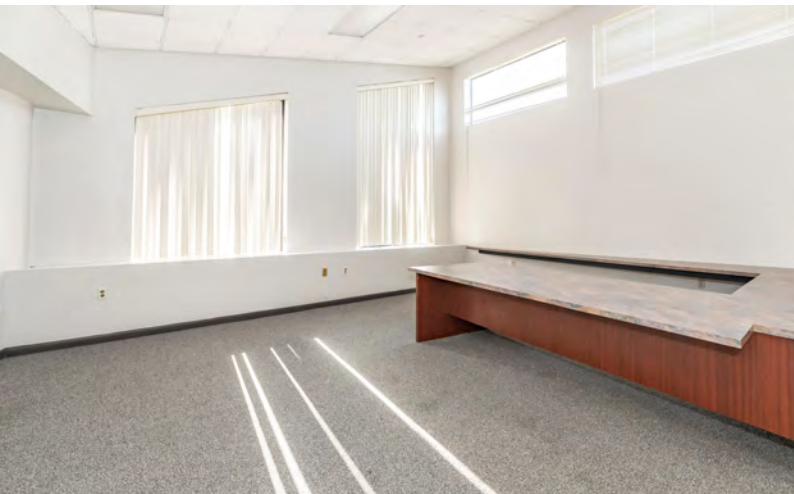
SUITE	TENANT	SIZE	TYPE	DESCRIPTION
100	-	3,400 - 6,200 SF	NNN	The 1st floor has a reception, 1 conference room, kitchen area, 7 offices, 4 restrooms and storage. The office on the 1st and 2nd floor is available for lease together or separate depending on the use.
201	Available	1,700 - 2,974 SF	NNN	Suite 201 has a private office, one large office, a large open area, restroom and storage. Could be combined with Suite 202 for 3 additional offices and restroom.
202	Available	1,274 - 2,974 SF	NNN	Suite 202 has a two shared offices, one private office and restroom. Could be combined with Suite 201 for 2 additional offices and open space, restroom and storage.
300	-	6,000 SF	NNN	-
400	-	12,000 SF	NNN	-
500	-	2,400 SF	NNN	-

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2ND FLOOR OFFICE - SUITE 201

- 1,700 SF (could be combined with Suite 202 for an additional 1,274 SF)
- Large open space
- 1 private office
- 1 shared office
- 1 restroom
- Storage available
- Built in desks
- Available now



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2ND FLOOR OFFICE - SUITE 202

- 1,274 SF (could be combined with Suite 201 for an additional 1,700 SF)
- 1 private office
- 2 shared offices
- 1 restrooms (with shower)
- Built in desks
- Available now

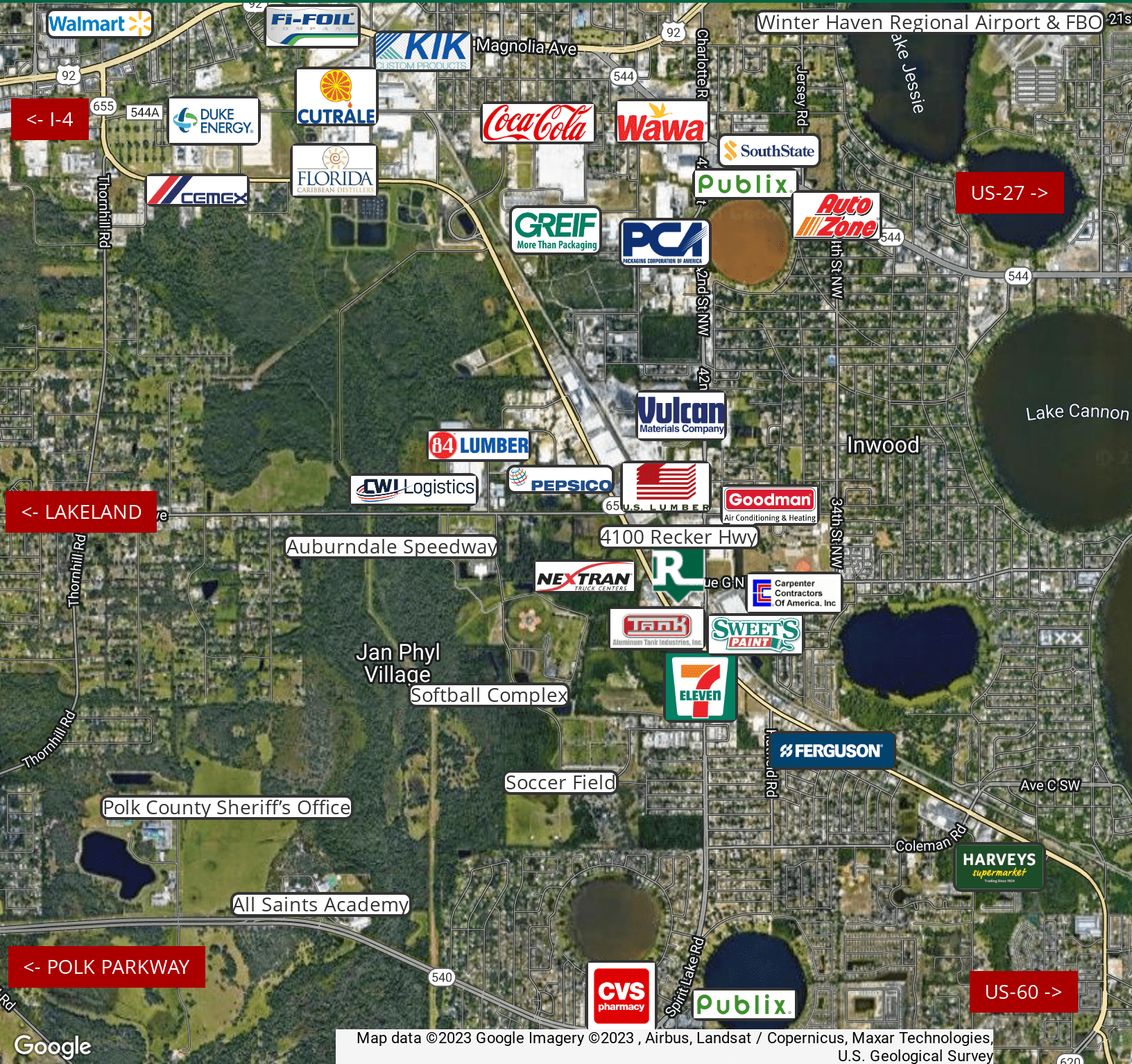


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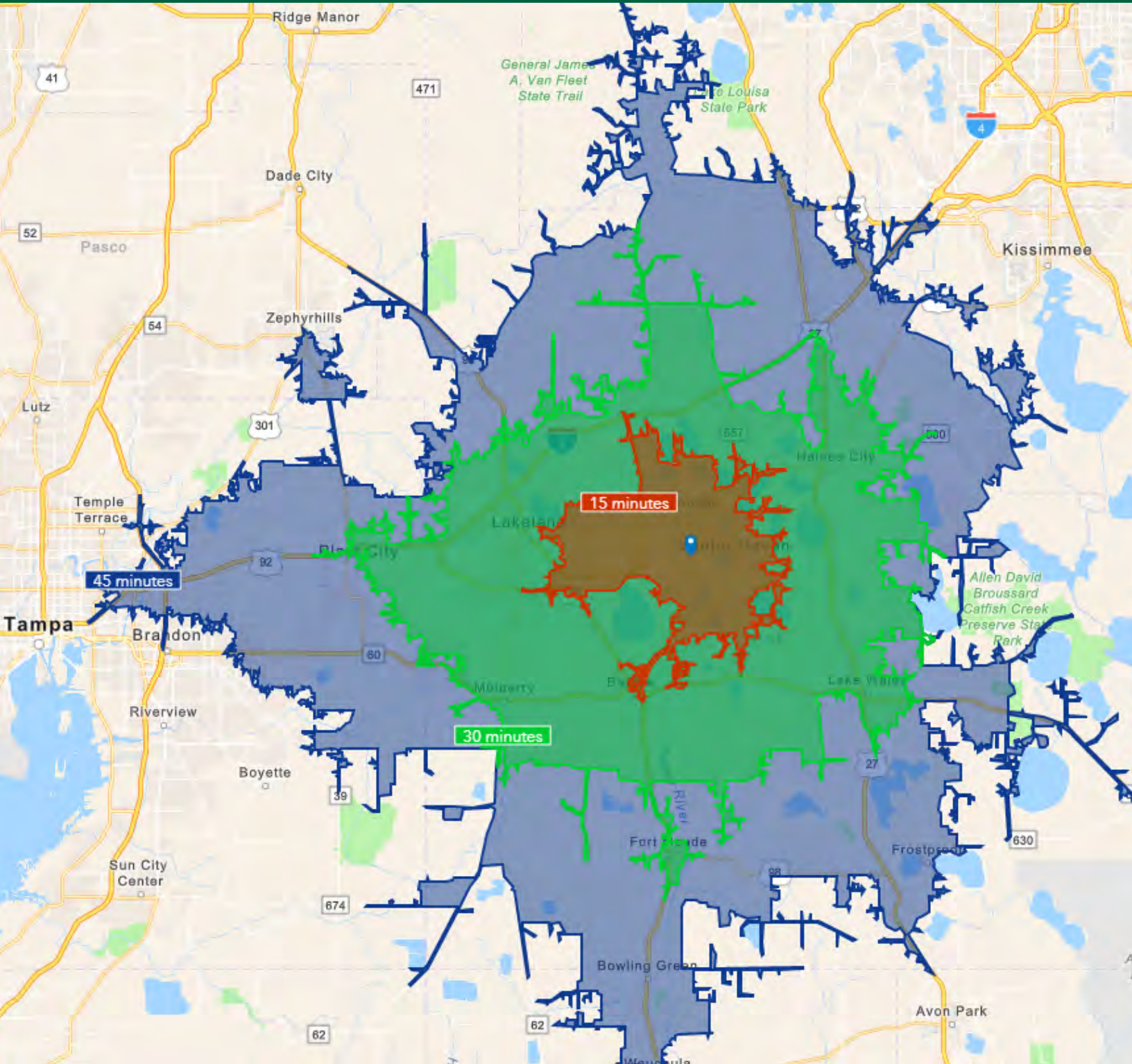
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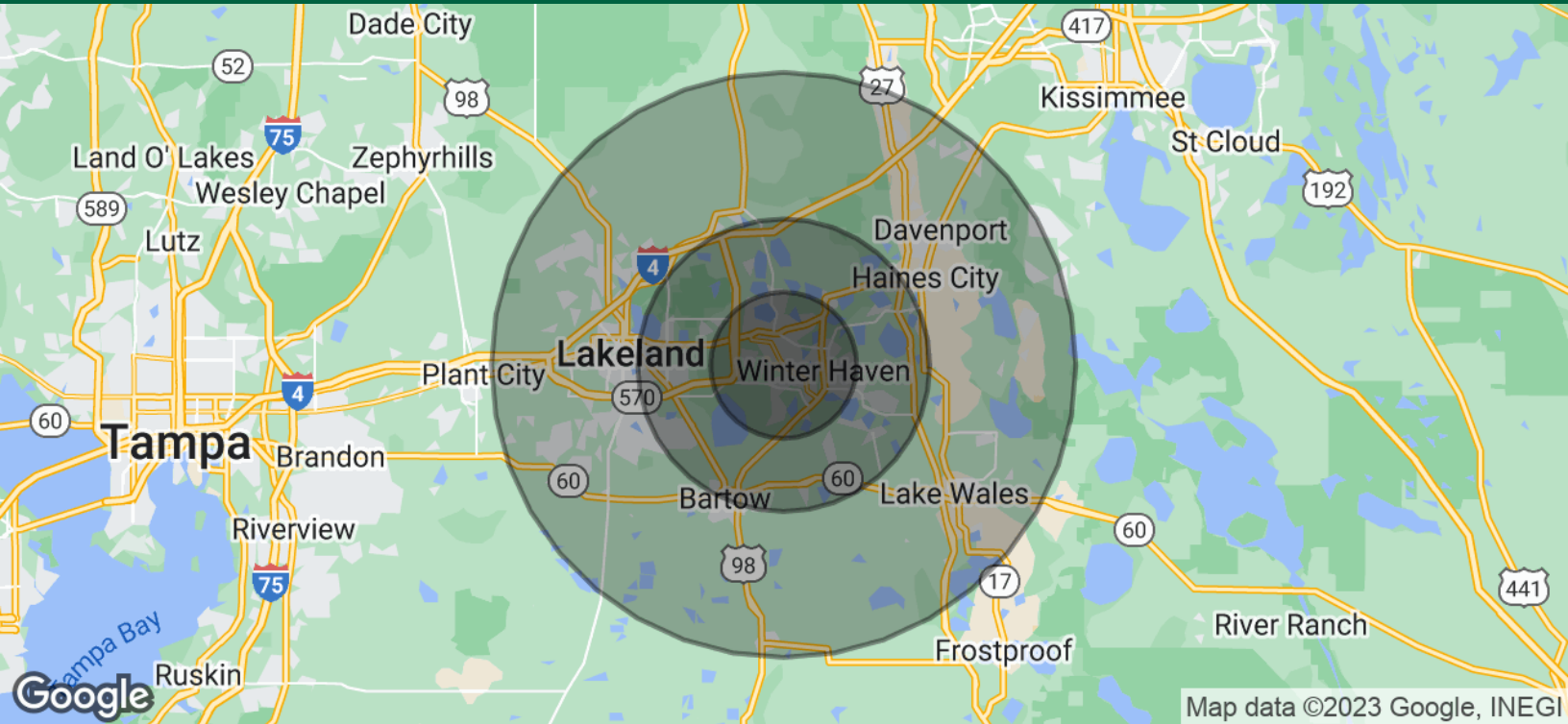
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POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	92,012	250,360	678,075
Average Age	40.7	41.3	40.4
Average Age (Male)	38.2	40.0	39.2
Average Age (Female)	42.6	42.4	41.6

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total Households	36,966	104,650	283,857
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$53,171	\$56,253	\$57,252
Average House Value	\$130,343	\$150,126	\$164,249

TRAFFIC COUNTS

Recker Hwy	14,600/day
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* 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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