

# VACANT LAKELAND INDUSTRIAL WAREHOUSE

205 COMPLEX DR, LAKELAND, FL 33801

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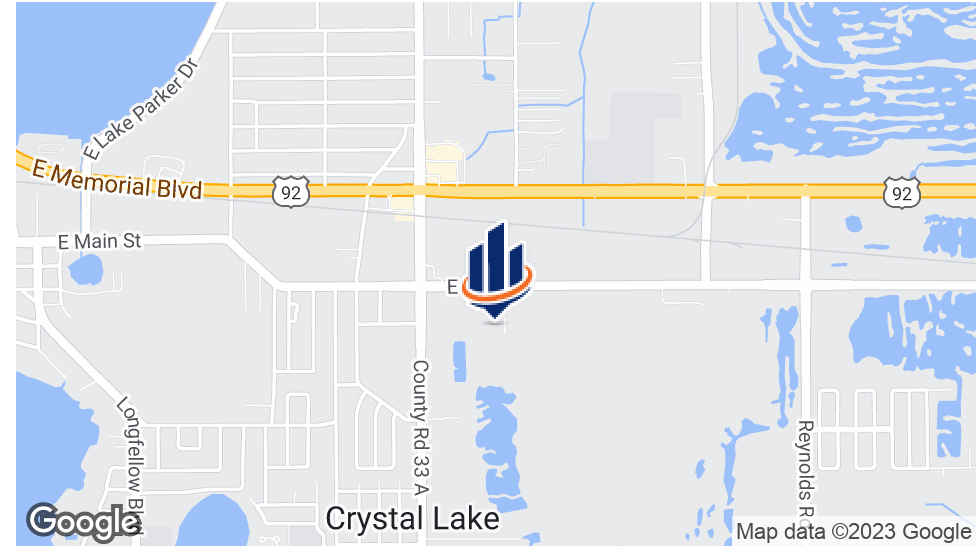
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# Property Summary



## OFFERING SUMMARY

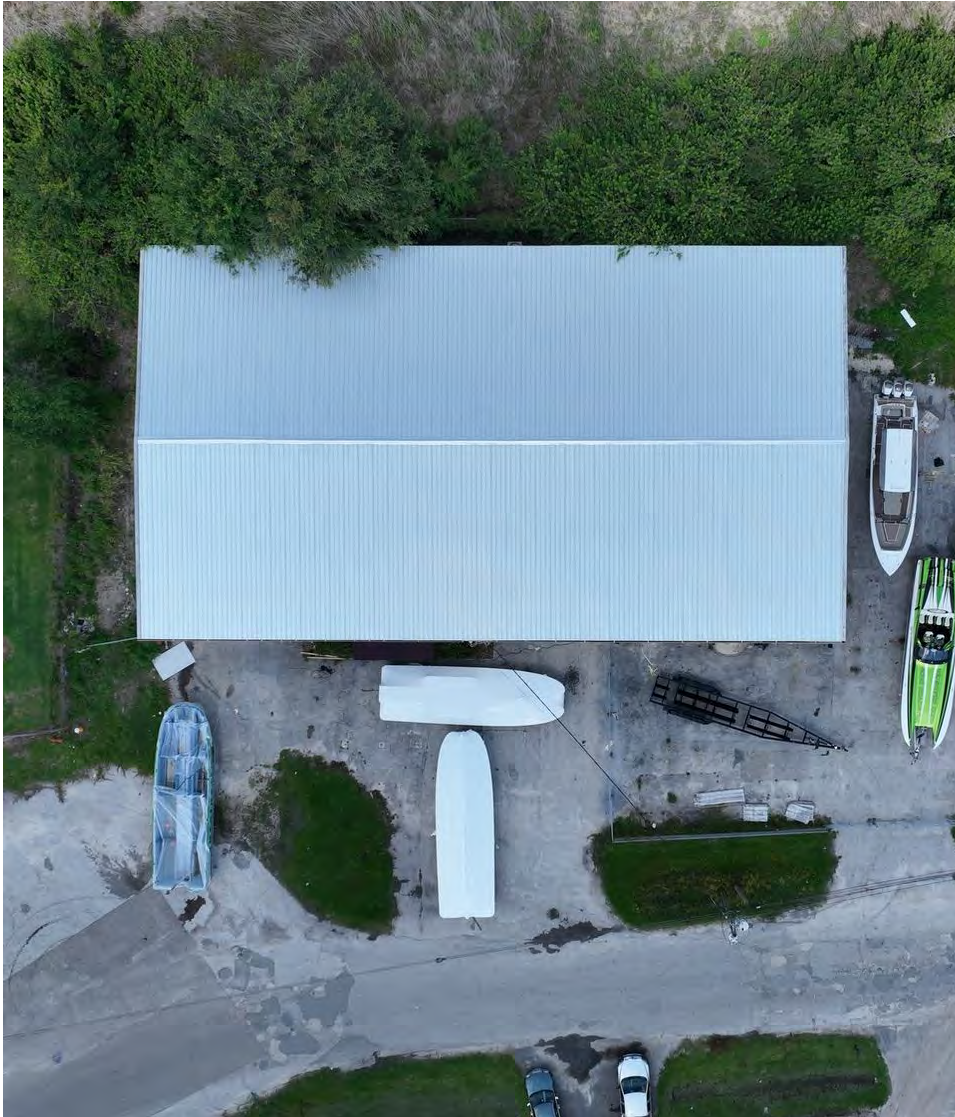
<b>Sale Price:</b>	<b>\$1,560,000</b>
Building Size:	11,200 SF
Lot Size:	0.66 Acres
Price / SF:	\$140.00
Future Land Use:	IND

## PROPERTY OVERVIEW

This Vacant Lakeland Industrial Warehouse sits just south of Polk County's primary East/West Corridor, US Highway 92 E. It offers 11,200 ± Square Feet of warehouse space on roughly 0.66 ± acres of land. Adjacent to a major UPS Warehouse & Distribution center, this property enjoys a prime location in Lakeland's main industrial corridor, a mere 4.5 miles west of the convenient Polk Parkway, and 6 miles from I-4. With four roll up doors, including two impressive 22 foot wide by 13 foot high doors and two still generous 13 foot wide by 14 foot high doors, this facility is versatile and well equipped. Additionally, there's a 8,500 ± SF fenced-in yard on the north side of the building, providing secure outdoor storage options.

Of the overall 11,200 ± square feet, 3,724 ± square feet is dedicated office space, ensuring ample room for administrative activities. With a brand new roof, and well maintained interior, it has many advantageous commercial attributes and would be perfect for many business applications.

# Property Description



## LOCATION DESCRIPTION

Centrally located among the commercial corridors surrounding Lakeland, Florida, this property is a part of a thriving industrial corridor. This building is a 11,200 ± Square Foot warehouse resting upon approximately 0.66 ± acres of land. Positioned adjacent to a UPS Warehouse & Distribution center, this property holds a desirable position within the bustling main industrial corridor of Lakeland. The property sits just before a large truck turnaround, and the only through traffic is UPS, allowing for greater maneuverability for loading and unloading.

## PROPERTY HIGHLIGHTS

- 11,200 ± SF warehouse
- 0.66 ± acres
- Neighbor to a UPS Warehouse & Distribution center
- Brand new roof [2023]
- 8,500 ± SF fenced in yard space
- 16' Clear height [14' eaves]
- Three Bathrooms
- Two office areas under air [44x20 and 70x24]
- Existing shower unit
- Mezzanine storage areas
- 3 large warehouse bays

# Demographics Map & Report

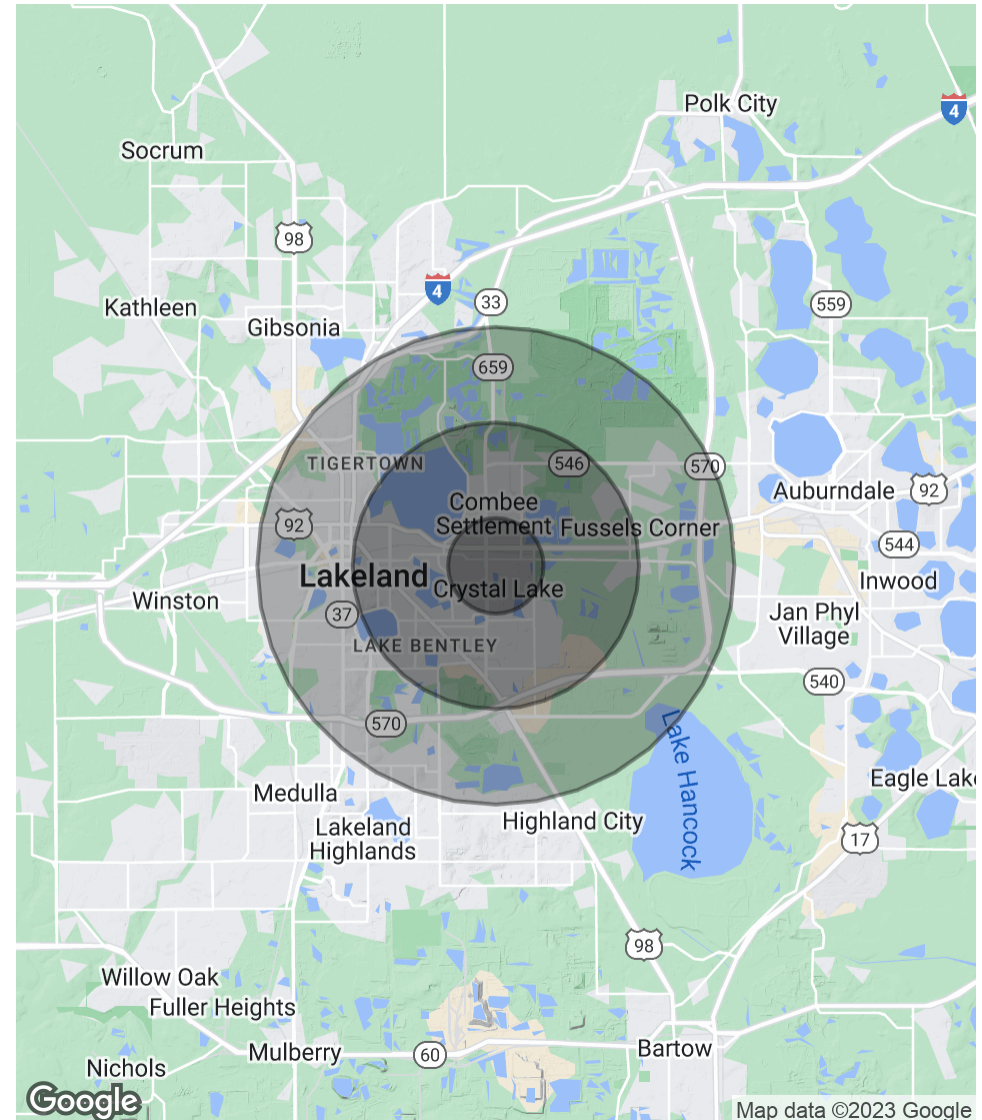
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,548	40,497	107,277
Average Age	26.2	35.9	38.4
Average Age (Male)	22.4	33.4	37.0
Average Age (Female)	29.4	38.0	40.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,505	17,172	46,852
# of Persons per HH	3.0	2.4	2.3
Average HH Income	\$37,370	\$44,451	\$51,864
Average House Value	\$82,689	\$110,584	\$122,397

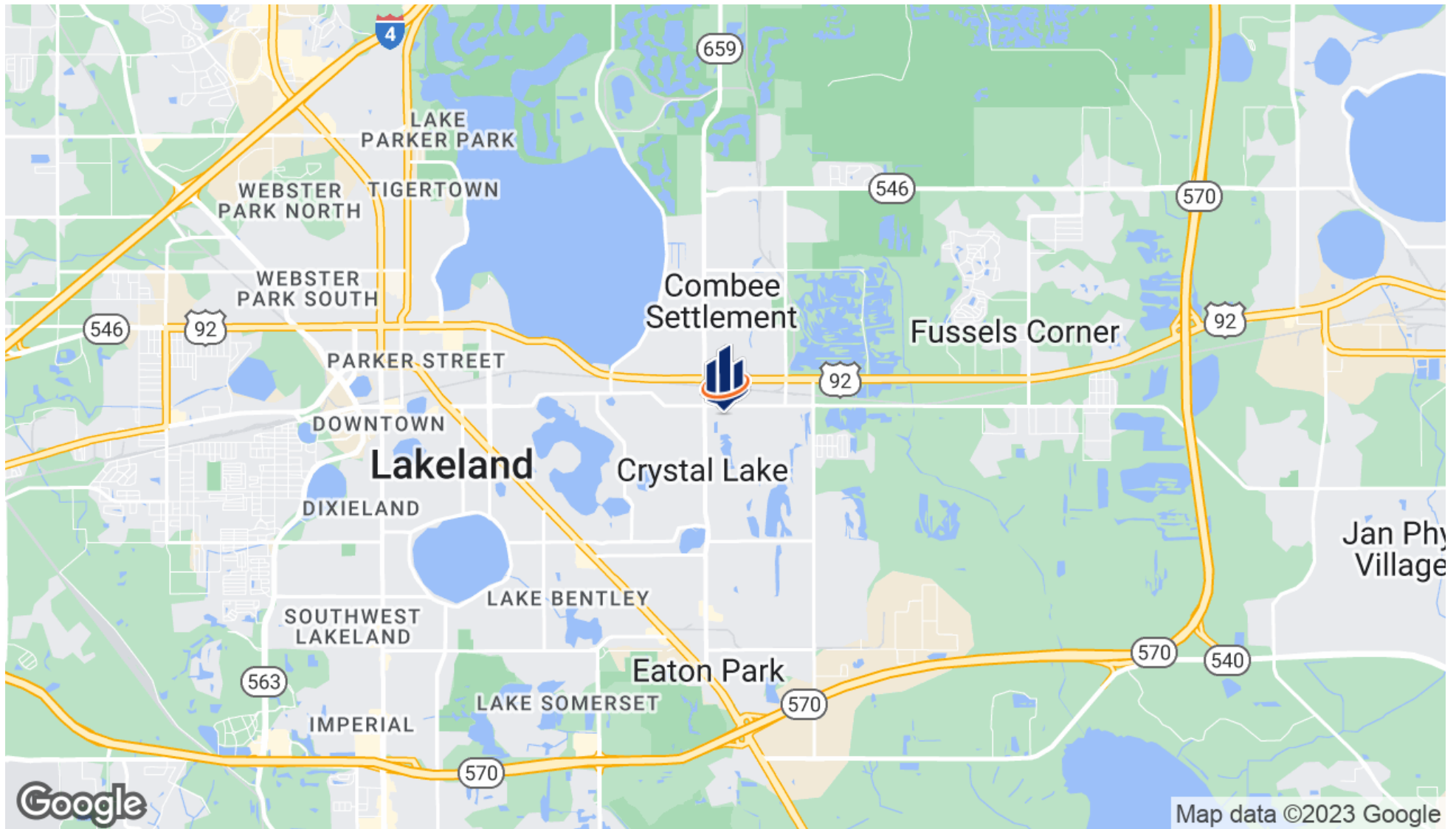
\* Demographic data derived from 2020 ACS - US Census







# Location Map





# Retail Map



Google

Imagery ©2023, Airbus, Maxar Technologies, U.S. Geological Survey



# Aerial Photos





# Warehouse Photos





# Interior Photos





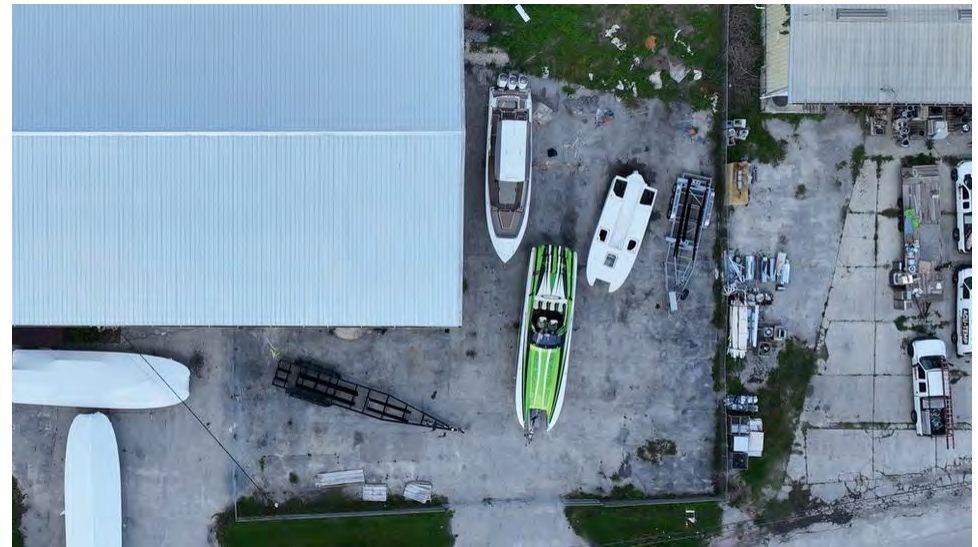


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# Yard Photos







**TYLER DAVIS, ALC**

CFO/ Advisor

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## PROFESSIONAL BACKGROUND

Tyler Davis is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private companies in the country.

Tyler joined SVN Saunders Ralston Dantzler in May of 2019, where he specializes in development land brokerage and investments. Tyler was named an SVN Partner's Circle award recipient in 2022, which goes to the top 50 global advisors at SVN. Additionally, Tyler was an RLI APEX award recipient for 2022.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC.

Tyler resides in Lakeland with his wife Caroline and daughter Mary Caroline. Tyler became an Accredited Land Consultant (ALC) in 2022. In addition, Tyler serves as Vice President of the Florida Chapter of the Realtors Land Institute, is a member of The Lakeland Rotary Club, and is on the Board of Directors for the Friends of Bonnet Springs Park.





## AUGIE SCHMIDT

Senior Advisor

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### PROFESSIONAL BACKGROUND

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

In 2022, Augie was ranked in the Top 20 out of 1,700+ 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 wife Britney and three children AJ, Baylin, and Maverick. 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.

Augie specializes in:

- Industrial Properties
- Investment Properties
- 1031 Exchanges
- NNN Lease
- Real Estate Analytics

### EDUCATION

Master's in Business Administration - Southeastern University



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





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