

# Office Building

## FOR SALE



1815 Crystal Lake Drive, Lakeland, Florida 33801

### Property Highlights

- 16,229 sqft
- Inside City Limits
- Multi Tenant Capability
- Close to Hwy 98 South
- Ample on Site Parking





## 1815 Crystal Lake Drive, Lakeland, Florida 33801

**Property:** Discover an impressive 16,229 sqft office building, an architectural gem constructed in 1959 with an enduring concrete construction. Spanning two floors, this site is strategically positioned within city limits, along a dynamic urban corridor. Ideal for investors, or discerning owners, this property's allure is further enhanced by its inclusion in an enterprise zone, promising opportunities for growth and development. the building offers six individual suites, but could be occupied by a single user. Located in a prime location close to Hwy 98 South, offers both convenience and visibility. This site boasts a strategic location and functional design. Seize the chance to make a lasting impact with this versatile and strategically located office space.

**Location:** Site is located at the corner of Meadowbrook Ave. and Crystal Lake Drive in central Lakeland. This cozy, in-town location provides easy access to Bartow or downtown Lakeland. Being only minutes from the Polk Parkway allows for easy access to I-4 and surrounding communities.

**Sale Price: \$3,200,000**



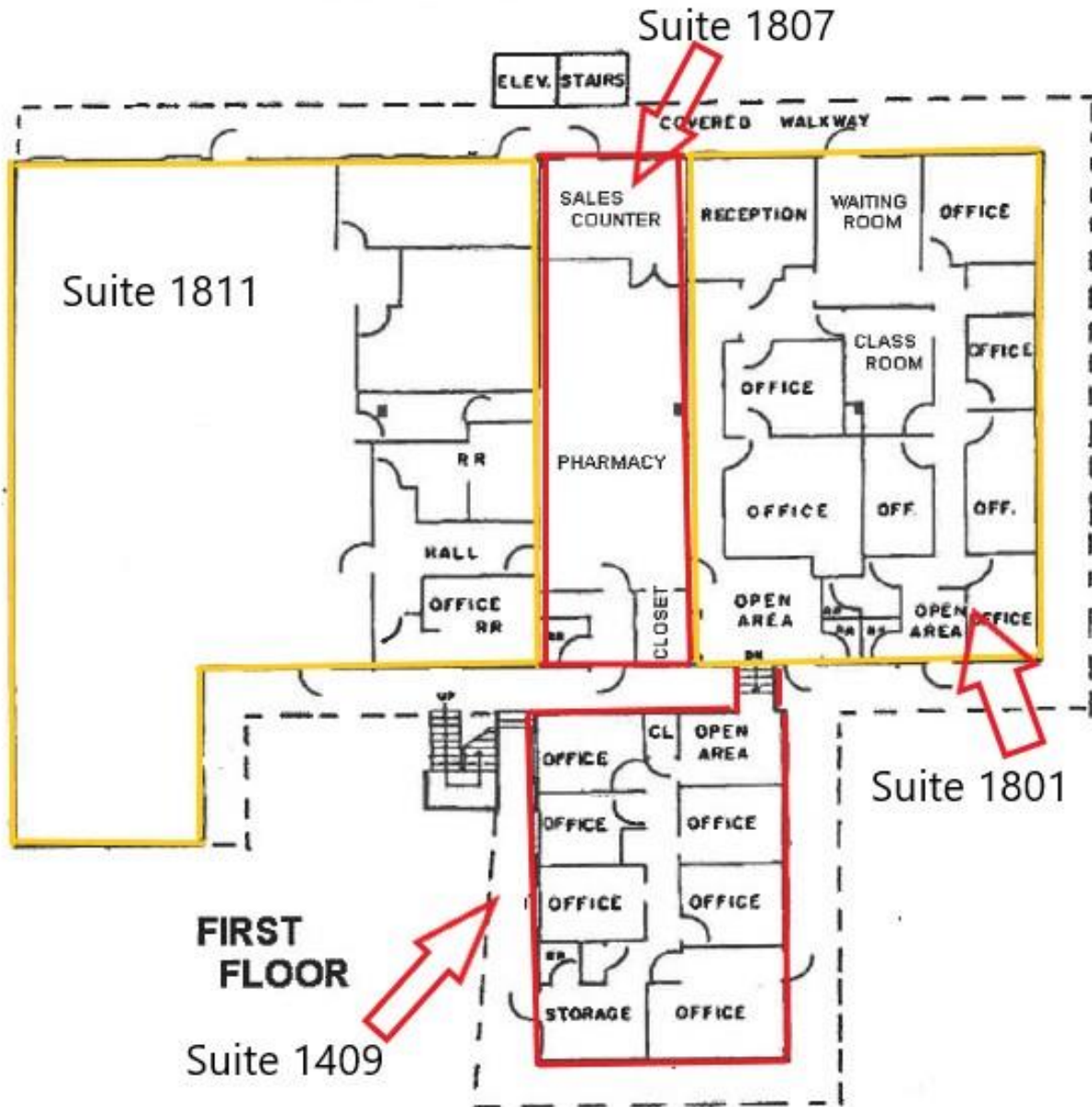




**Area Information:** Lakeland, Florida is a strategically located city in the heart of the Sunshine State, offering a host of compelling reasons for businesses to consider it as their base of operations. The area surrounding Lakeland boasts a combination of attributes that make it an attractive destination for businesses of all sizes and industries. Lakeland is situated in the heart of Central Florida, making it an ideal hub for businesses looking to serve both the local and statewide markets. It's conveniently located between major metropolitan areas like Tampa and Orlando, providing easy access to these economic centers. The city is also home to the Central Florida Intermodal Logistics Center, facilitating the efficient movement of goods by rail and road. Lakeland is within a few hours' drive of major Florida ports, including Port Tampa Bay and Port Canaveral. This makes it an excellent location for businesses involved in import/export and distribution. Nearby educational institutions, such as Florida Southern College and Polk State College, provide a pool of talent for various industries. Florida, in general, is known for its business-friendly policies, including no state income tax and various incentives for businesses. With access to beautiful lakes, parks, cultural attractions, and a relatively low cost of living compared to many other parts of Florida. The area surrounding Lakeland offers a range of affordable industrial and commercial real estate options. Whether you need office space, manufacturing facilities, or warehousing, you can find suitable properties to meet your needs. The city and its surrounding area have invested in infrastructure improvements, including utilities and technology, to support business growth and innovation. a wonderful lifestyle for employees with its pleasant climate, cultural amenities, and recreational opportunities, making it an attractive place to live and work.

# First Floor Plan

BUILDING FLOOR PLAN - 1<sup>ST</sup> FLOOR



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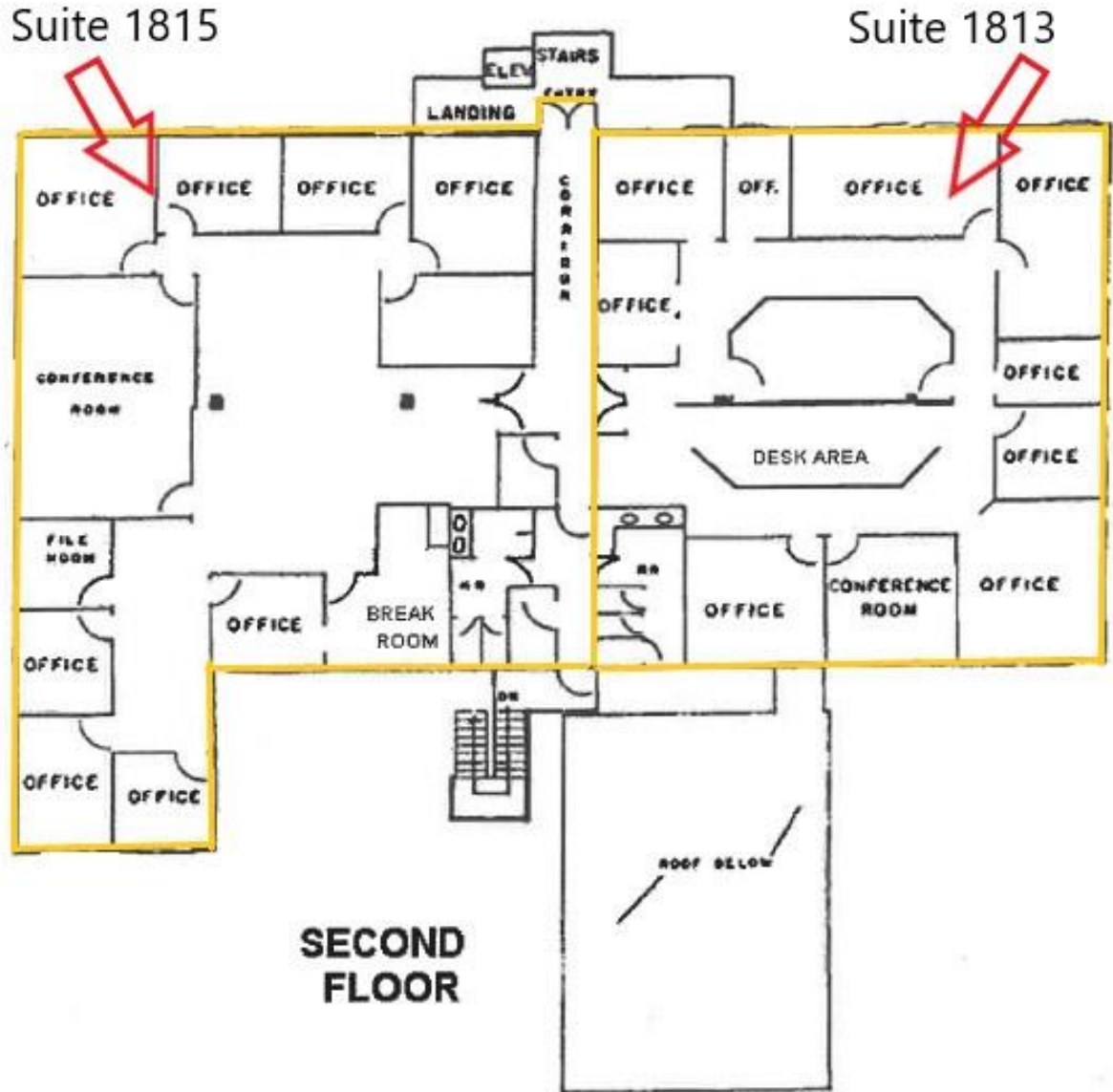
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# Second Floor Plan

**BUILDING FLOOR PLAN – 2nd FLOOR**



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1815 Crystal Lake Drive, Lakeland, Florida 33801  
Photos



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1815 Crystal Lake Drive, Lakeland, Florida 33801  
Maps



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## **Community**

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

## **LAKELAND RANKINGS**

- **#1 Cities to buy a home (Business Insider)**
- **#1 Fastest growing city (Bloomberg)**
- **#1 most philanthropic city (Philanthropy)**
- **#6 safest places to live**
- **#6 mid-sized metro job growth (Business facilities)**
- **#17 best cities for new graduates (Good Call)**
- **#7 Best Places to move (US News & World Report)**

## **LAKELAND BENEFITS**

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **32 Miles from Tampa, 54 Miles from Orlando**
- **CSX Rail Access**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 107,552**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**