



FOR SALE CENTRAL FLORIDA 273K SF WAREHOUSE

4025 STATE ROAD 60 E
LAKE WALES, FL 33853

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Property Summary



Sale Price

\$23,850,000

PROPERTY OVERVIEW

Situated on State Road 60 in the fastest-growing county in Florida, this well-maintained property is strategically positioned to serve the entire Southeast United States. Featuring convenient access to US Highway 27, 17, I-95, and Florida's Turnpike, the building has [10] ten dock-high doors, a modern interior, and multiple potential uses, from manufacturing and distribution to agricultural support. Enhanced with updated LED lighting, fire suppression, fiber optics, and a compressed air system, the property also offers rail access with two separate spurs.

The highly employable workforce and central location to Orlando and Tampa make this an easy choice for manufacturers, distributors, investors, and a variety of other warehouse users.

Call or email today to set up a showing [863] 774-7133 or augie@svn.com

OFFERING SUMMARY

Building Size:	273,384 SF
Lot Size:	50.95 Acres
Clear Height	16' to 30'
Price / SF:	\$87.24
Zoning / FLU:	GI / IND
APN:	27-30-06-000000-014020
Vehicles Per Day:	26,000
Renovated:	2018

Property Description



PROPERTY DESCRIPTION

This property has many great features including, [2] two chillers, [2] two rail spurs, compressed air, very heavy-duty power and many other great amenities. There is also additional land on the East and West sides of the building which provides attractive Outdoor Storage for a future buyer.

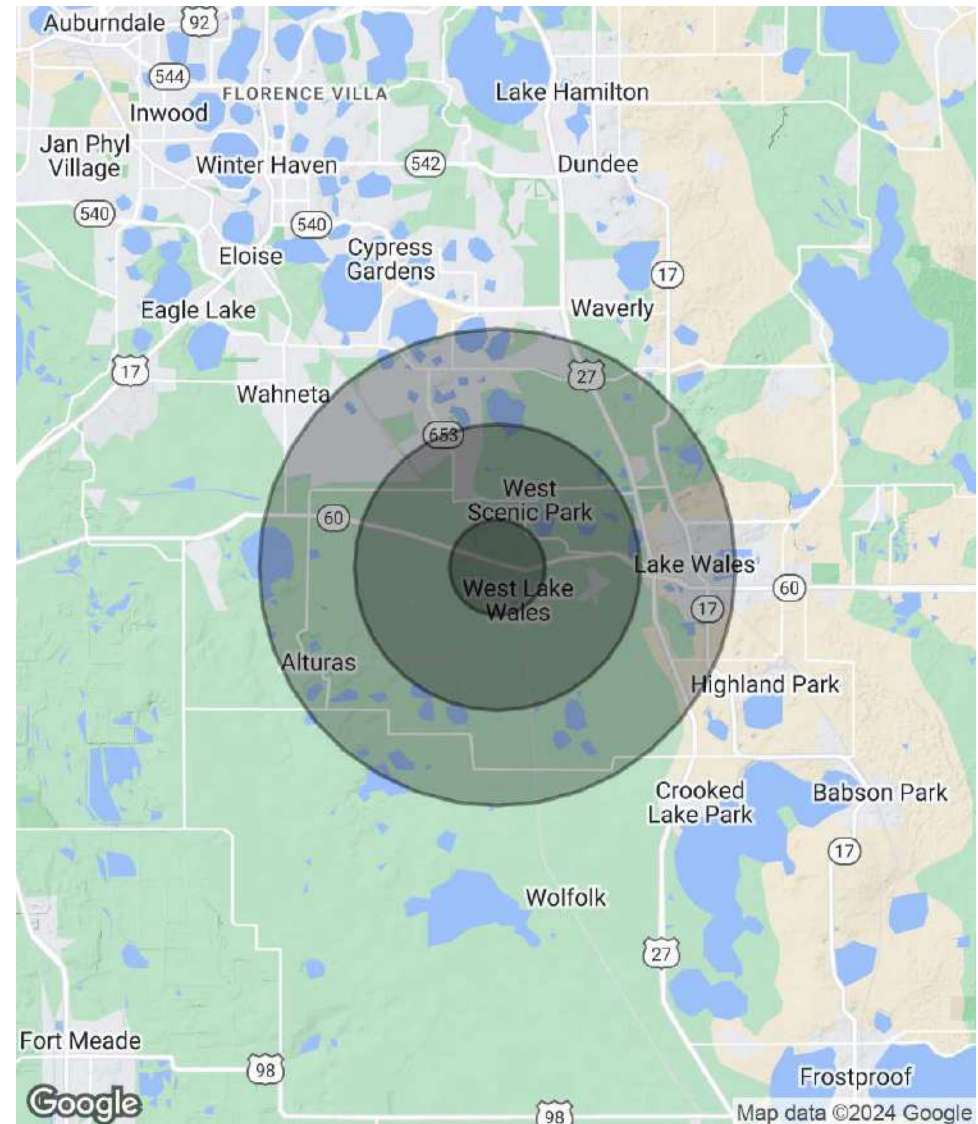
PROPERTY HIGHLIGHTS

- LED lighting
- [10] ten dock high doors
- 3 phase, 480 Volts, 4600 Amps
- 100 ton compressed air system
- 380 tons of water for chilling
- [2] two rail spurs
- [2] two chillers
- Column spacing: 40' x 50'
- 256k gallon fire suppression sprinkler system
- Roof repaired in 2018
- [5] five roof fans
- Fiber optics installed
- Outdoor Storage Available

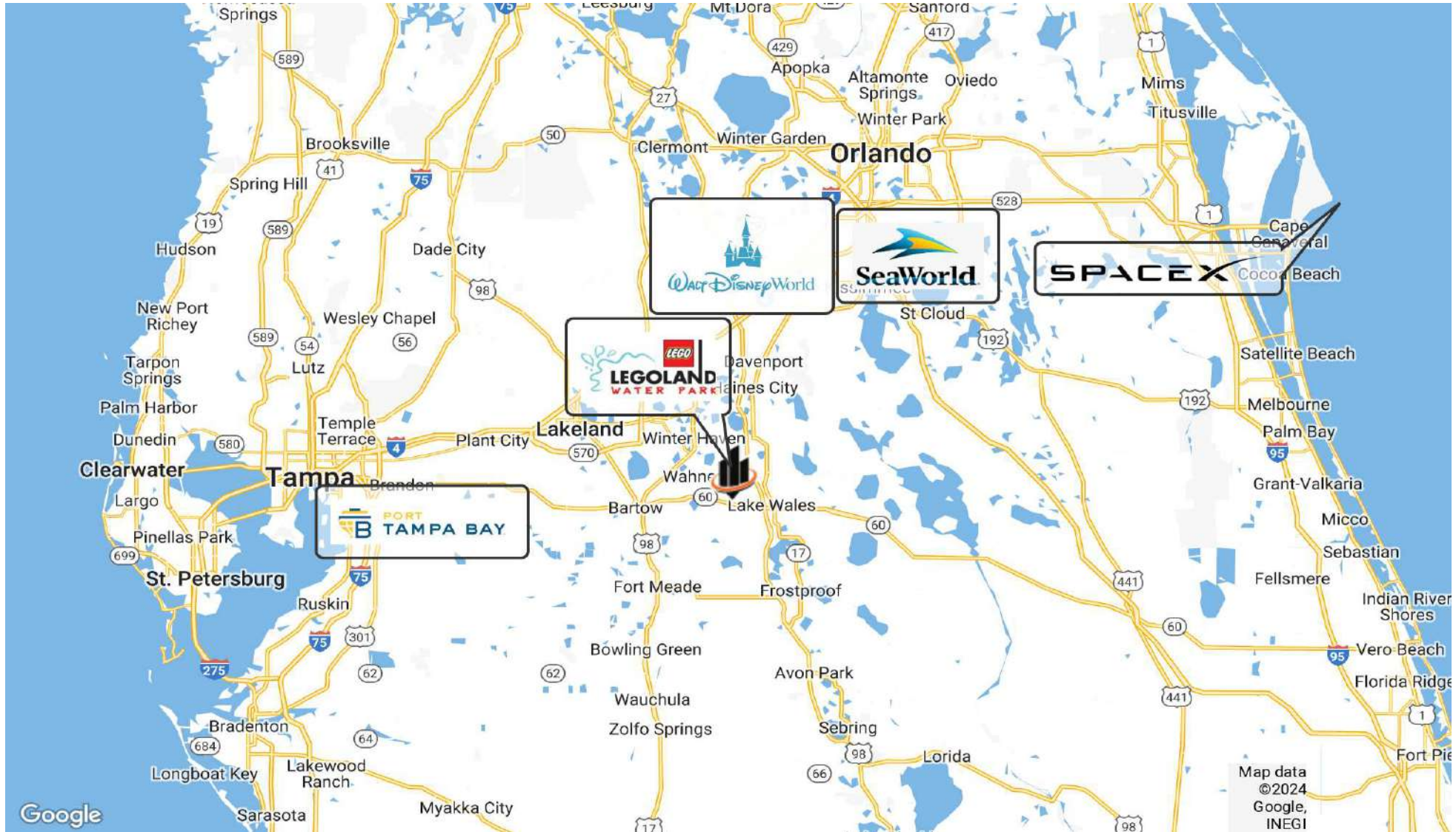
Demographics Map & Report

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	173	2,687	21,696
Average Age	45.2	54.9	47.4
Average Age (Male)	46.4	54.9	48.2
Average Age (Female)	54.4	58.7	49.7
HOUSEHOLDS & INCOME			
Total Households	80	1,361	10,776
# of Persons per HH	2.2	2.0	2.0
Average HH Income	\$51,533	\$52,796	\$49,835
Average House Value	\$148,759	\$191,852	\$175,790

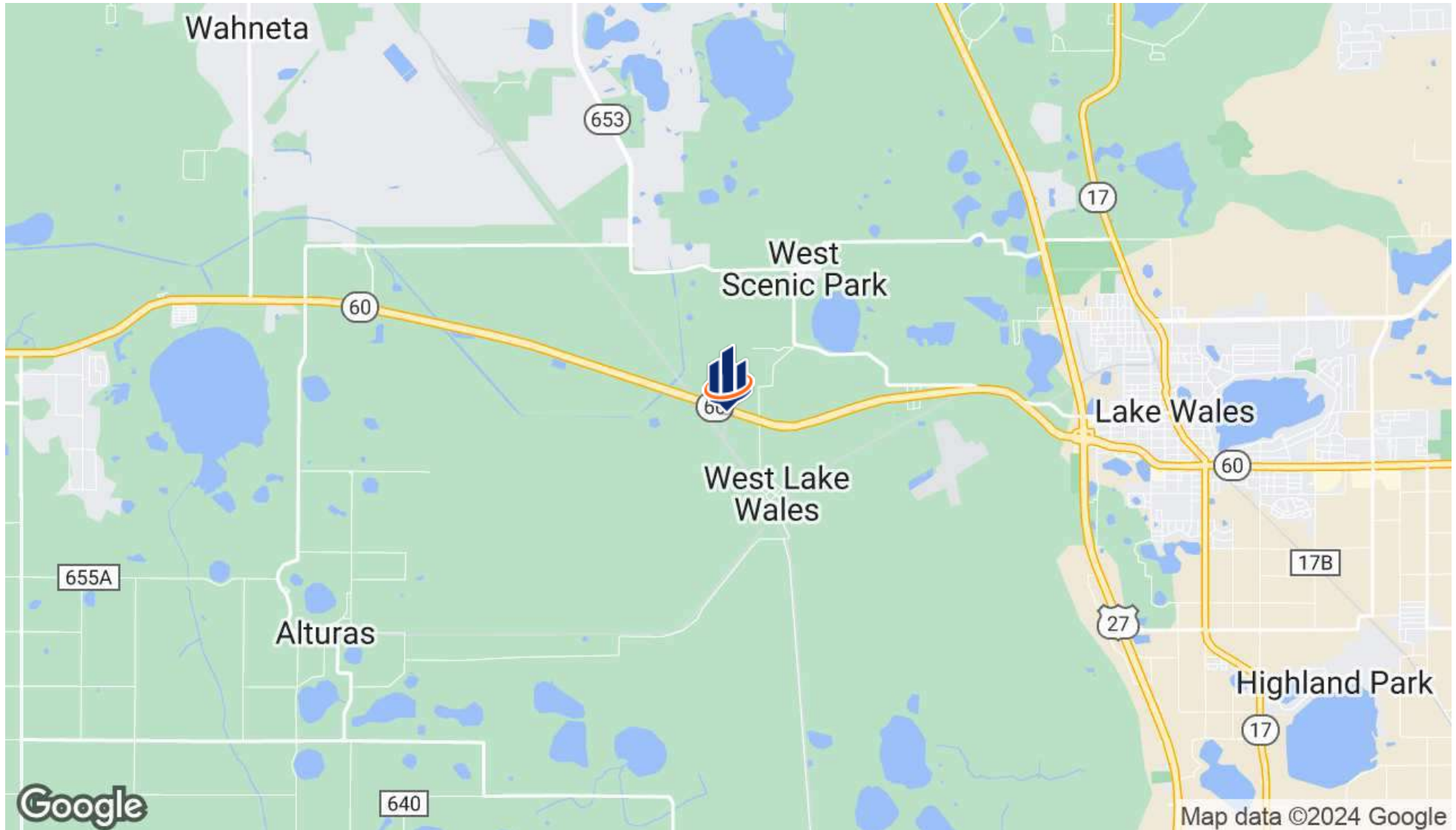
2020 American Community Survey (ACS)



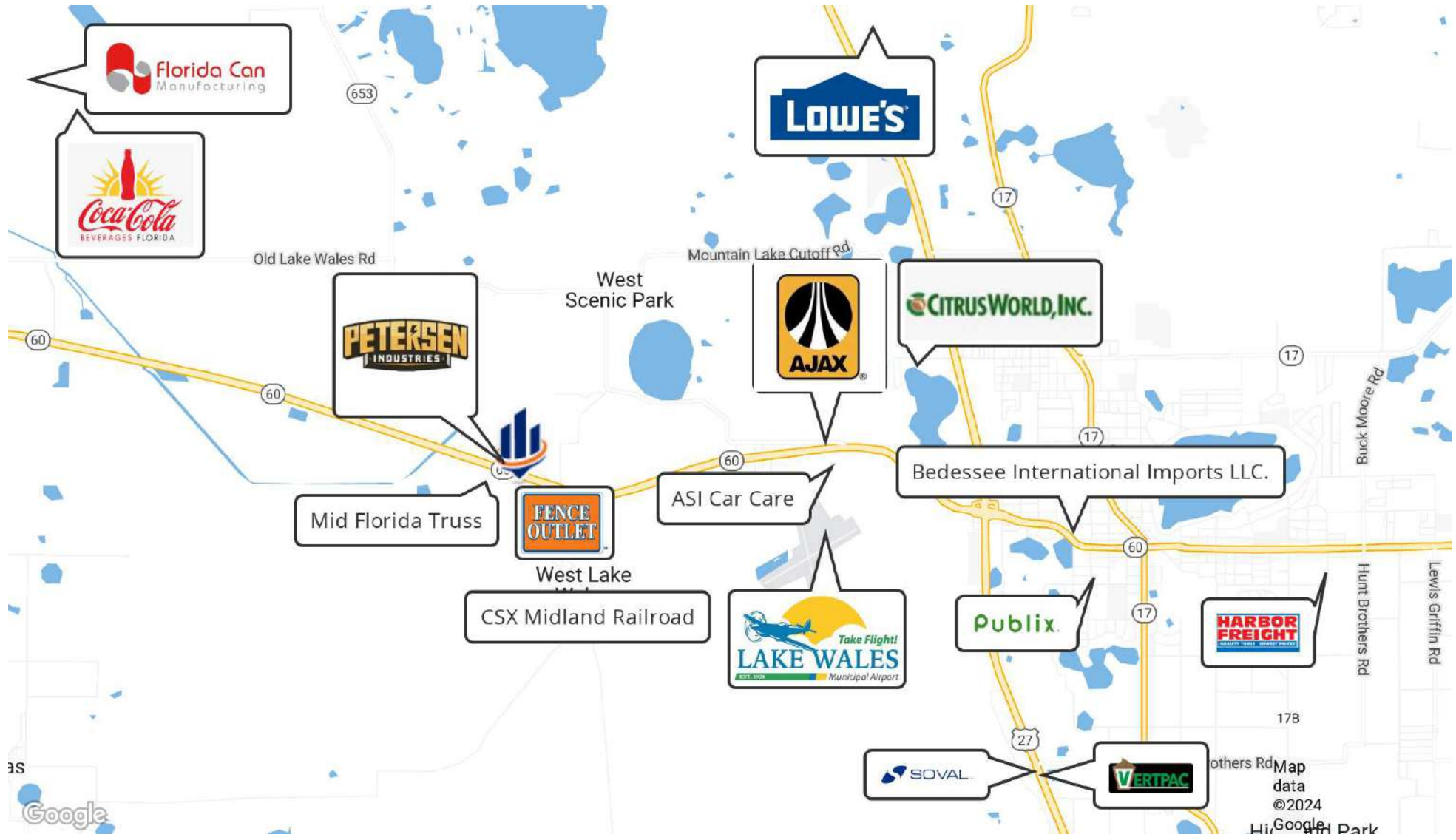
Regional Map



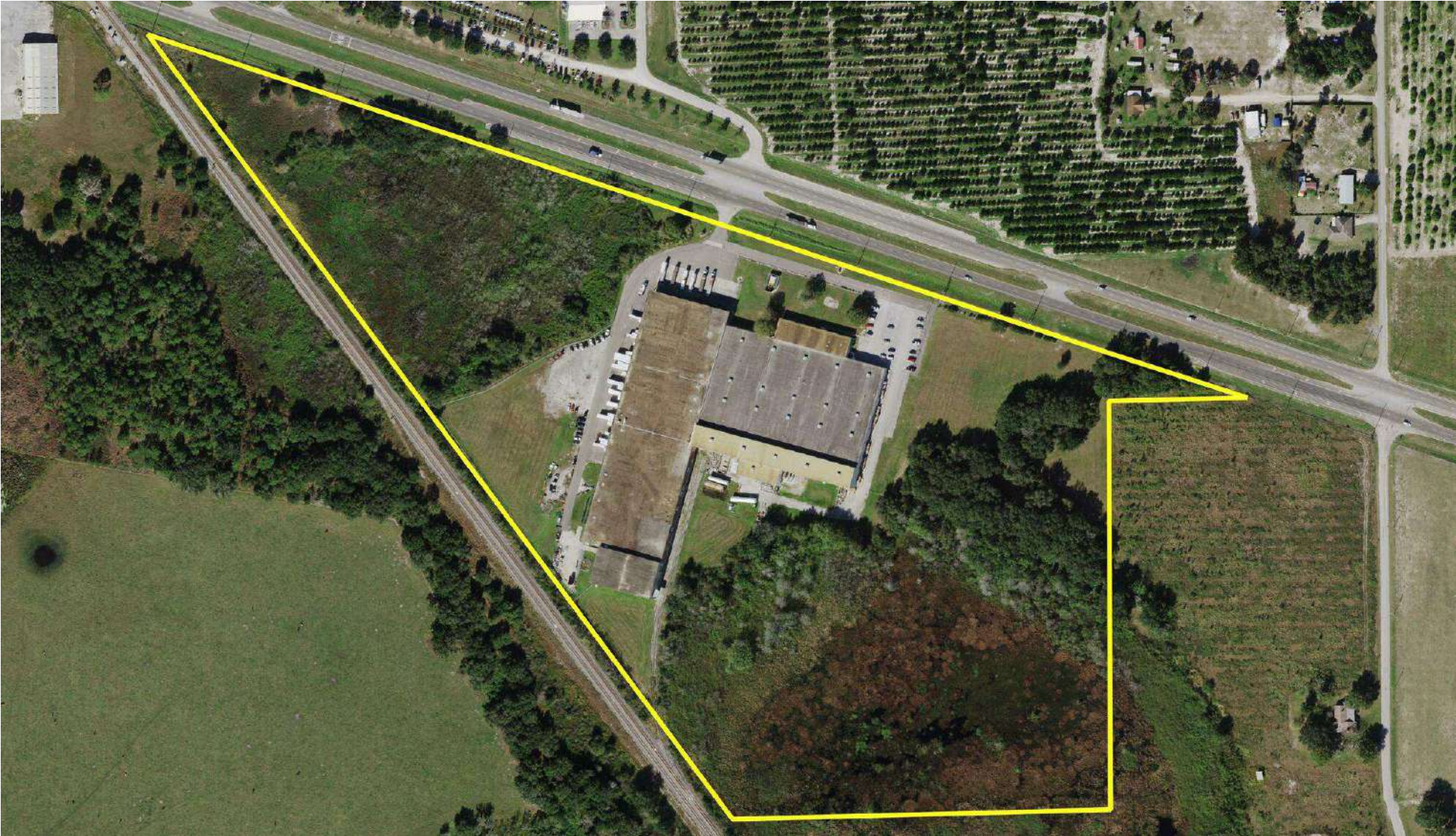
Location Map



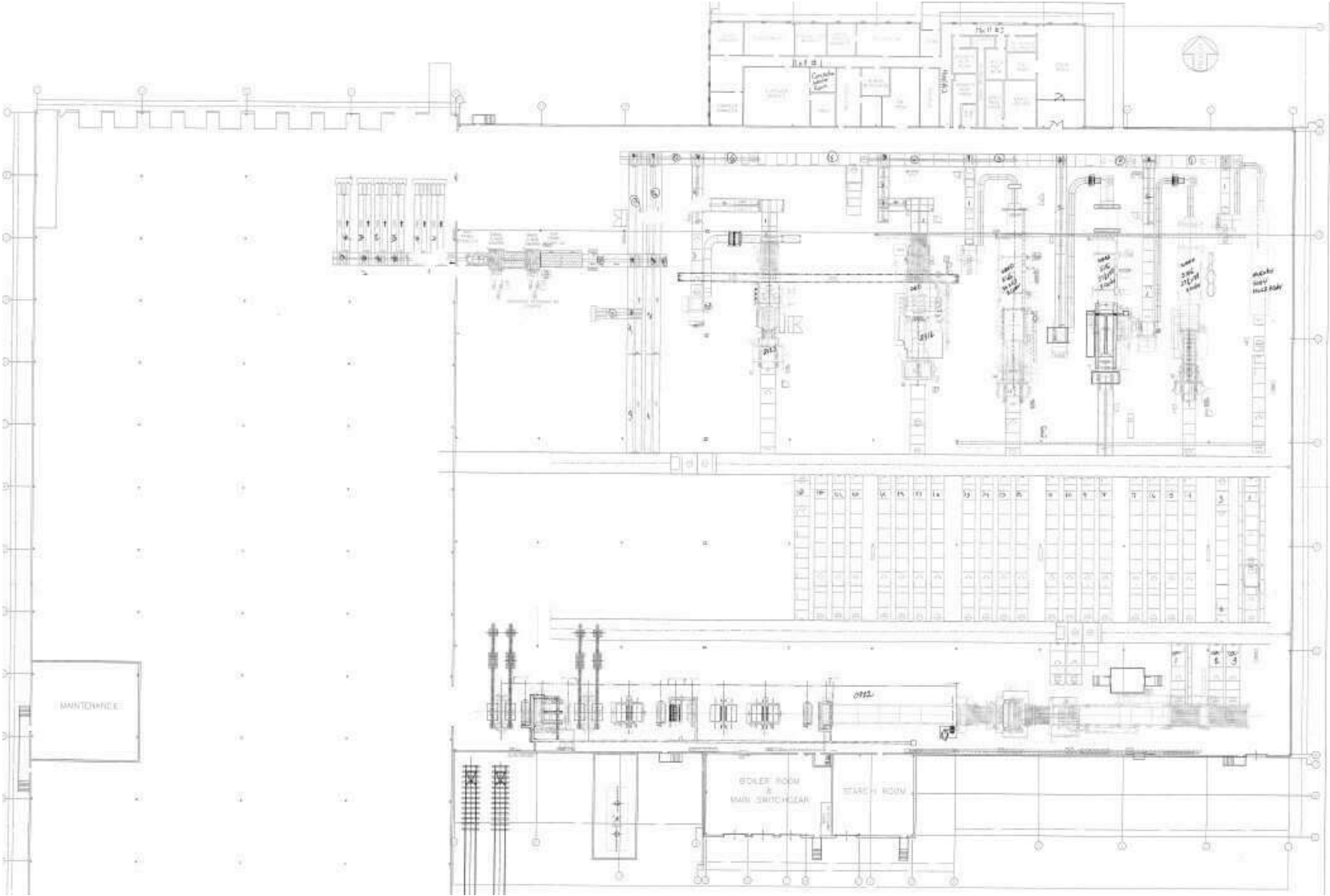
Industrial Market Map



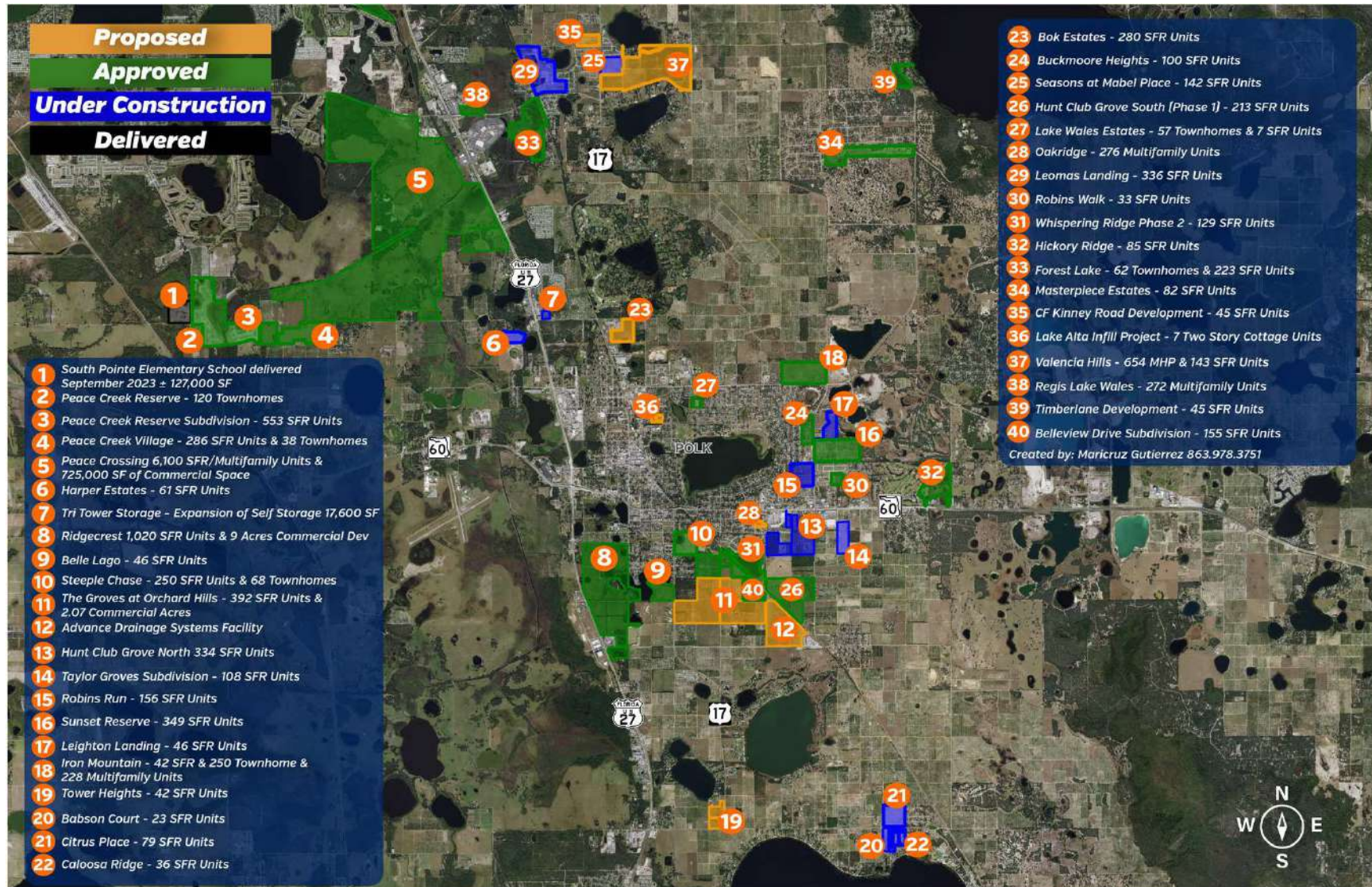
Site Aerial



Floorplan



Nearby Development Activity



Interior Photos



Exterior Photos



Additional Photos



Aerial Photo



Aerial Photo



Aerial Photo





AUGIE SCHMIDT

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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

MEMBERSHIPS

- SIOR - Member Associate
- National Association of Realtors
- The International Council of Shopping Centers

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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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