

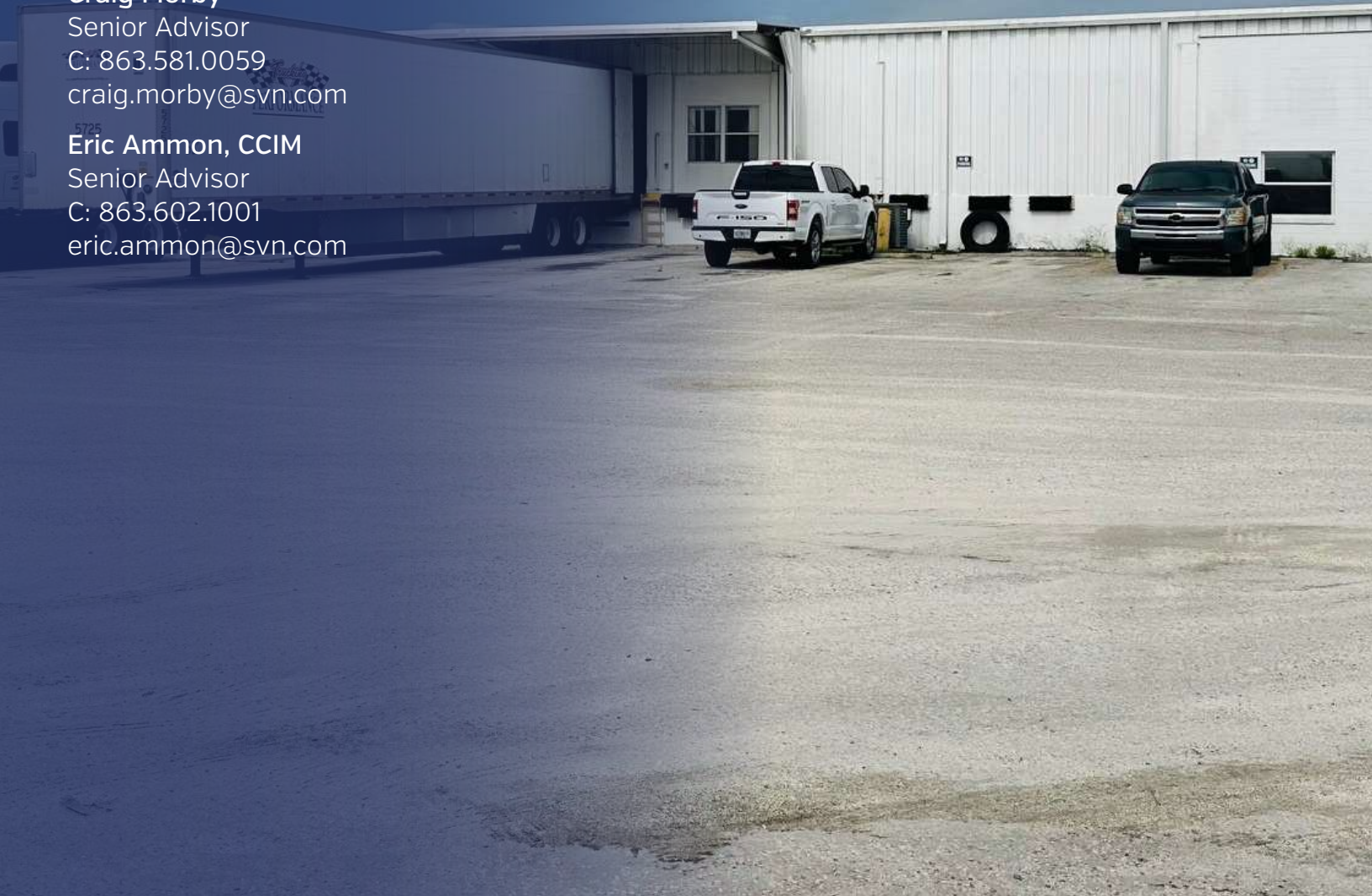


LAKELAND INDUSTRIAL OFFICE/WAREHOUSE ON 3.49 ACRES

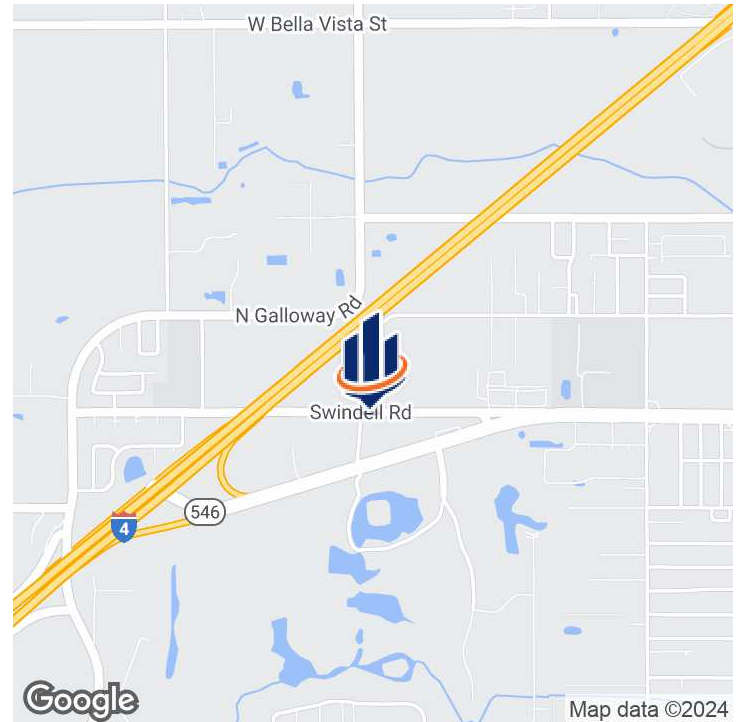
2940 SWINDELL ROAD
LAKELAND, FL 33805

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$14,000/Month FLAT
Available SF:	7,329 ± SF
Lot Size:	3.49 ± Acres
Zoning:	I-1 Industrial, City of Lakeland
APN:	23-28-15-000000- 033030

PROPERTY OVERVIEW

Centrally located in Lakeland, only a few minutes away from Interstate 4, this property is available for lease. 7,329 ± SF on a rare 3.49 ± acres, with parking and lay down yard in abundance.

Zoned I-1 Industrial, City of Lakeland, the property has a multitude of uses, including commercial vehicle sales and service, truck parking, construction equipment sales, building material sales, industrial services, outside storage, and many others. Currently, it operates as a trucking company - the tenant is month to month and the owner has a 30 day out clause.

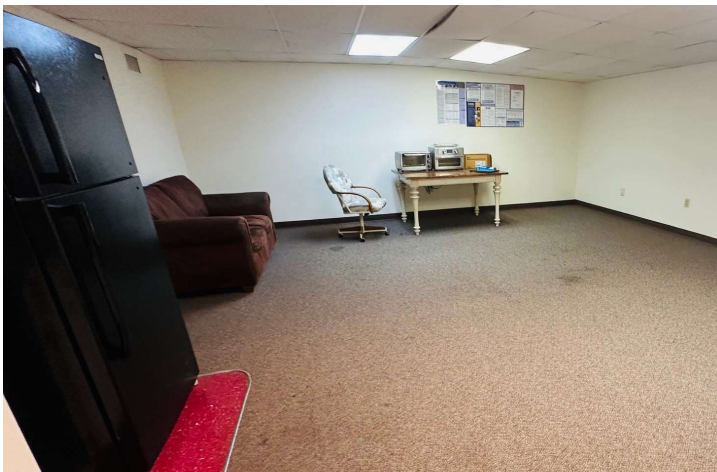
There are 10 dock high doors at the site, with the warehouse area totaling approx. 2,500 SF. The dock high doors are 5 on each side of the building, and they open into the same space. The rest of the office space comprises large open areas, and a multitude of private offices and 3 bathrooms.

Excellent location only a couple of minutes from the east and west entrances/exits on Interstate 4 at Exit 28. 10 minutes to downtown Lakeland. Lakeland and Polk County are among the fastest growing centers in the country, with its superb location on the I-4 corridor between Tampa and Orlando, and its proximity to Interstate 75.



PROPERTY HIGHLIGHTS

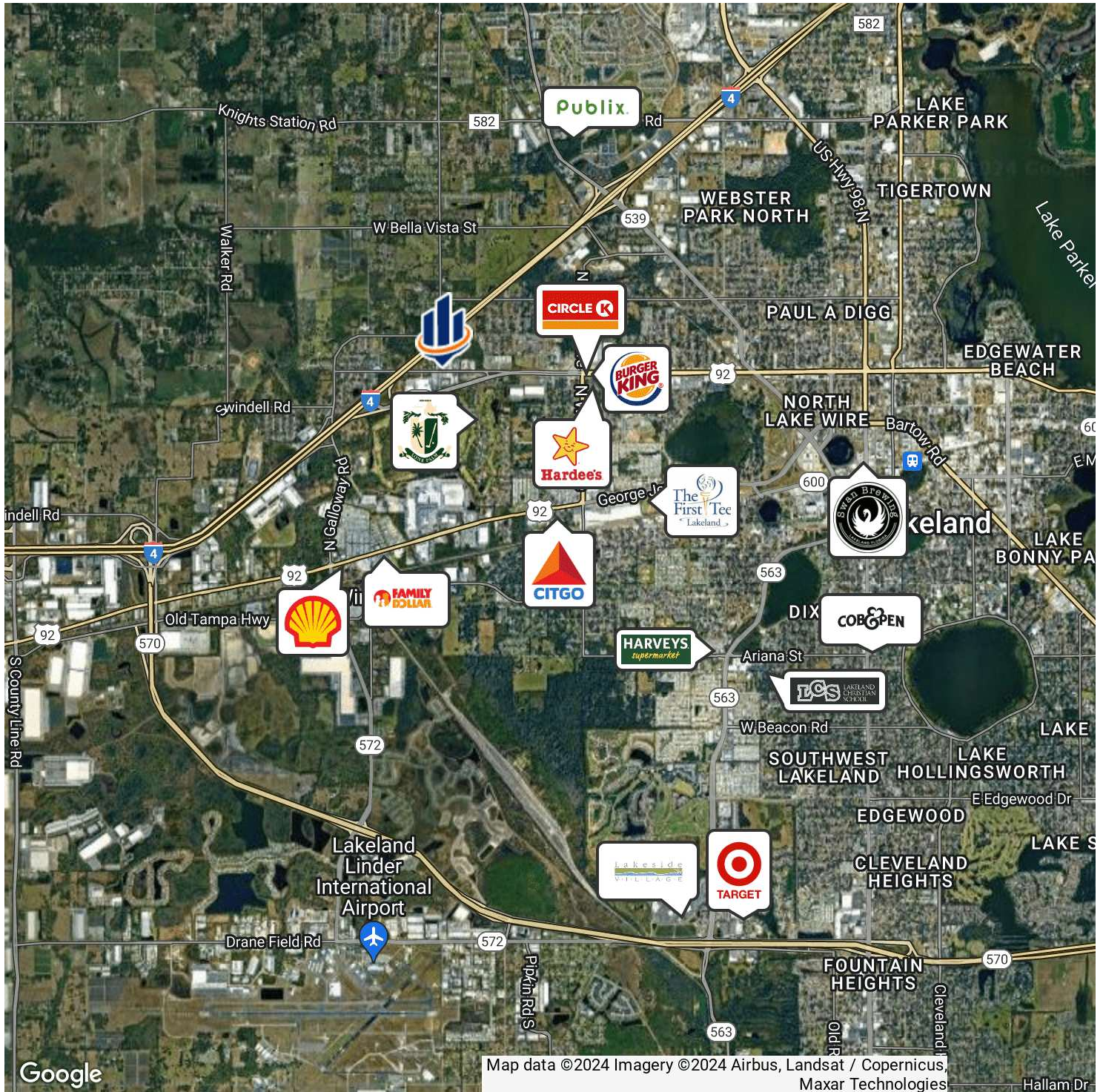
- Central Lakeland Industrial/Office/Warehouse. 7,329 SF on a rare 3.49 acre property with an abundance of parking, and lay down yard capabilities.
- Currently used for a trucking company, the tenant can vacate the property in 30 days.
- 3 Phase power available.
- The property is broken into three levels - the first floor, mezzanine floor, and second floor.
- On the first floor, the layout is as follows: front reception with an entry to staff break room, a large open dispatch area, and two additional offices in the rear.
- Walk up a small flight of stairs to the mezzanine floor, the layout is as follows: a large open room with two offshoot offices and another "dispatch" area on the same level as the dock high doors. This main area leads to another large room, with an additional office.
- The 50 x 50 warehouse space is also on the mezzanine level with 10 dock high doors on either side. This is a wide open space, however is currently used for storage.
- A short stairwell to the second floor, the layout is as follows: a large conference space, which currently doubles as another break/lounge area. There are two additional offices on the second floor.
- 3 bathrooms total within the building.
- Excellent location, within a few minutes of Interstate 4. Conveniently located between Tampa and Orlando.
- Tenant can expect to pay 3% in sales tax, and their own utilities.







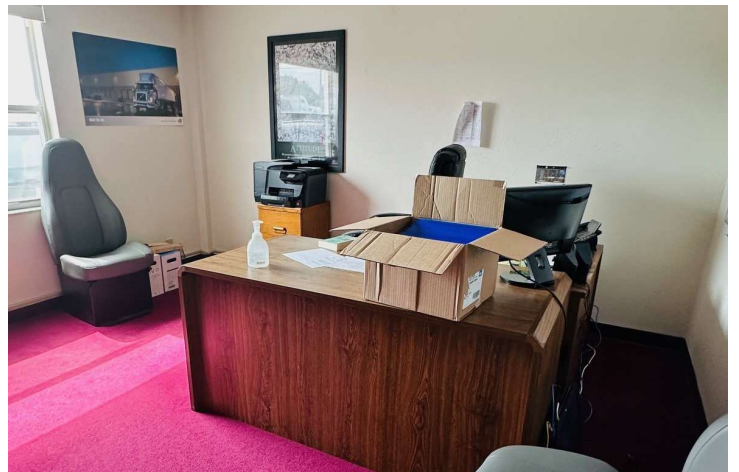
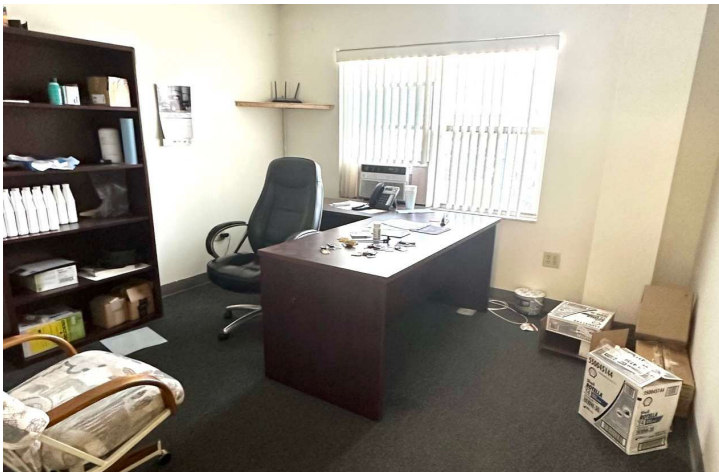
Retailer Map



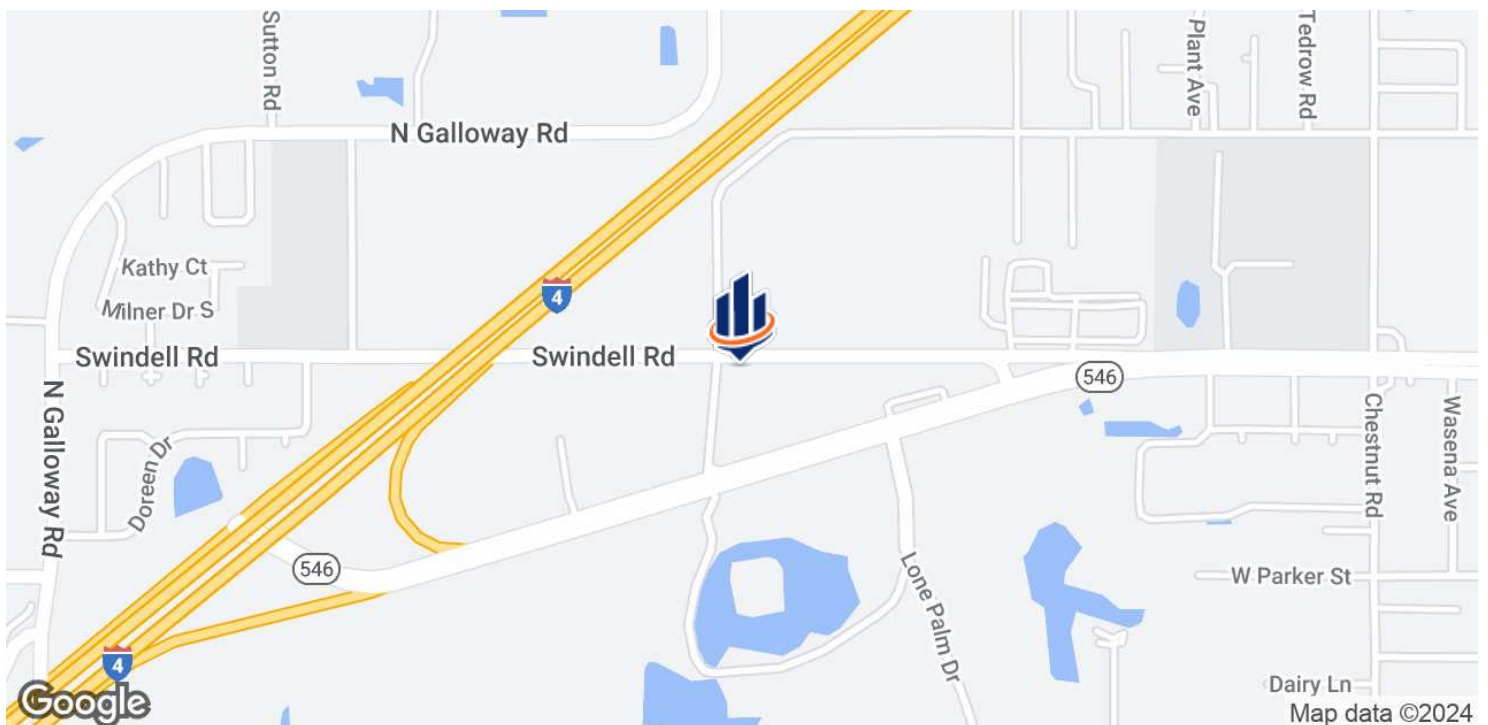
Exterior Photos



Interior Photos



Regional & Location Map





**LAKELAND
POLK COUNTY**

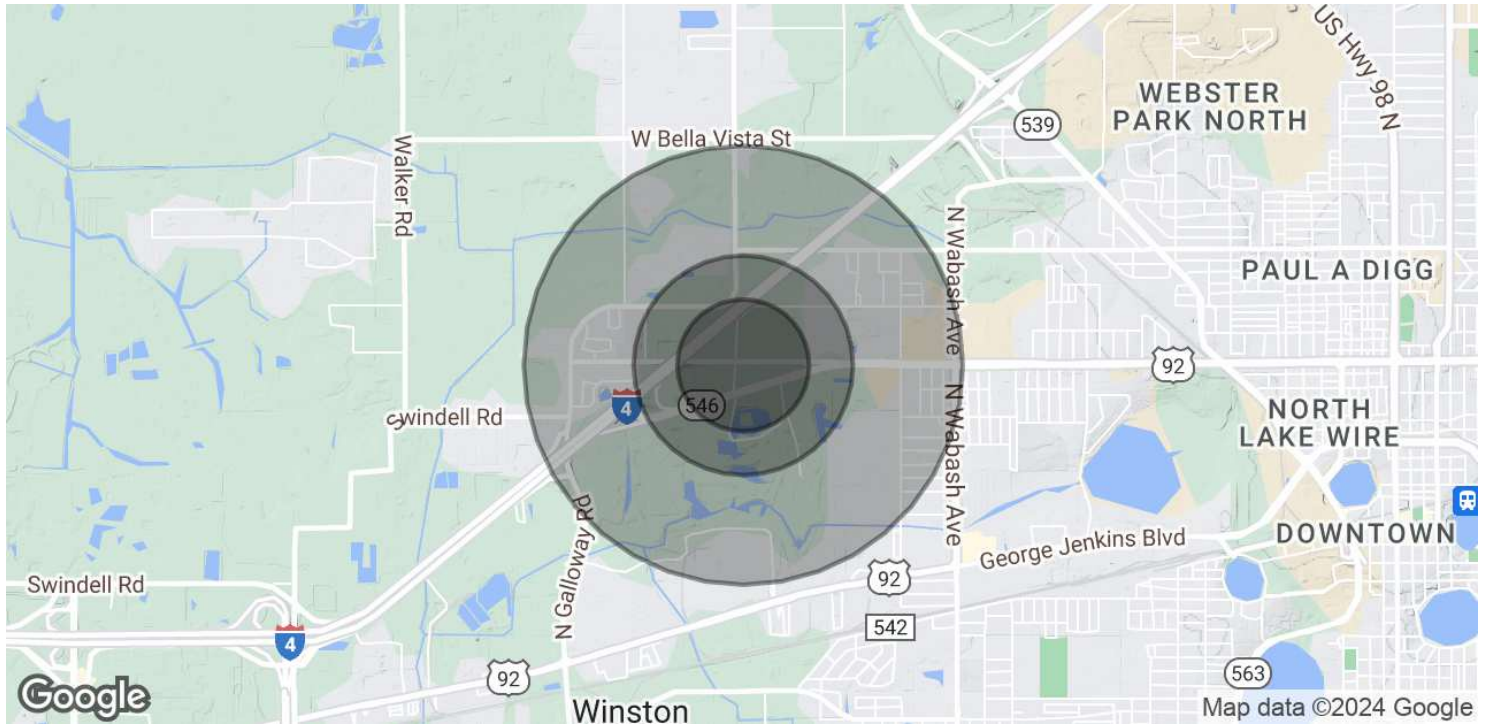
Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	lakelandgov.net
Major Employers	Publix
	Supermarkets
	Saddle Creek
	Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne
	Advance Auto
	Parts

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland’s culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland’s rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright’s most extensive on-site collection of architecture.

Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	99	440	3,481
Average Age	39	40	39
Average Age (Male)	38	38	38
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	171	1,282
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$62,322	\$69,137	\$63,201
Average House Value	\$465,906	\$345,948	\$254,865

Demographics data derived from AlphaMap



CRAIG MORBY

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PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board

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PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member [CCIM] designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

MEMBERSHIPS

Certified Commercial Investment Member

SVN | Saunders Ralston Dantzler

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Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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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.



For more information visit www.SVNsaunders.com

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