



3354 US Hwy 92 E., Lakeland, Florida 33801

FOR SALE

PROPERTY HIGHLIGHTS

- Warehouse Space
- Versatile Office Space
- Convenient Location
- Dock High Doors
- Great Location

BROADWAY
REAL ESTATE SERVICES

JACK STROLLO, CCIM, CPM VICE PRESIDENT, BROKER
100 S. KENTUCKY AVENUE SUITE 290, LAKELAND, FL 33801

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OFFICE- WAREHOUSE

Property: Discover a versatile and spacious warehouse at 3354 US HWY 92 E, Lakeland, Florida. This 8,516 square foot block construction facility, topped with a durable metal roof, is situated on a generous 2.14-acre lot, offering ample space and functionality for a variety of business operations.

Sale Price: \$1,825,000



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WAREHOUSE FEATURES:

- **Dock High Doors:** One 8x8 dock high door and nine 7x3.4 high dock doors, facilitating efficient loading and unloading.
- **Slab Thickness:** The sturdy 5" thick slab ensures durability and support for heavy equipment.
- **Parking:** 19 regular parking spaces and 1 handicap space provide ample parking for employees and visitors.
- **Ceiling Height:** Center height of 18' 3" and eave height of 15' 10" accommodate a range of storage needs.
- **Ventilation:** Two large ceiling fans and one ventilation fan ensure proper airflow and a comfortable working environment.



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OFFICE AND ADDITIONAL SPACES

- **Offices:** Four well-appointed offices, an IT room, and storage space support administrative and operational needs.
- **Storefront:** A welcoming storefront area is ideal for customer-facing operations.
- **Break Room:** A dedicated break room offers a comfortable space for employees to recharge.
- **Restrooms:** Two restrooms are available for staff convenience.
- **Air Conditioning:** Two AC units provide climate control for the office areas.



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Location: This site is strategically located off US HWY 92 between Lakeland and Auburndale, Florida. The prime location offers excellent visibility and accessibility, making it an ideal choice for businesses looking to capitalize on the area's traffic and growth.



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Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area.



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PHOTOS



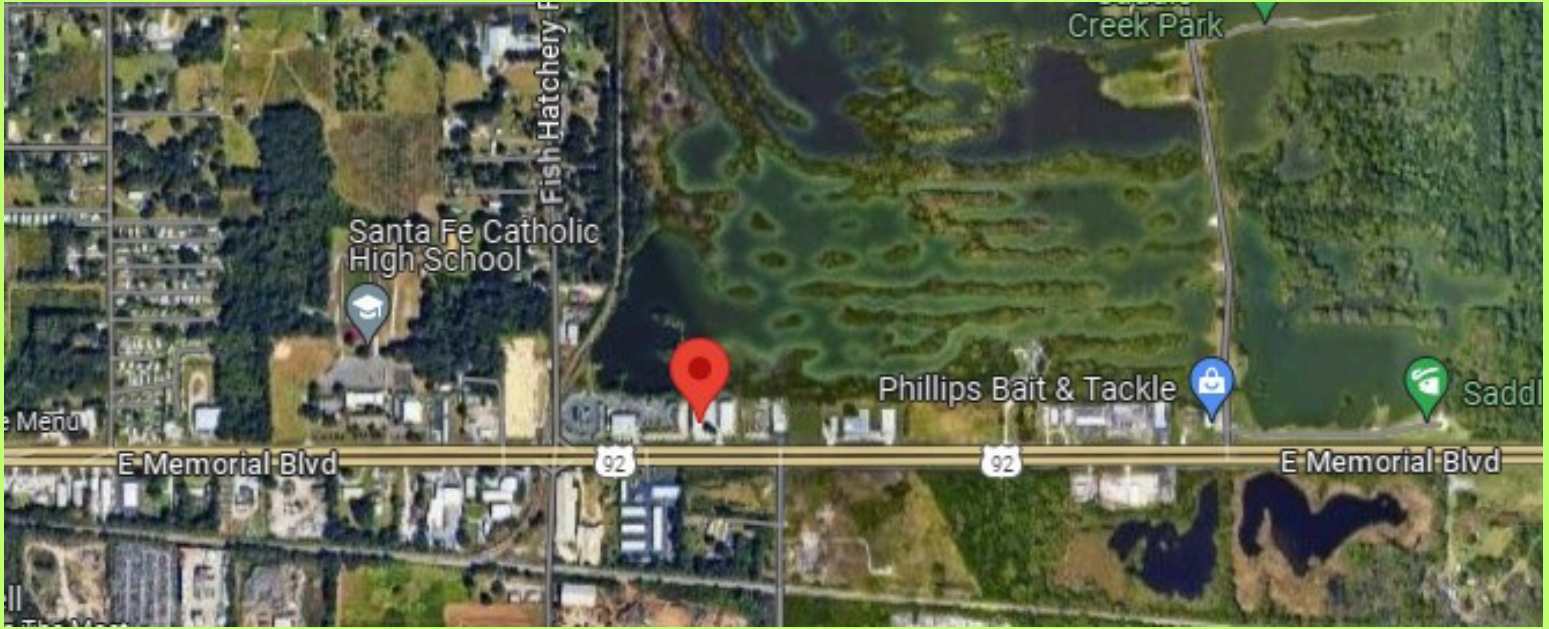
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MAPS



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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 FASTEST GROWING CITY IN US** (Bloomberg)
- **#2 TOP METRO HIGHEST IN MIGRATION** (CoreLogic, Inc.)
- **#3 TOP BOOMTOWNS IN AMERICA** (Lendingtree)
- **#4 IN FASTEST-GROWING PLACES** (Usnews.com)
- **#5 SAFEST PLACE TO LIVE** (Usnews.com)
- **#12 BEST PLACES TO LIVE IN FLORIDA** (Usnews.com)
- **BEST PLACE TO START A BUSINESS** (Inc.com)

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**
- **Lakeland Linder International Airport for jet use and Amazon Prime Air**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 120,280**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**