



# CENTENNIAL BUSINESS COMPLEX & OUTDOOR STORAGE

CENTENNIAL BLVD  
BARTOW, FL 33830

DECEMBER 2024 DELIVERY

Lauren Smith, CCIM, CPM

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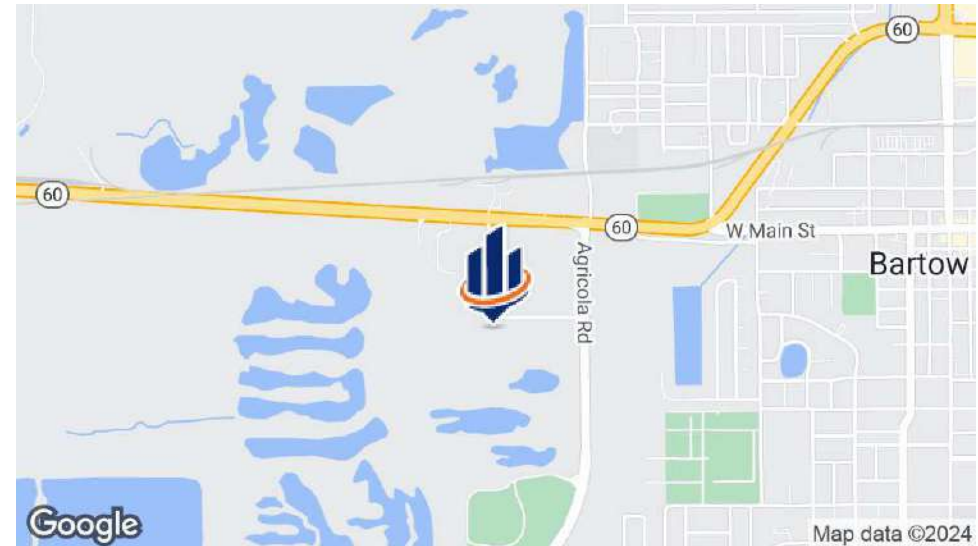
Carly Powell

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# Property Summary



## OFFERING SUMMARY

|                    |                                   |
|--------------------|-----------------------------------|
| <b>Lease Rate:</b> | <b>\$15.00 SF/yr (NNN)</b>        |
| Complex Size:      | 72,800 SF                         |
| Available SF:      | 5,000 - 46,800 SF                 |
| Lot Size:          | 19 Acres                          |
| Year Built:        | 2024                              |
| Zoning:            | Industrial                        |
| Clear Height:      | 34'                               |
| Doors:             | 2 Dock High (1 door per 5,000 SF) |
| Ramp:              | Available as add on option        |
| Fire Safety:       | ESFR Sprinklers                   |

## PROPERTY OVERVIEW

Centennial Business Complex at Centennial Blvd in Bartow, Florida, offers a premier leasing opportunity for commercial tenants seeking an exceptional industrial/warehouse/distribution space. Boasting modern facilities with customizable floor plans, high ceilings, and ample parking, the property is designed to meet the diverse needs of businesses. The strategic location provides easy access to major transportation routes, making logistics efficient and cost-effective. With state-of-the-art amenities, including loading docks, flexible office space options, and expansive storage areas, the property is perfectly suited to support a wide range of industrial operations. Elevate your business with the unparalleled advantages of Centennial Business Complex.

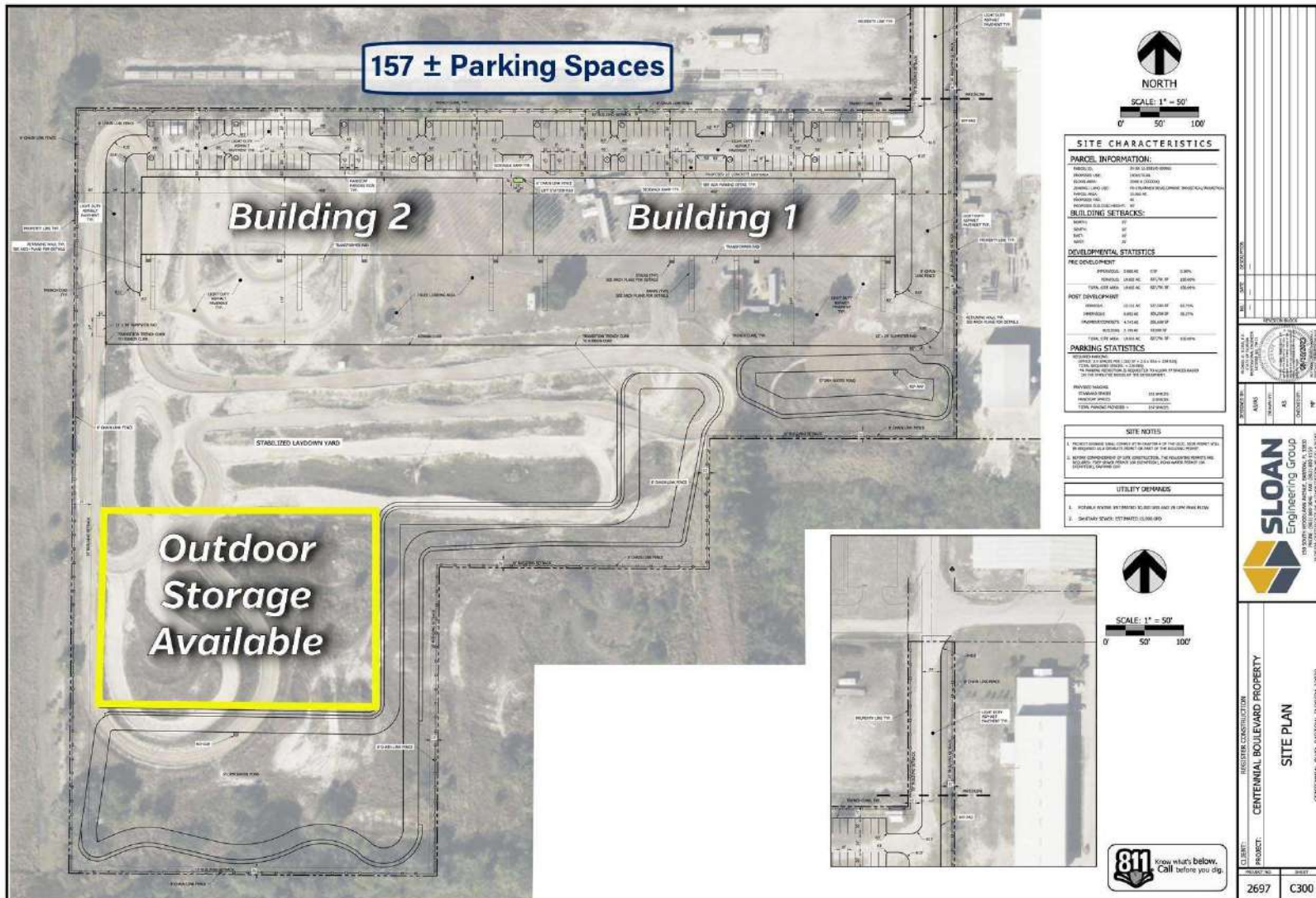
## PROPERTY HIGHLIGHTS

- Outdoor Storage Available [5 ± Acres]
- Min divisible 5,000 max combined 46,800
- December 2024 Delivery

# Site Aerial



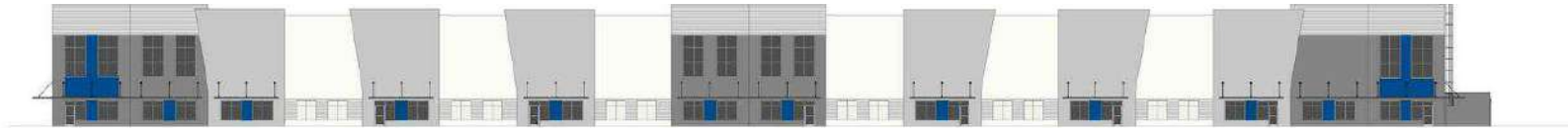
# Site Plan





**Outdoor Storage  
Available  
(5 ± Acres)**

# Exterior Elevations



① NORTH  
1" = 20'-0"



② SOUTH  
1" = 20'-0"



① NORTH  
1" = 20'-0"



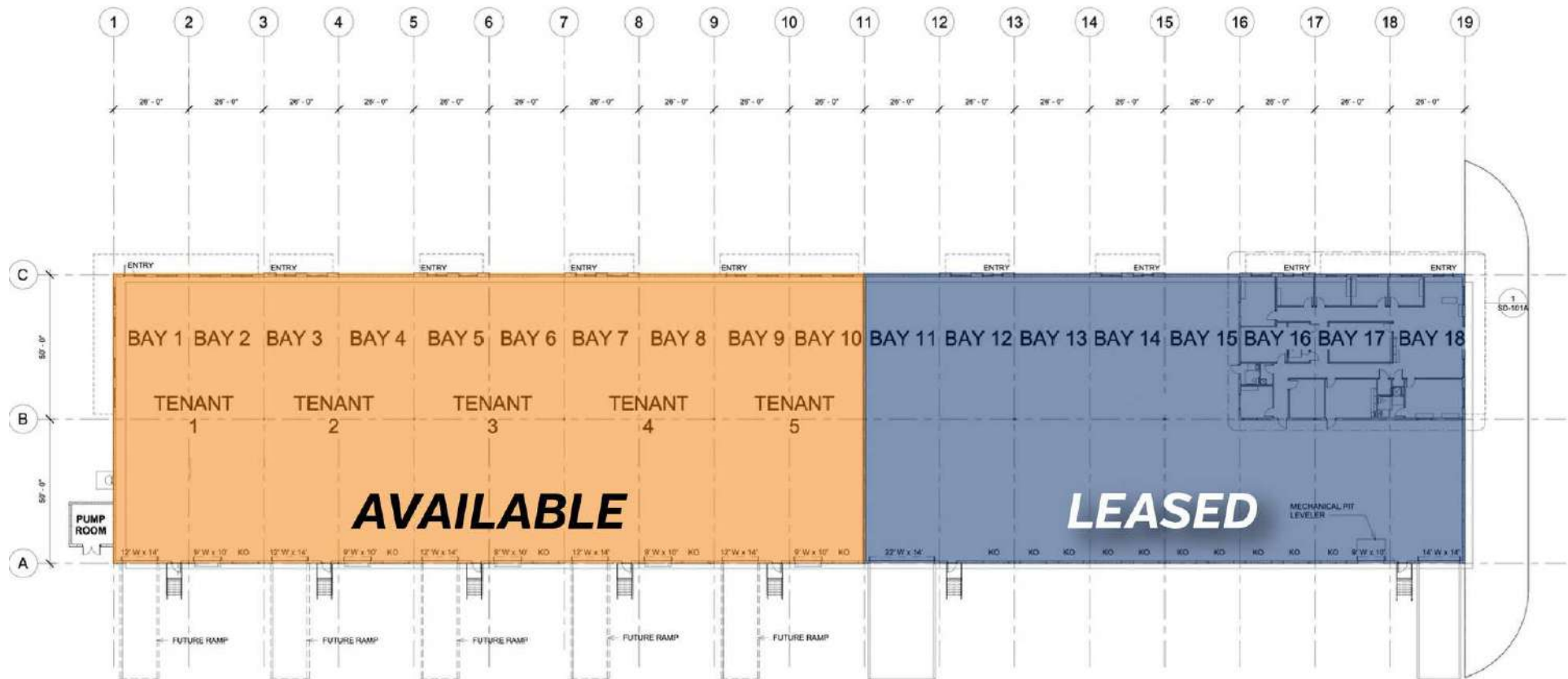
② SOUTH  
1" = 20'-0"

CENTENNIAL BLVD PROPERTY - BUILDING  
1585 CENTENNIAL BLVD  
BARTOW, FL 33830  
EXTERIOR ELEVATIONS

| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |

DESIGNED BY: SAUNDERS RALSTON DANTZLER  
DRAWN BY: SAUNDERS RALSTON DANTZLER

# Schematic Floor Plan - Building 1



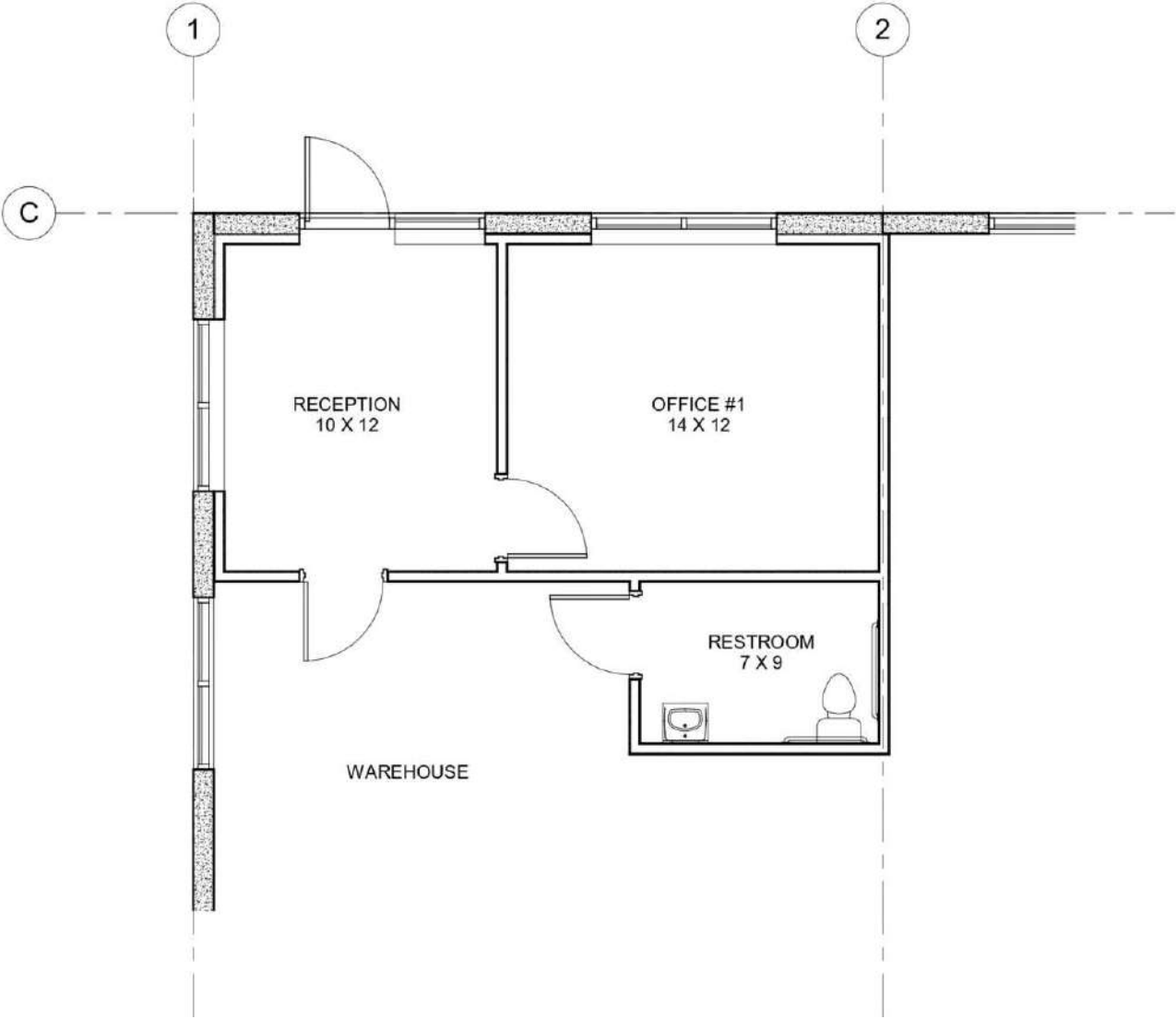
1 SCHEMATIC FLOOR PLAN  
1" = 20'-0"

# Schematic Floor Plan - Building 2

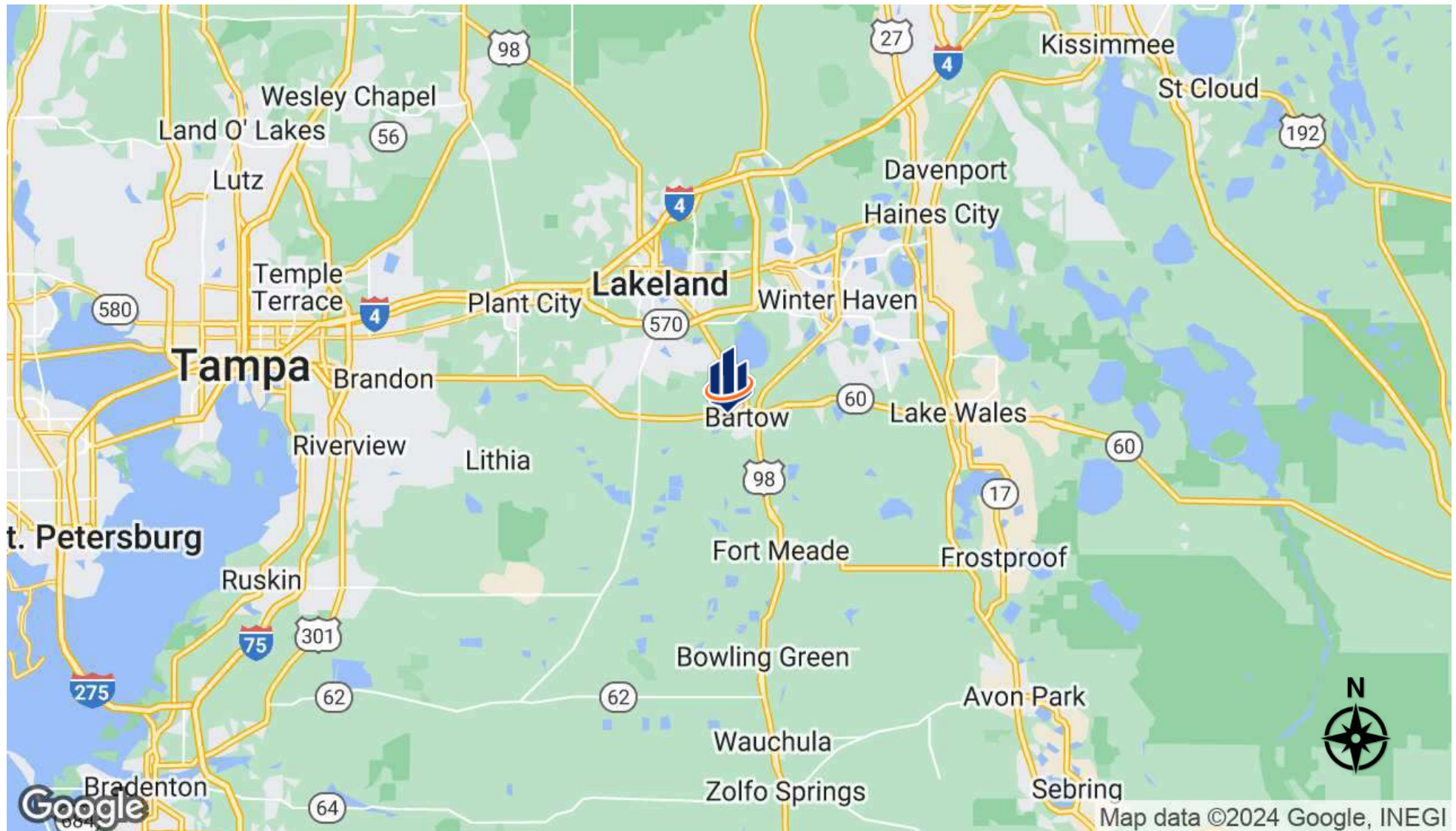




# Spec Office Floor Plan



# Regional Map



# Employment Overview

Centennial Business Complex (30 minutes)  
1585 Centennial Blvd, Bartow, Florida, 33830  
Drive time of 30 minutes

Prepared by Esri  
Latitude: 27.8920  
Longitude: -81.8643

## Employment Overview

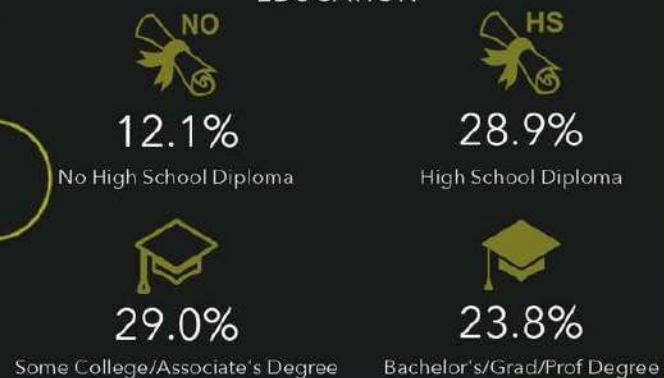
Centennial Business Complex

Drive time of 30 minutes

### INCOME



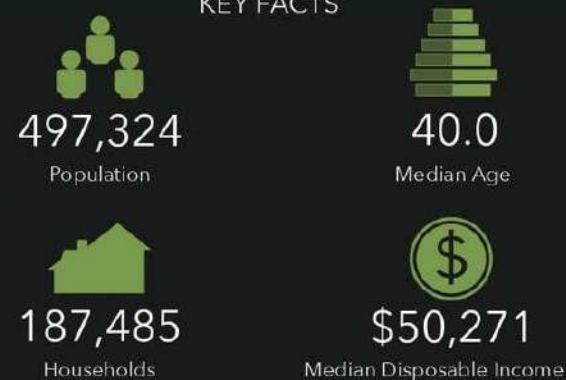
### EDUCATION



### BUSINESS



### KEY FACTS



### COMMUTERS



### EMPLOYMENT



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-MRI-Simmons (2023), ACS (2017-2021).



## POLK COUNTY FLORIDA

|             |               |            |                      |
|-------------|---------------|------------|----------------------|
| FOUNDED     | 1861          | DENSITY    | 413.4 people/sq. mi. |
| COUNTY SEAT | Bartow        | POPULATION | 775,084 [2023]       |
| AREA        | 1,875 sq. mi. | WEBSITE    | polk-county.net      |

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

# Market Area Map





**LAUREN SMITH, CCIM, CPM**

Senior Advisor

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FL #SL3235233

## PROFESSIONAL BACKGROUND

Lauren Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Lauren works with clients to increase the value and performance of their real estate investments. She believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over 15 years, handling every aspect such as sales, leasing, property management, and development. She is a member of the International Council of Shopping Centers (ICSC) and a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM). Lauren earned her Certified Commercial Investment Member (CCIM) designation in 2021 and has more recently obtained her Broker's license.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She serves on the Lakeland Chamber of Commerce Board of Directors and holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Lauren specializes in:

- Sales
- Leasing
- Property Management
- Development



## CARLY POWELL

Advisor

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### PROFESSIONAL BACKGROUND

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

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member [CCIM] candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development

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