



# LAKELAND INDUSTRIAL PROPERTY - 10,500 SF ON 1.04 ACRES

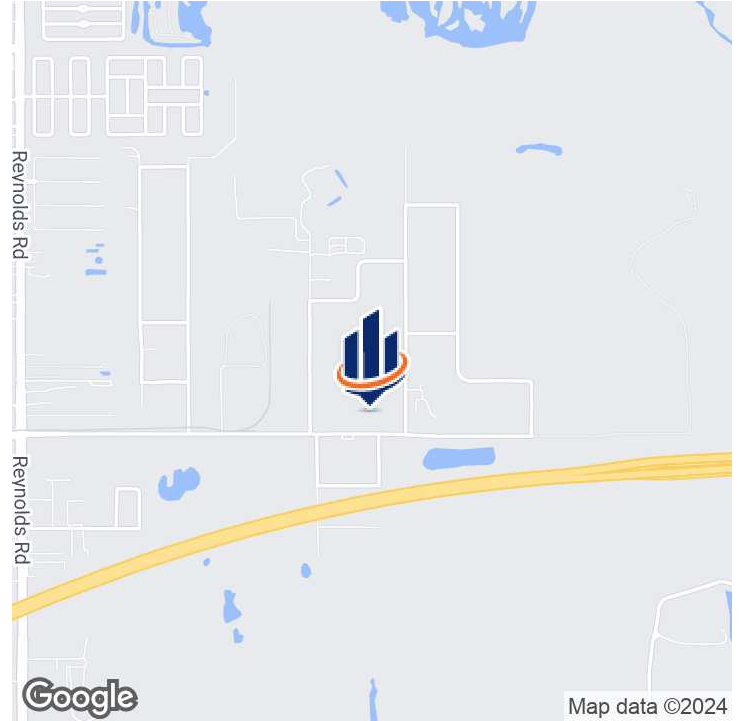
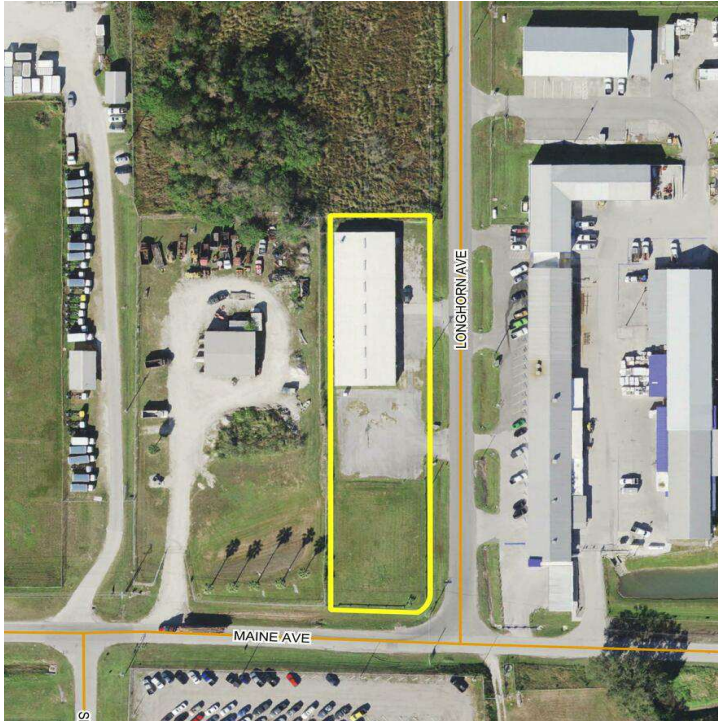
4360 MAINE AVE  
LAKELAND, FL 33801

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# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$1,425,000</b>
Building Size:	10,500 SF
Lot Size:	1.04 Acres
Price / SF:	\$135.71
Year Built:	1988
Zoning:	IND
APN:	24-28-26-242500-006402

## PROPERTY OVERVIEW

Excellent opportunity for an owner/user or investor on this 10,500 SF building in southeast Lakeland. The structure consists of finished air conditioned offices with drop ceilings, a large open air conditioned space, with the remaining space being a traditional open warehouse.

The present tenants are a photography studio, a games supplier, and the owners who utilize some additional office space. All tenants are associated with the owners and therefore have no formal agreements in place, nor is any rent paid, at present. These spaces could be vacated in 30 days of notice.

The property is on 1 acre - the current structure could likely be expanded and there is room to possibly erect an additional structure closer to Maine Ave and use the middle area as common area parking.



## PROPERTY HIGHLIGHTS

- 10,500 SF office/warehouse opportunity in southeast Lakeland on 1.04 acres.
- The property is zoned IND, unincorporated Polk County. This is a generous zoning classification and allows the following main uses: heavy machinery equipment and sales, kennels, manufacturing, office, warehousing, commercial vehicle parking and many more.
- Approx. breakdown of space - A/C offices & photo studio - 3,060 SF, open A/C large space - 3,240 SF and warehouse (no air), but insulated ceilings - 4,200 SF. Spaces can be combined or further separated.
- There are 4 roll up doors at this property - (2) x 10 x 10, and (2) x 12 x 12.
- 14' clearance in the main open warehouse. Drop ceilings in the air conditioned space at 10'.
- Office spaces as is market lease rates - \$12-14 per square foot. Non air conditioned warehouse space at \$10-\$11 per square foot.
- Possible income - 6,300 SF x \$13 - \$81,900. 4,200 SF x \$10 + \$42,000. Total income possibility at \$123,900.
- 2 total bathrooms in the building. One full bathroom and 1 half. Concrete floors throughout.
- Ample parking at the site, 20 plus spaces. The lot is not lined for parking at present.
- Electric service provided by Lakeland Electric.
- FGUA (Florida Governmental Utility Authority) provides water and sewer.



Longhorn Ave

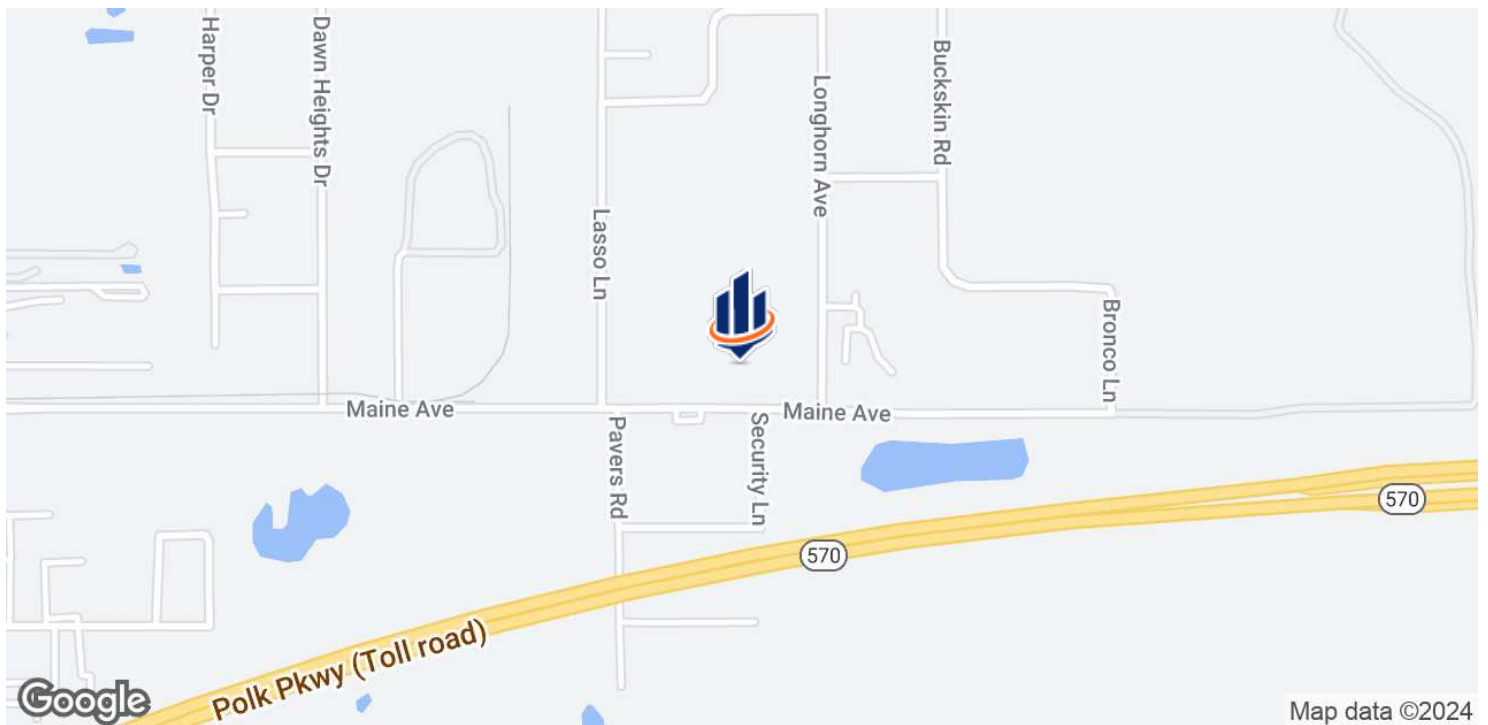
Maine Ave



# Interior Photos



# Regional & Location Map



# Market Area Map





**LAKELAND**  
**POLK COUNTY**

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	<a href="http://lakelandgov.net">lakelandgov.net</a>
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.

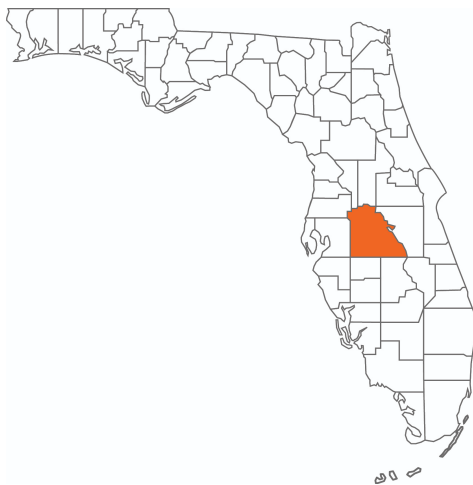
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and 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.





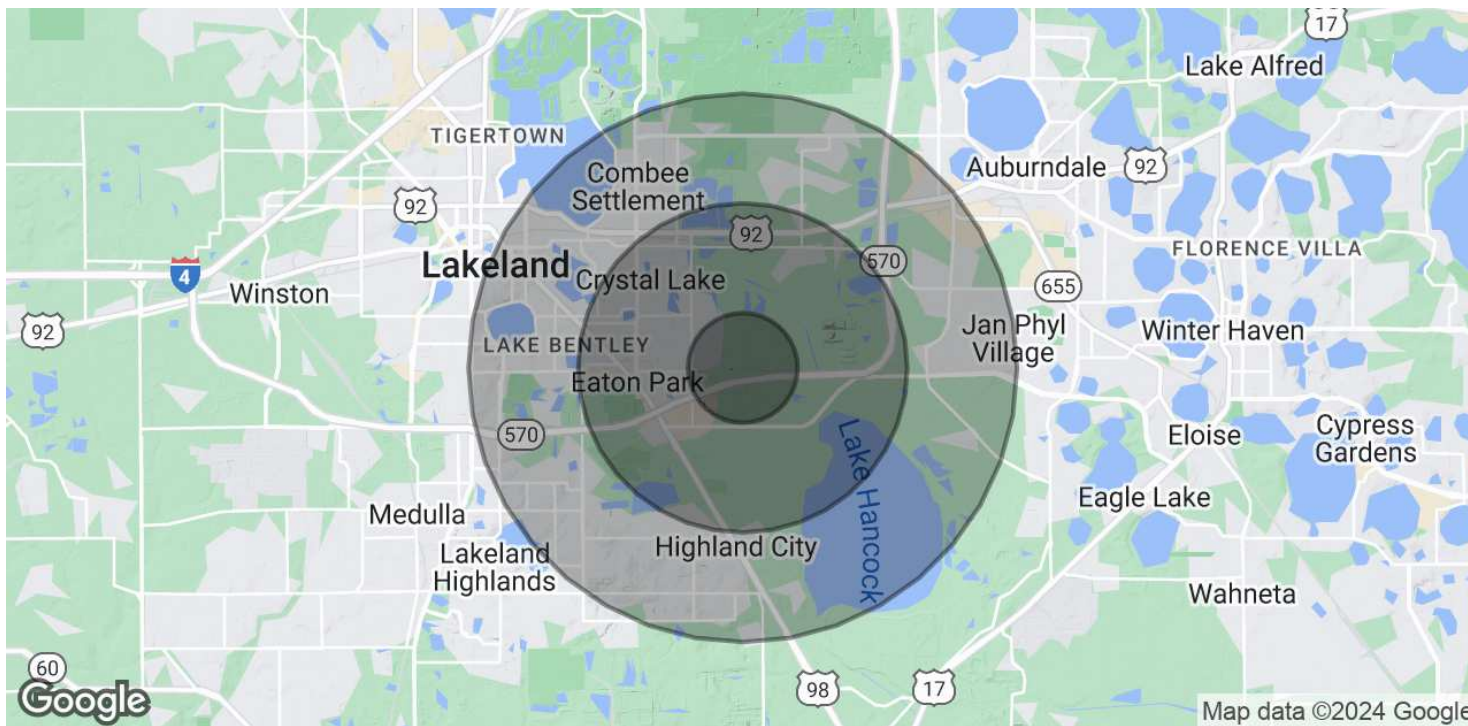
## POLK COUNTY FLORIDA



Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between 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, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	327	17,303	76,779
Average Age	47	42	41
Average Age (Male)	47	41	40
Average Age (Female)	47	43	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	147	6,832	29,008
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$64,086	\$64,704	\$82,254
Average House Value	\$162,861	\$171,222	\$242,719

Demographics data derived from AlphaMap



## CRAIG MORBY

Senior Advisor

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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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Senior Advisor

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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



## CARSON FUTCH

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### PROFESSIONAL BACKGROUND

Carson Futch is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

While located in Northeast Georgia, Carson holds a Broker Associate license in both Florida and Georgia. He is a 6th-generation Floridian, a Plant City native, and grew up on a working ranch and citrus operation. During the 43 years of his career, Carson has been an owner and manager of different businesses involved in real estate sales, development, agriculture production, harvesting, marketing, and agritourism.

While at SVN | Saunders Ralston Dantzler, Carson has accumulated over \$50 million in sales since 2015, representing 6200+ acres. He has represented buyers and sellers of plant nursery operations, cattle ranches, hunting and recreational properties, as well as citrus groves and nurseries. Carson has also worked on many transactions involving the conversion of groves and ranches into solar farms, strawberry, vegetable, and tree farms, fish farms, commercial properties, and medical marijuana facilities.

Additionally, Carson is also an active volunteer who has served on various councils and committees for his church, community, and the agricultural industry. He is a past president of the Rotary Club of Plant City, Florida where he was a member for 28 years.

Carson obtained a Bachelor of Science degree in Agriculture, School of Food, and Resource Economics from the University of Florida in 1981.

Carson specializes in:

- Farmland
- Ranchland
- Hunting & Recreational Land
- Medical Marijuana Facilities (Growing and Processing)
- Plant, Citrus, and Foliage Nursery Operations
- Commercial & Residential Development Tracts

### MEMBERSHIPS

- Georgia Farm Bureau
- Florida Association of Agri Tourism
- Florida Nursey Growers and Landscapers Association



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