



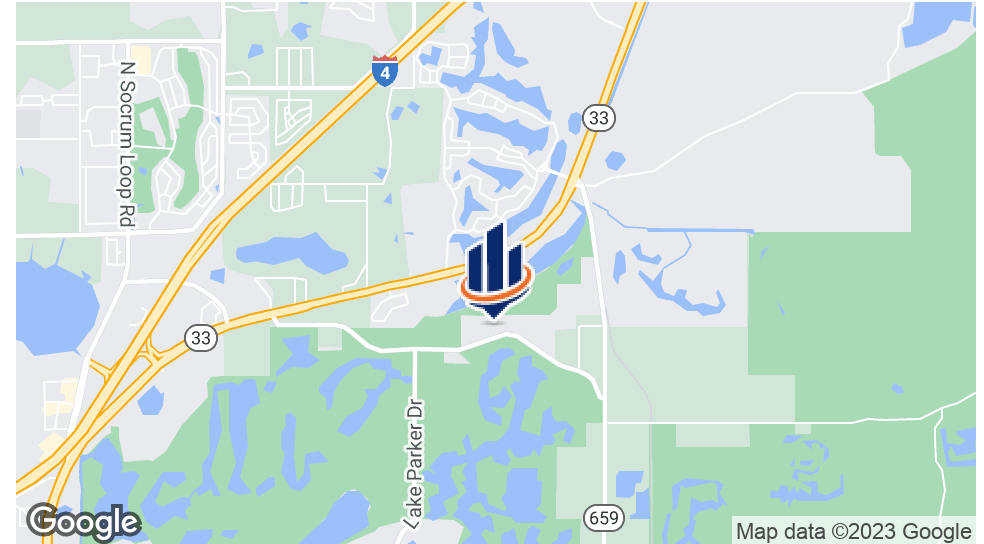
**FOR LEASE  
BRIDGEWATER  
COMMERCIAL PARK**

2384 OLD COMBEE RD  
LAKELAND, FL 33805

---

**Augie Schmidt**  
863.774.7133  
augie@svn.com

# Property Summary



Available Space: **10,200 ± SF UNIT**

Lease Rate: **\$11.50/SF (NNN)**

## PROPERTY OVERVIEW

This beautifully maintained commercial park is located just south of one of the fastest-growing industrial corridors in the country, known as the I-4 corridor. This strategic location provides easy access to many of Florida's major roadways such as I-4, Polk Parkway, US 27, the Florida Turnpike, and more. The park consists of 13 steel warehouse buildings that are ground level and feature tall ceilings and roll-up doors.

## OFFERING SUMMARY

Units Available	Building 12
Lease Type:	NNN
Year Built:	2008
Zoning:	I-2
Estimated NNN Expenses:	\$1.54/SF
Total Asking Monthly Rent + NNN Expenses:	\$11,084/mo

## AVAILABLE SPACE OVERVIEW

Building 12 is a steel warehouse building that is currently undergoing a refresh. It features a large open warehouse space [roughly 10,000± SF] with 20' ceilings and a windowed office space with an adjacent lobby.

This building features [3] 12'x14' roll-up doors, including a loading well for dock high shipping & receiving



# Space Highlights



## GENERAL INFORMATION

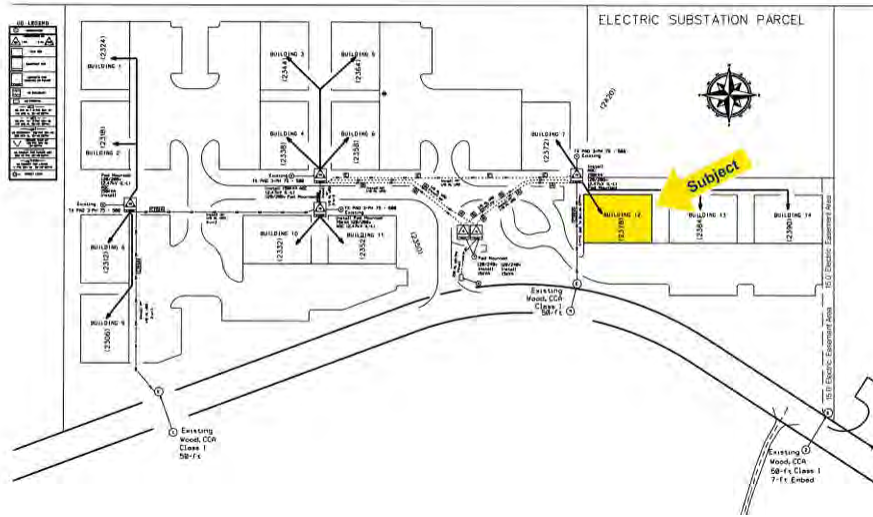
Building Name:	Bridgewater Commercial Park
Street Address:	2306 - 2390 Old Combee Rd
City, State, Zip:	Lakeland, FL 33805
County:	Polk

## SPACE DETAILS

Units:	1
Unit Size:	10,200 SF
Office Space:	1,200 SF
Warehouse Space:	9,000 SF
Ceiling Height:	20 ft
Year Built:	2019



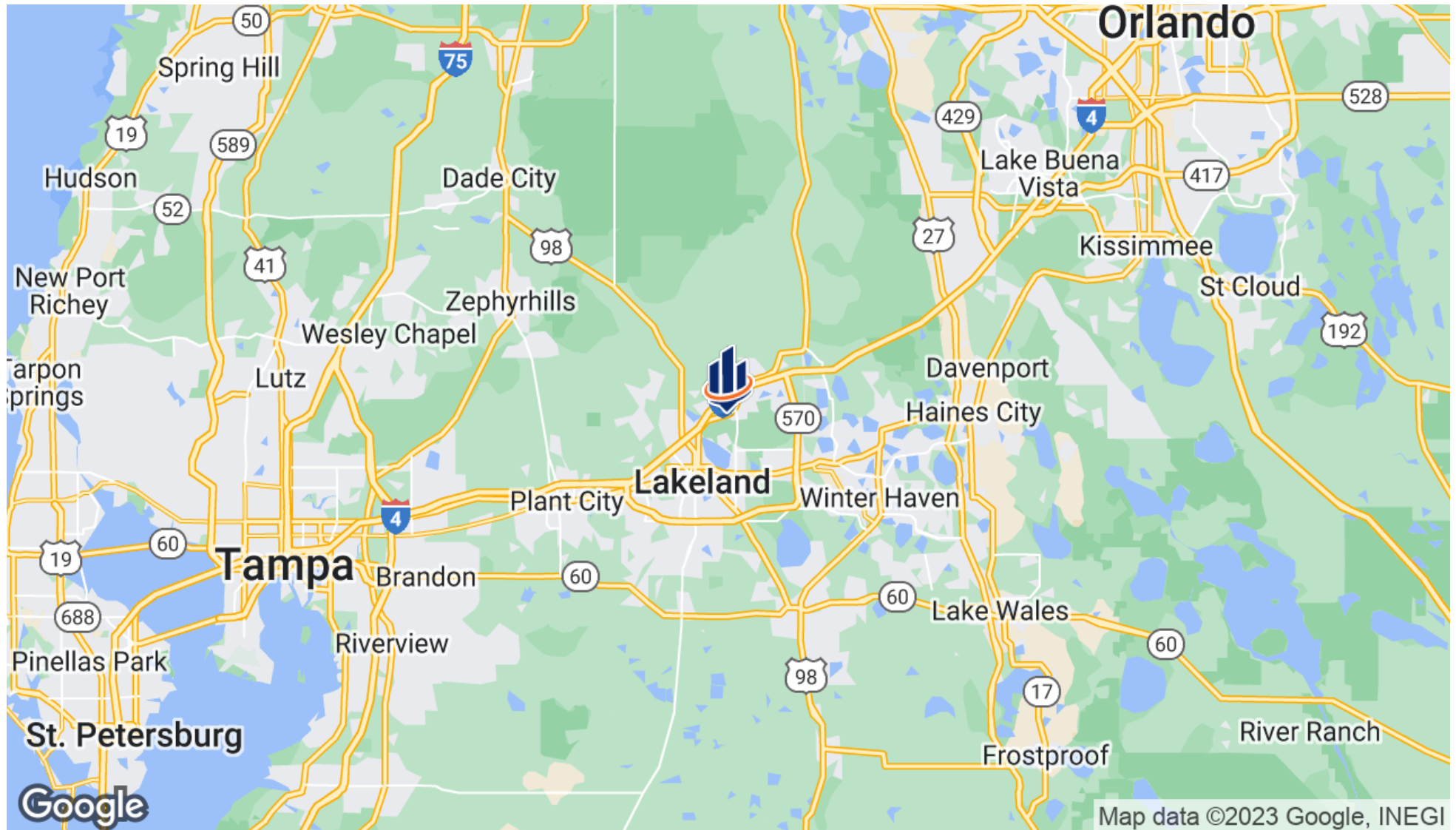
# Lease Spaces



## AVAILABLE SPACES

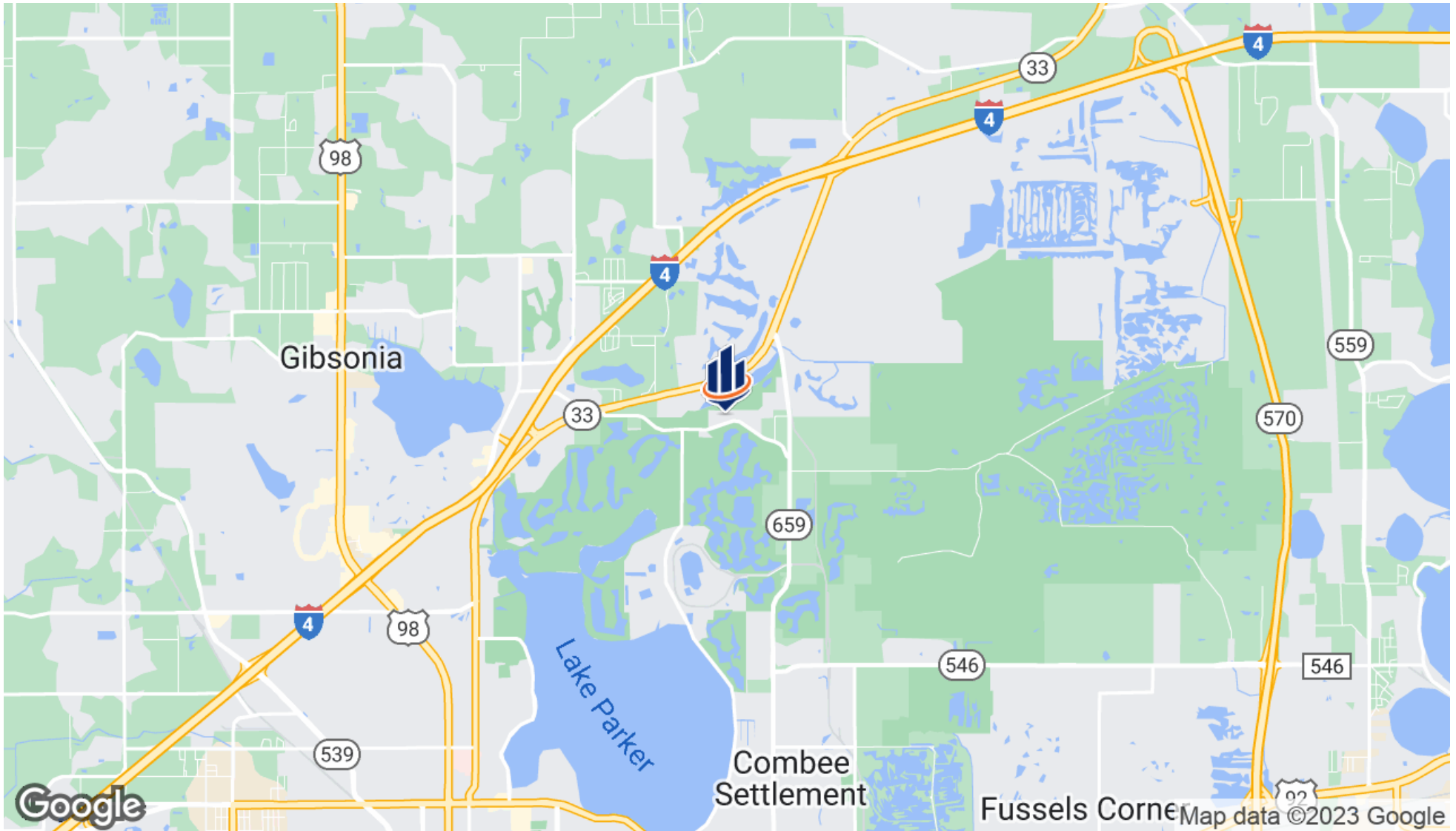
SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 12	-	10,200 SF	NNN	\$11.50 SF/yr	-

# Regional Map





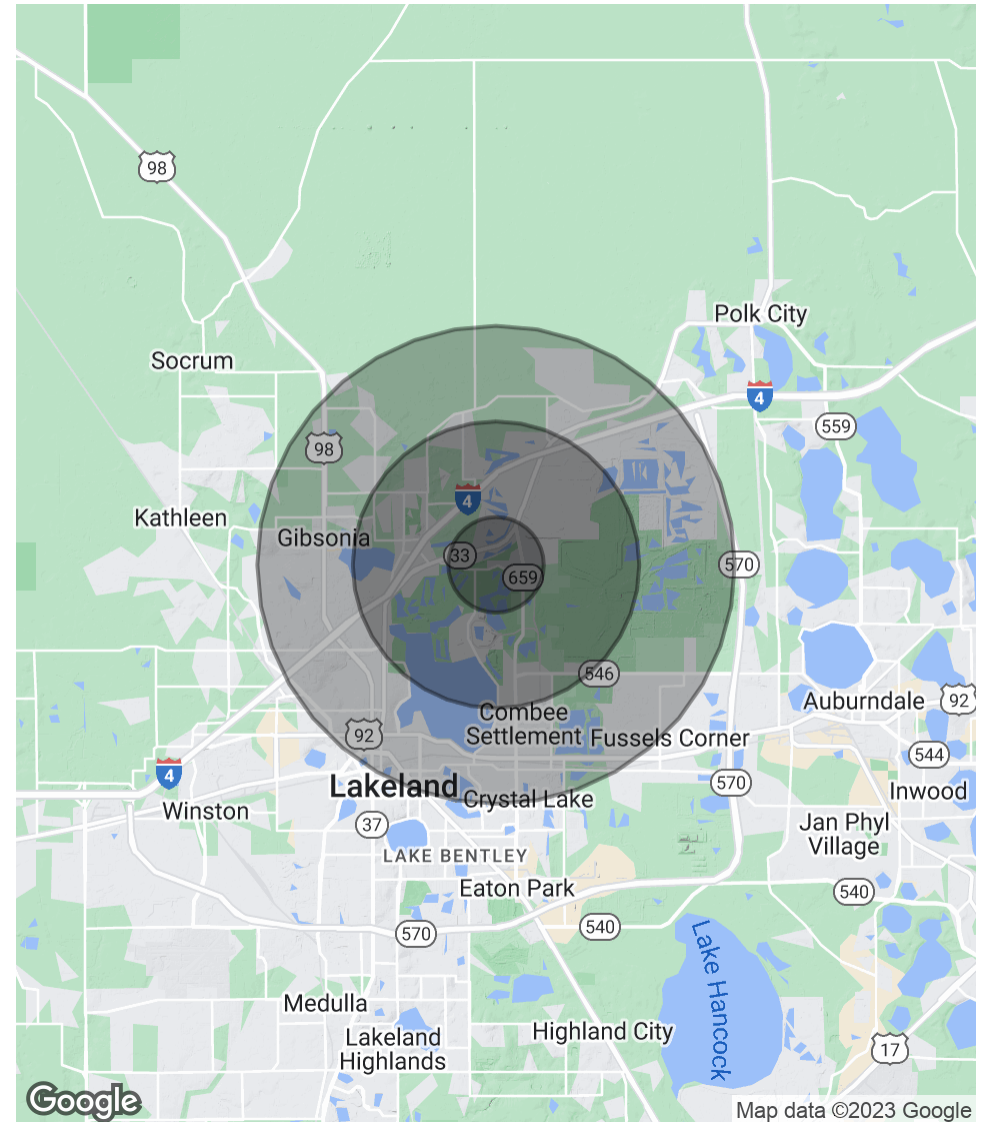
# Location Map



# Demographics Map & Report

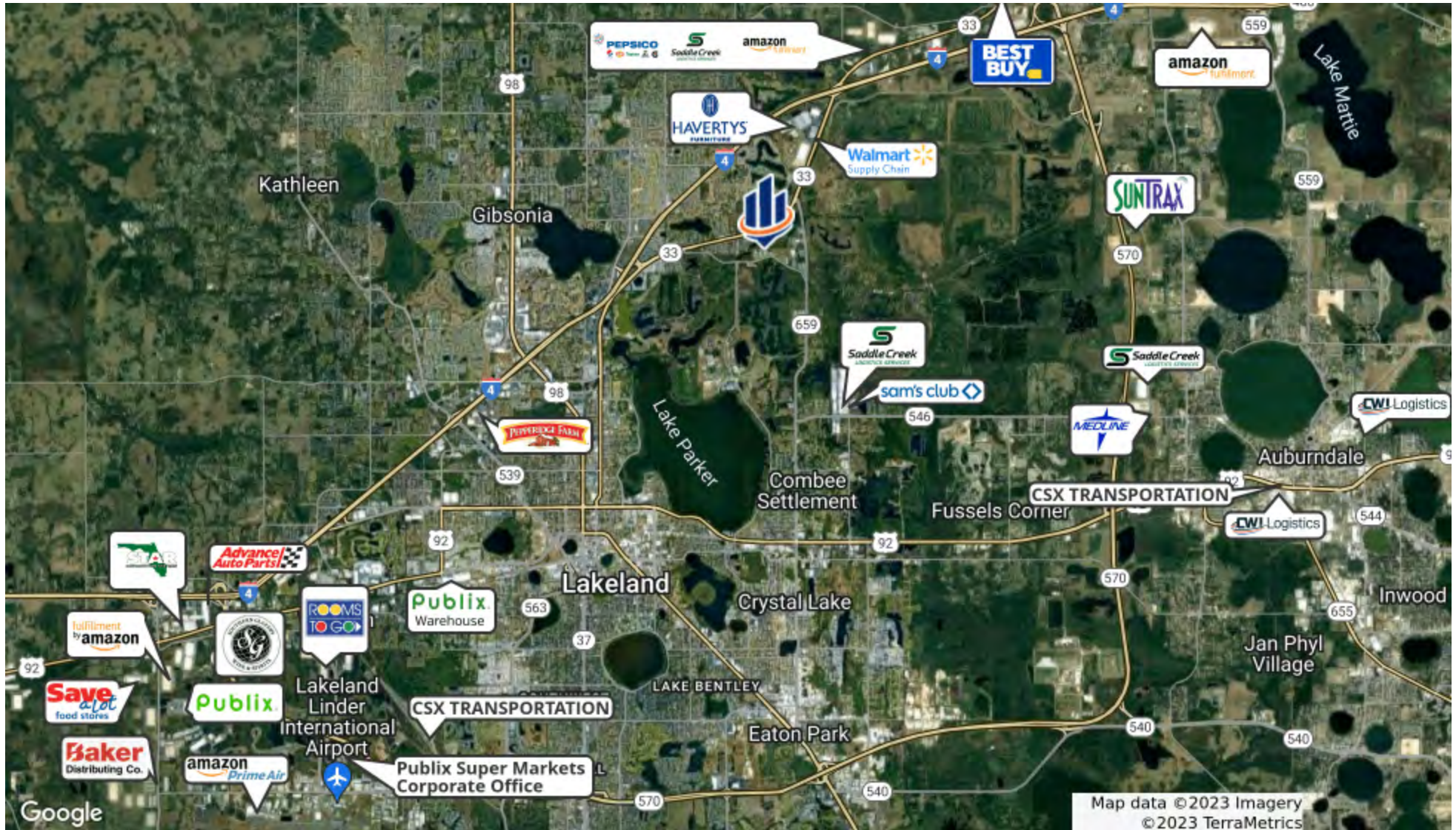
	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	1,158	19,908	76,364
Average age	38.4	41.2	39.1
Average age (Male)	35.6	38.8	36.5
Average age (Female)	39.2	43.2	41.2
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	454	7,906	29,350
# of persons per HH	2.6	2.5	2.6
Average HH income	\$67,296	\$59,222	\$52,259
Average house value	\$153,066	\$184,705	\$169,386

\* Demographic data derived from 2020 ACS - US Census





# Industrial Market



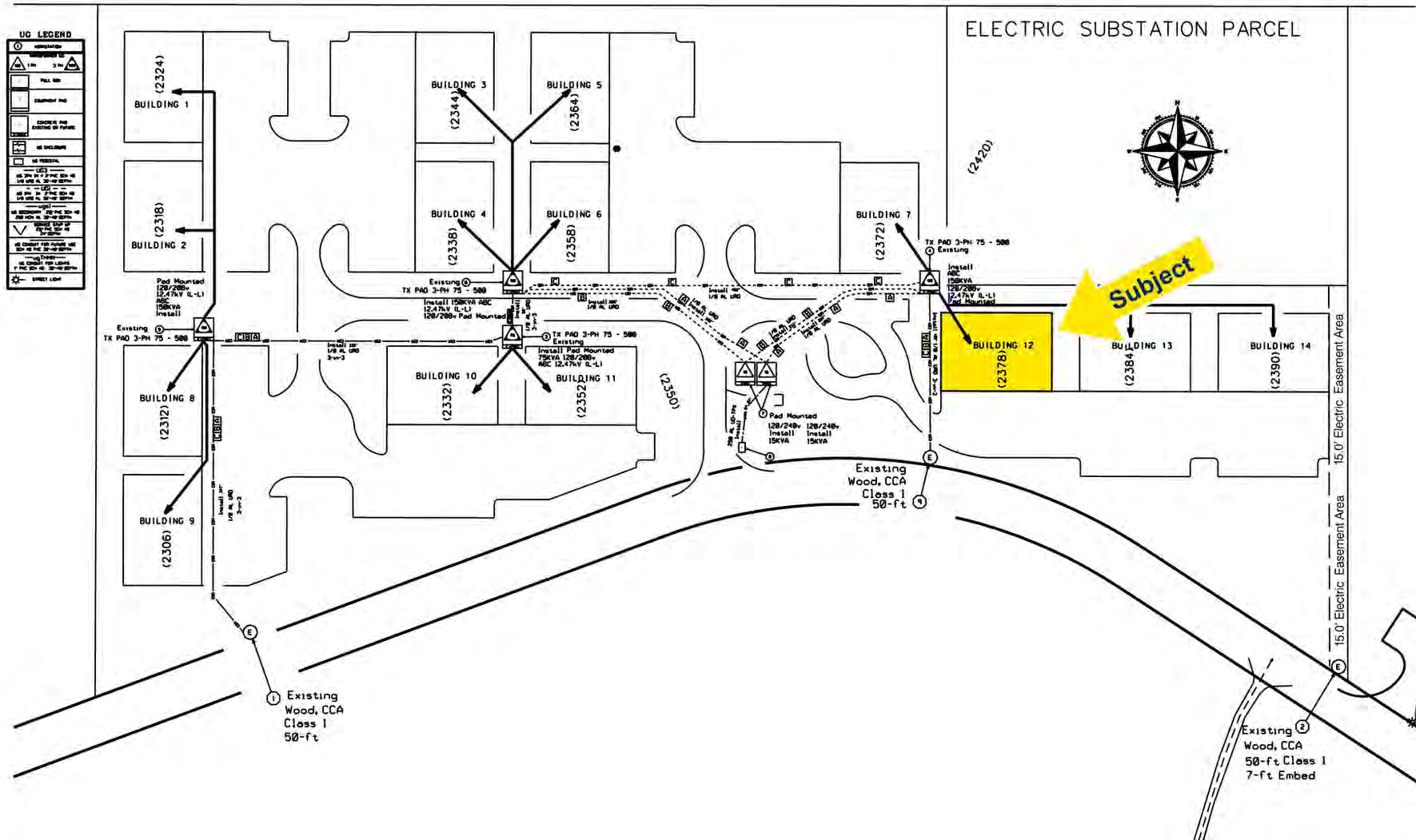


# Neighborhood Area Map





# Site Layout





# Aerial Photo





## AUGIE SCHMIDT

Senior Advisor

augie@svn.com

Cell: 863.409.2400

FL #SL3407527

### PROFESSIONAL BACKGROUND

Augie Schmidt is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

During Q3 of 2020, Augie was ranked #3 out of 1,600+ 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 two children AJ and Baylin. 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

### MEMBERSHIPS

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





For more information visit [SVNsaunders.com](http://SVNsaunders.com)

### HEADQUARTERS

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

### ORLANDO

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, Florida 32055  
386.438.5896

### GEORGIA

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

©2022 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$4 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

