

PROPERTY DESCRIPTION

This property has a total of 18,760 SF warehouse buildings on 4.4 acres with grade level access, built in 2003, located on Commercial Blvd with 3 separate property access, near Recker Hwy, in the industrial hub of Winter Haven. The land use is BPC-2 (business park center) which allows light manufacturing, warehouse, storage and some limited retail uses.

Suite 201 has a total of 5,400 SF, with 3,200 SF of 14' clear warehouse, 6 grade level doors and approximately 2,200 SF of office including reception, 7 private offices, large open space with kitchenette and 2 restrooms. Some covered parking area in the back of the building.

Strategically located in Winter Haven in the industrial hub of Central Florida, quick access to US-92, I-4 (Tampa & Orlando) and Hwy 60 (Fort Myers & Miami/South Florida). Great fit for distribution, storage, manufacturing, showroom and more. Access most of Polk County (Lakeland, Bartow, Haines City, Polk City, Lake Wales, Mulberry and Plant City) within 30 minutes.

OFFERING SUMMARY

Lease Rate:	Call 863-250-2502 for pricing
Available SF:	5,400 SF
Lot Size:	4.4 Acres
Building Size:	18,760 SF
Zoning:	BPC-2
Year Built:	1990
Loading:	Grade Level
Market:	Tampa / St Petersburg
Submarket:	Polk County

DEMOGRAPHICS	5 MILES	15 MILES	30 MILES
Total Households	35,300	212,472	501,789
Total Population	87,460	507,976	1,149,117
Average HH Income	\$51,895	\$58,064	\$56,201

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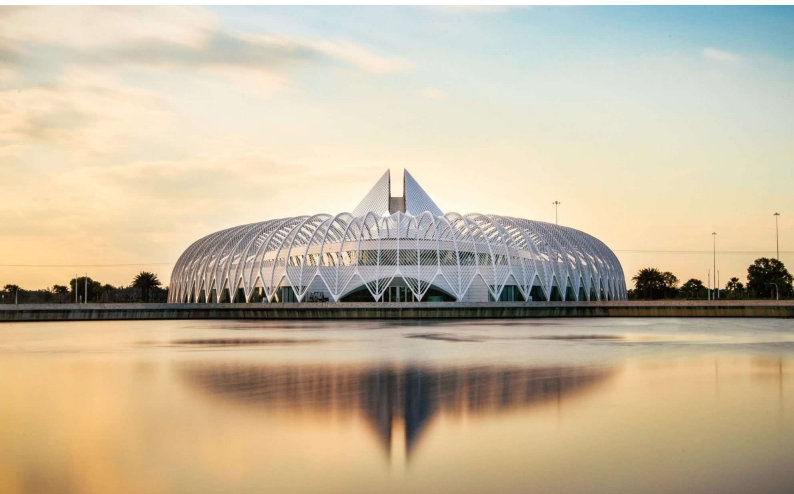
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CITY OF WINTER HAVEN

Winter Haven shines as an authentic gem in the heart of Florida's Super Region—the 9th-largest regional economy in the United States. Fueled by our unparalleled transportation and technology connectivity, diverse, well-prepared workforce and affordable lakeside lifestyle, Winter Haven has emerged as a choice destination for business and pleasure with enormous potential for growth. Home to LEGOLAND Florida Resort, this is a dynamic city with incredible momentum.

WORKFORCE

Florida Polytechnic and Polk State College are prime examples of educational institutions working directly with the private sector to conduct research and training that meets the needs of industry. As Winter Haven expands its regional connectivity, Florida Polytechnic and Polk State are leading the way in workforce development to meet the growing demands of the region.

ECONOMIC COUNCIL & BUSINESS ASSISTANCE

The WHEDC is working for the benefit of community and economic growth. The WHEDC staff and investors use our vision and technical expertise to assist the community and WHEDC stakeholders with growth, engagement, collaboration, guidance, and vision.

Visit <https://www.whedc.com/> for more information.

ACCESS & TRANSPORTATION INFRASTRUCTURE

Our strategic location positions you at the center of the state and at the mouth of the global marketplace. In addition to a comprehensive network of road and rail, Central Florida has two international airports within 40 miles and access to five deep water seaports, making the region a smart choice for any business. International companies and those with a focus on global trade will appreciate our close proximity to seaports, including the second largest Foreign Trade Zone network in the country.

Winter Haven's recently-opened CSX Intermodal center, which handles more than 300,000 shipping containers

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LEGEND

Available

Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	DESCRIPTION
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201	Available	5,400 SF	NNN	Total of 5,400 SF, with 3,200 SF of 14' clear warehouse, 6 grade level doors and approximately 2,200 SF of office including reception, 7 private offices, large open space with kitchenette and 2 restrooms. Some covered parking area in the back of the building.
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SUITE 201

- Total of 5,400 SF
- 3,200 SF of warehouse
- 2,200 SF of office
- 14' clear warehouse
- Total of 6 grade level doors
- Reception
- 7 private offices
- Large open space with kitchenette
- 2 restrooms
- Some covered parking area



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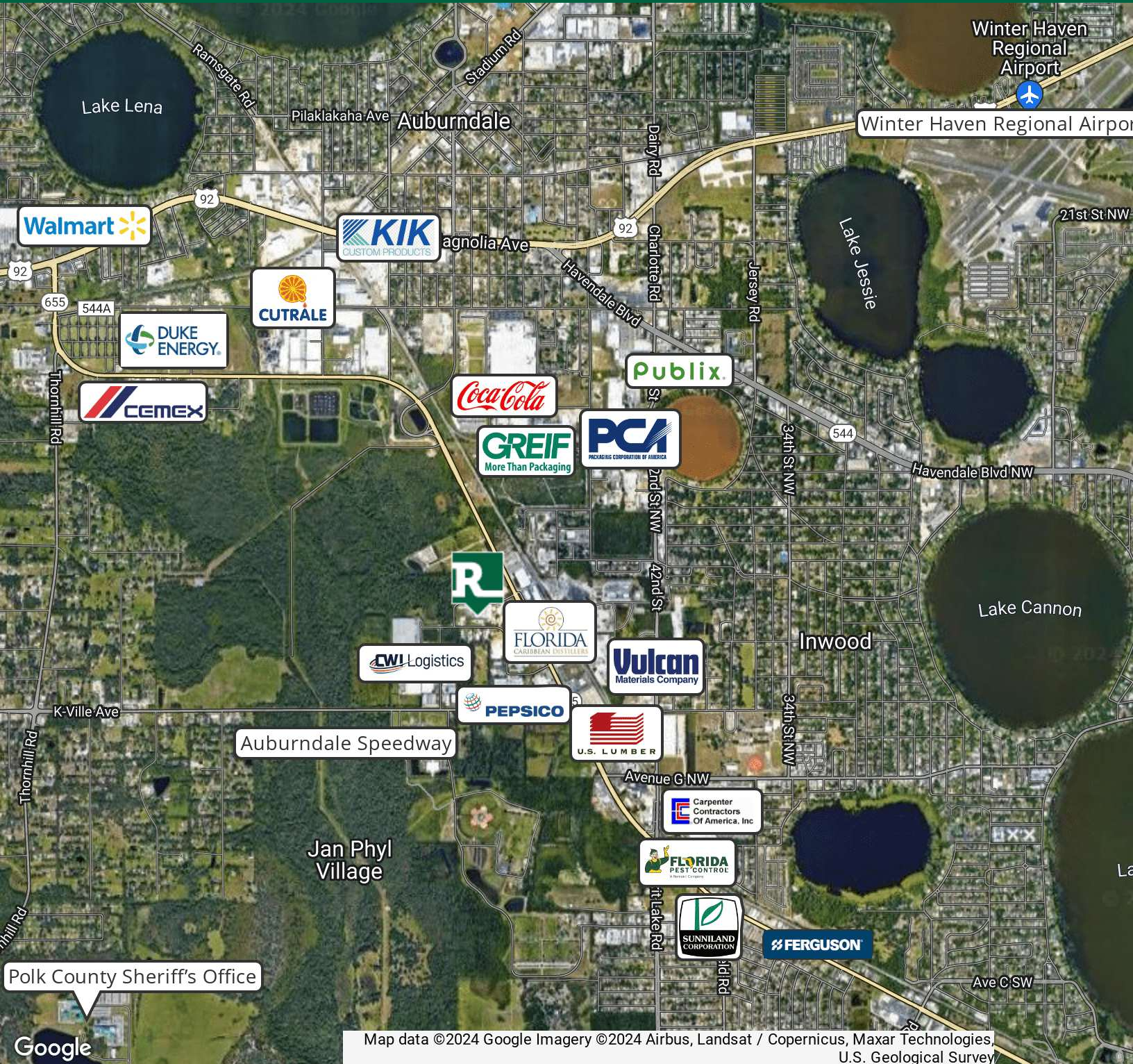


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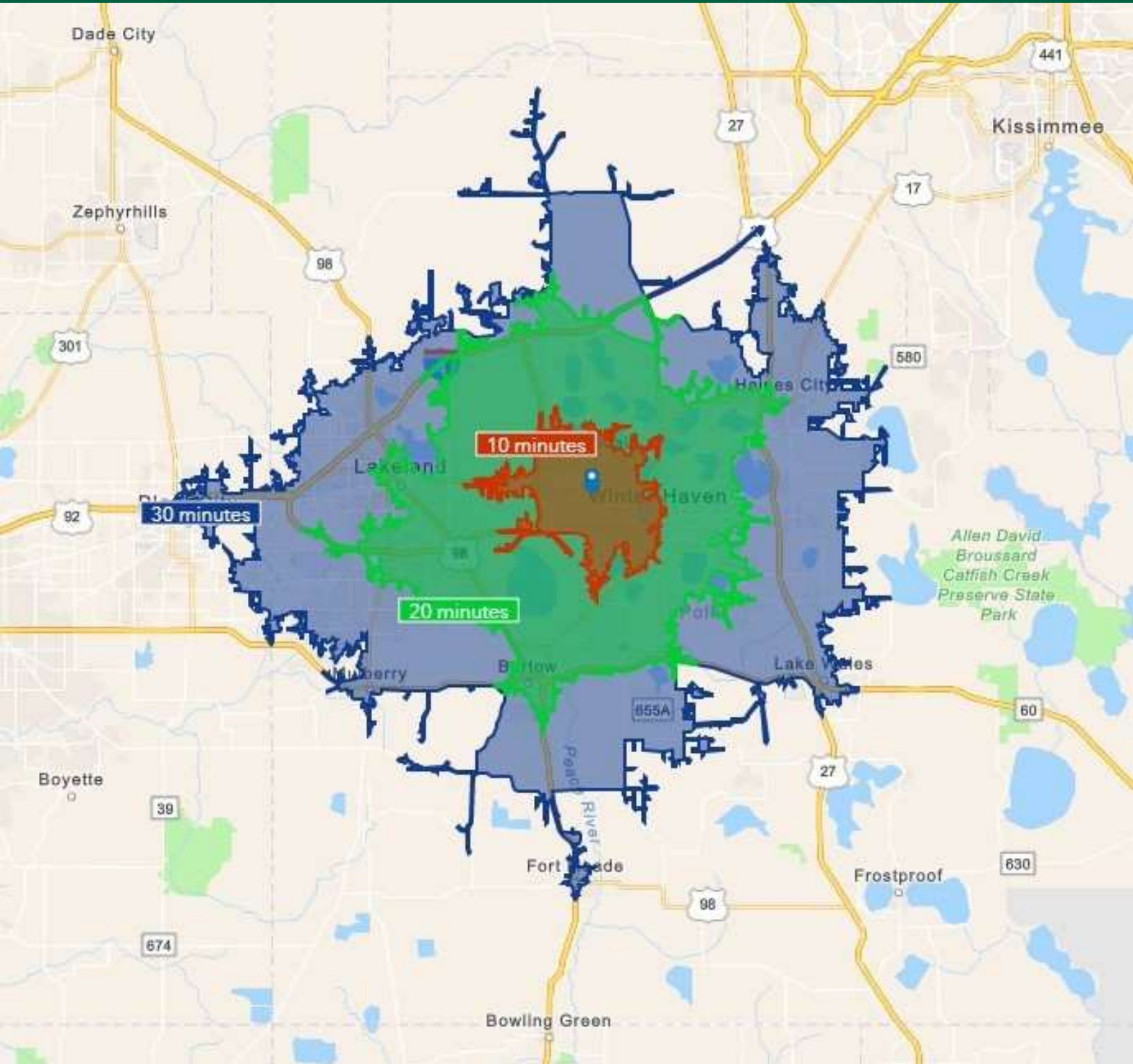


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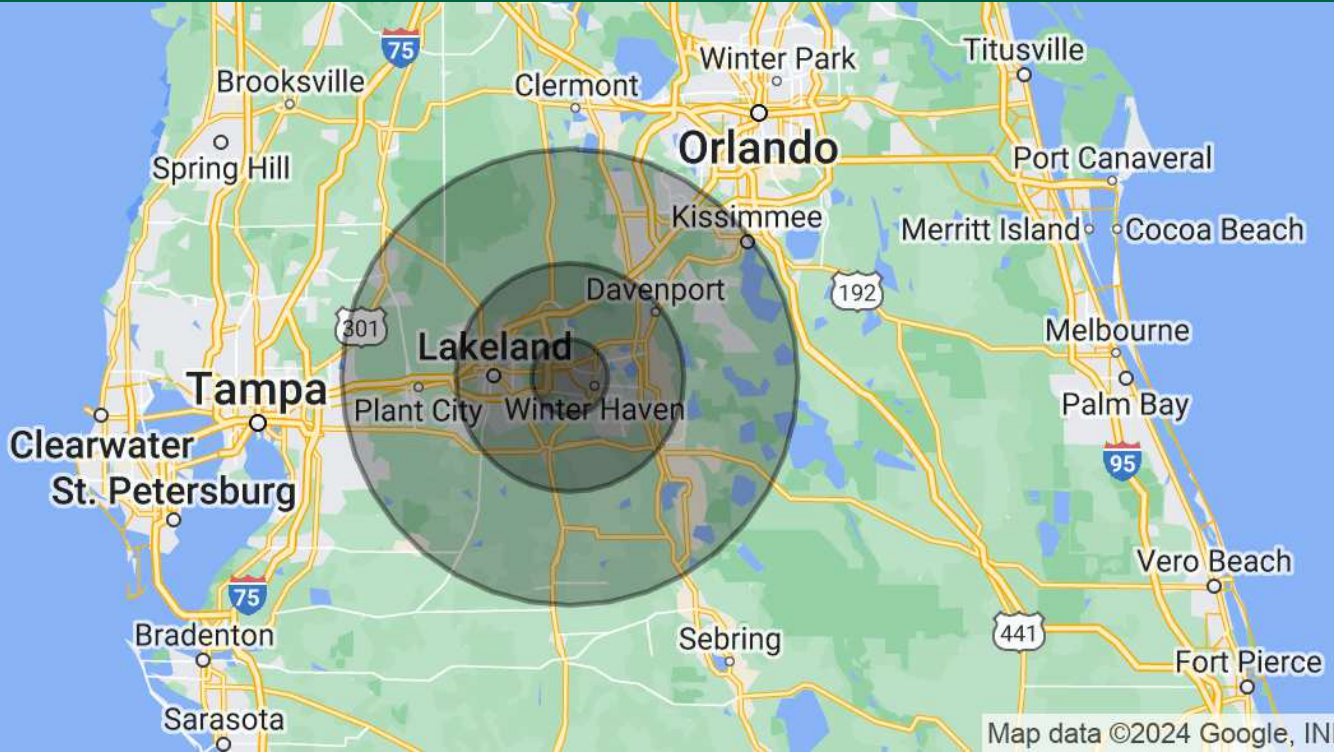
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POPULATION

	5 MILES	15 MILES	30 MILES
Total Population	87,460	507,976	1,149,117
Average Age	41.0	41.0	40.5
Average Age (Male)	38.6	39.9	39.3
Average Age (Female)	42.6	42.1	41.5

HOUSEHOLDS & INCOME

	5 MILES	15 MILES	30 MILES
Total Households	35,300	212,472	501,789
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$51,895	\$58,064	\$56,201
Average House Value	\$124,529	\$158,372	\$175,823

TRAFFIC COUNTS

Commercial Blvd	15,300/day
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* Demographic data derived from 2020 ACS - US Census

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Vice President of Brokerage

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PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

EDUCATION

FGCAR Commercial Real Estate University Courses
Lipsey School of Real Estate - Commercial MICP Designation

MEMBERSHIPS

Certified Commercial Investment Member Institute (CCIM), Candidate
Society of Industrial and Office REALTORS (SIOR), Member Associate
Manufacturing & Supply Chain of Mid Florida
NAIOP Member of Central Florida
National Realtor Association
Lakeland Realtor Association

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