



PROPERTY DESCRIPTION

This 26,800 SF warehouse/office building both grade level and dock high is located on Recker Hwy, in the industrial hub of Winter Haven. The land use is BPC-2 (business park center) which allows manufacturing and some retail uses. There's a total of 35 parking spaces and up to 0.50 acre available.

Unit 401 is 3,900 SF of 1st floor air-conditioned flex space, with 900 SF of office space and two restrooms. Unit 402 is 6,000 SF 2nd floor air-conditioned storage space. Both spaces are currently leased together but could be split if needed.

Unit 500 is 2,400 SF warehouse space with 5 grade level doors (one 12'x14' and four 8'x8'), 16' height and 1 restroom.

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, Lake Wales, and Plant City) within 30 minutes.

OFFERING SUMMARY

| | |
|----------------|----------------------|
| Lease Rate: | Call for Pricing |
| Available SF: | 2,400 - 12,300 SF |
| Lot Size: | 2.82 Acres |
| Building Size: | 26,800 SF |
| Year Built: | 1989 |
| Land Use: | BPC-2 |
| Parking: | 35 spaces |
| Market: | Tampa/St. Petersburg |
| Submarket: | Polk County |

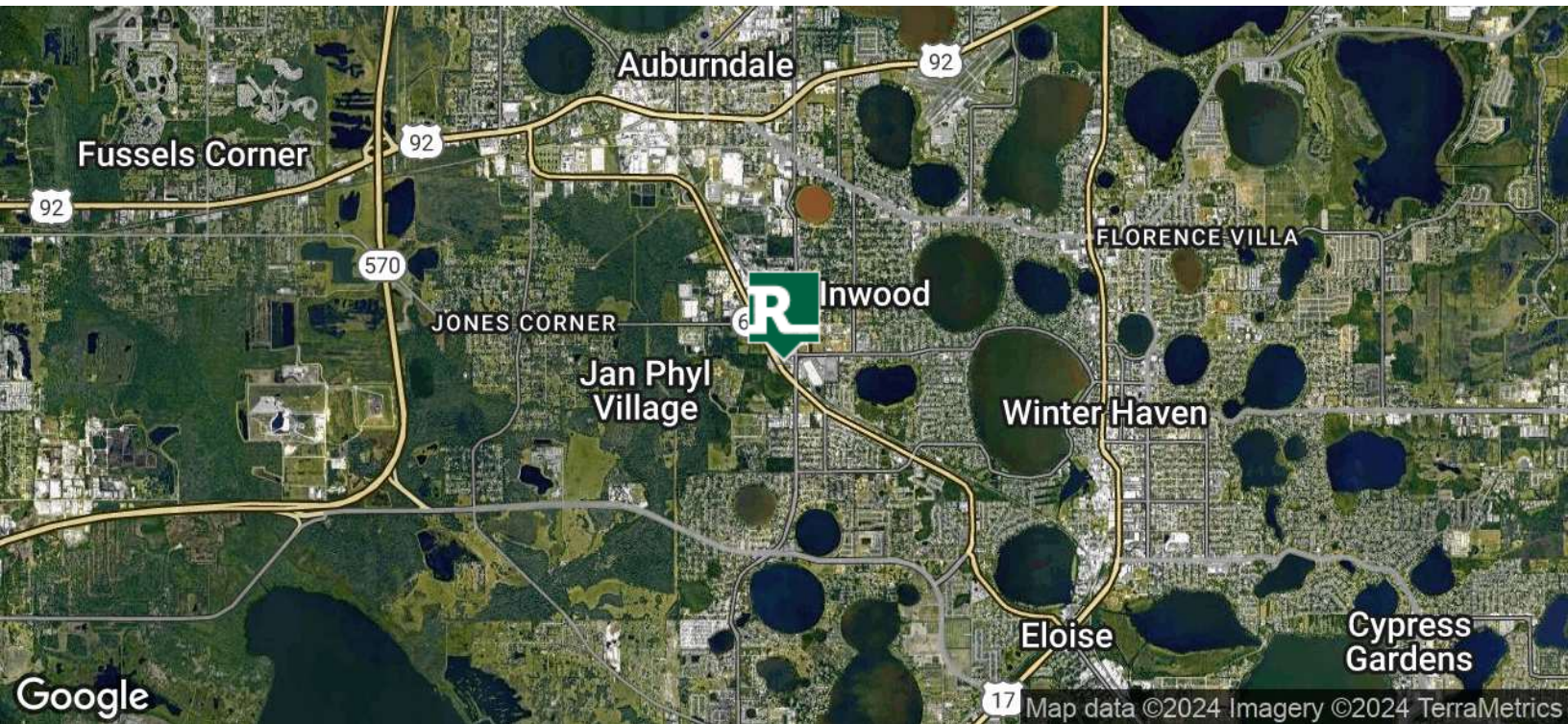
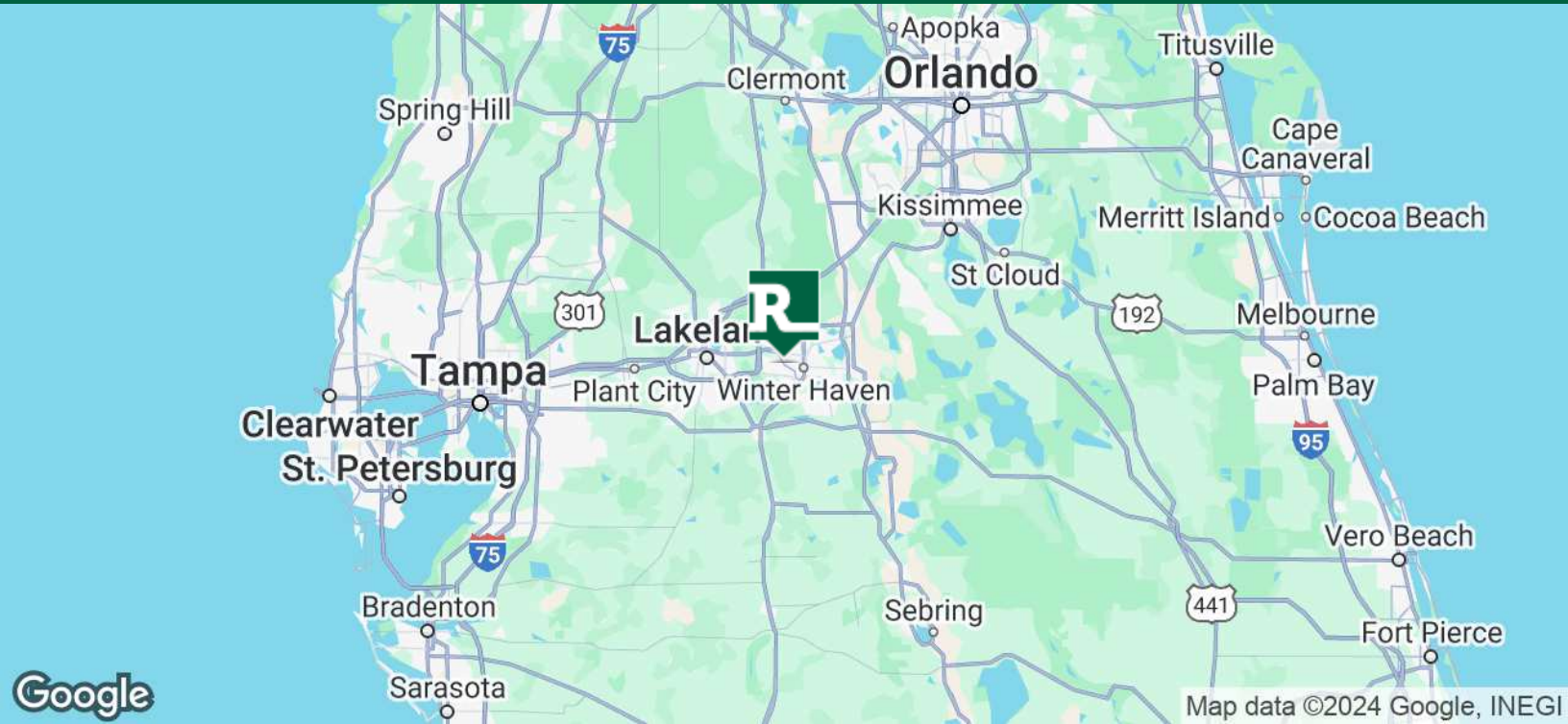
| DEMOGRAPHICS | 5 MILES | 10 MILES | 20 MILES |
|-------------------|----------|----------|----------|
| Total Households | 36,966 | 104,650 | 283,857 |
| Total Population | 92,012 | 250,360 | 678,075 |
| Average HH Income | \$53,171 | \$56,253 | \$57,252 |



LAKELAND IS AN IDEAL LOCATION
FOR DISTRIBUTION

11 million people within 100 miles
21 million people within 200 miles

Need Warehouse Space?
Call the Ruthvens!



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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 and home to LEGOLAND Florida Resort, this is a dynamic city with incredible momentum.

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.

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.

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 each year. Whether you're looking for easy access to global markets or a strategic centralized location that keeps transportation costs down, Polk County's infrastructure will give you the competitive edge you need to stay ahead of the rest.

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| LEGEND |
|----------------|
| Available Soon |
| Unavailable |

AVAILABLE SPACES

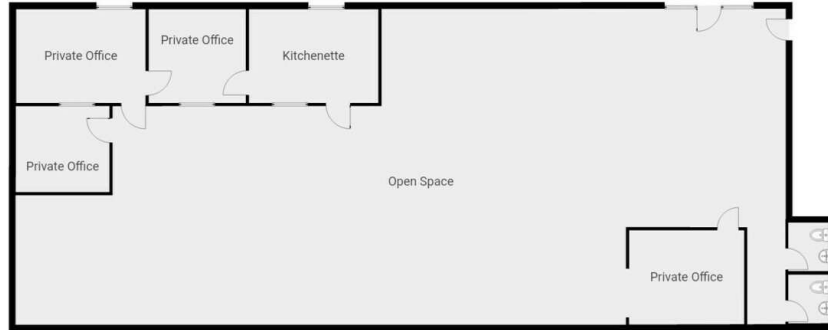
| SUITE | TENANT | SIZE | TYPE | DESCRIPTION |
|-------|----------------|----------|------|--|
| 400 | Available Soon | 9,900 SF | NNN | Unit 400 is 9,900 SF air-conditioned flex space, 1st floor is 3,900 SF with 900 SF of office space with two restrooms. 2nd floor is 6,000 SF. Both floors are currently leased together but could be split if needed. |
| 401 | Available Soon | 3,900 SF | NNN | Unit 401 is 3,900 SF 1st floor air-conditioned flex space, with 900 SF of office space and two restrooms. Could be combined with unit 402 with 6,000 SF of 2nd floor air-conditioned storage space. Both spaces are currently leased together but could be split if needed. |
| 402 | Available Soon | 6,000 SF | NNN | Unit 402 is 6,000 SF of 2nd floor air-conditioned storage space. Could be combined with unit 401 with 3,900 SF of 1st floor air-conditioned flex space, with 900 SF of office space and two restrooms. Both spaces are currently leased together but could be split if needed. |
| 500 | Available Soon | 2,400 SF | NNN | Unit 500 is 2,400 SF warehouse space with 5 grade level doors (one 12'x14' and four 8'x8'), 16' height and 1 restroom. |

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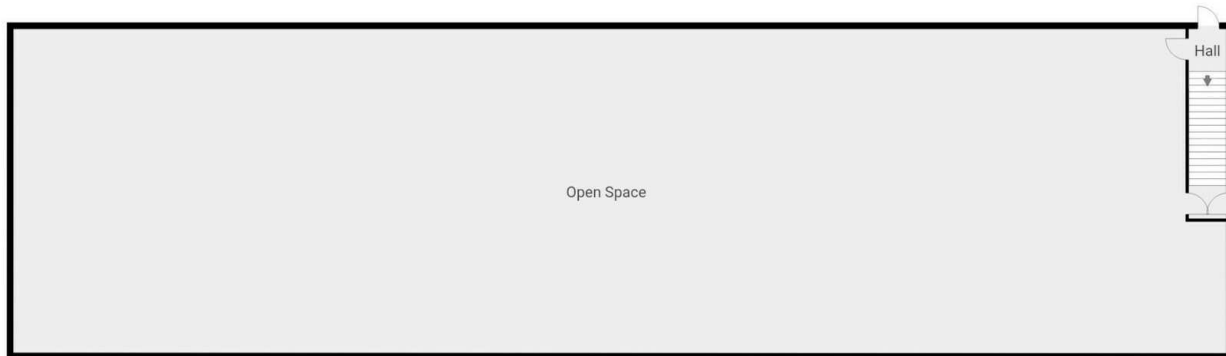
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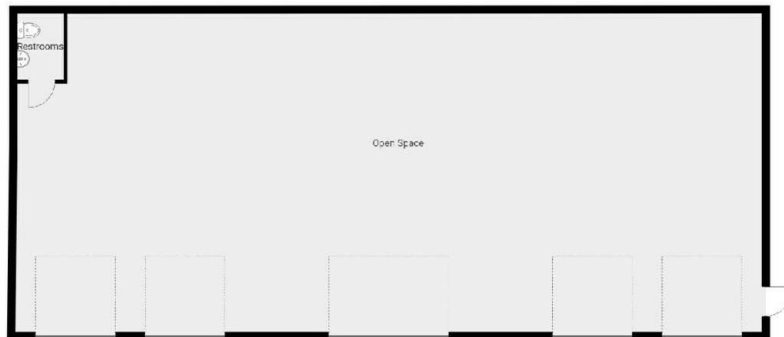
Unit 401



Unit 402



Unit 500



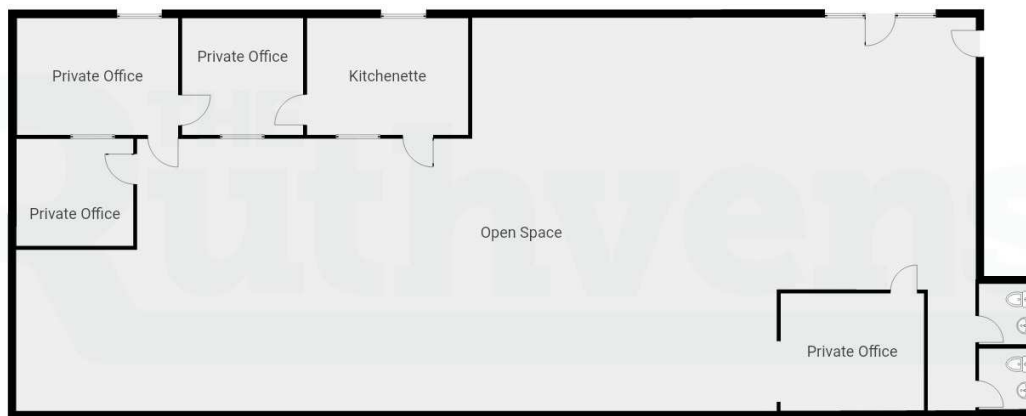
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UNIT 401

- 3,900 SF
- 1st floor air-conditioned flex space
- 900 SF of office space
- two restrooms
- Could be combined with unit 402 with 6,000 SF of 2nd floor air-conditioned storage space
- Up to 9,900 - 12,300 SF on site
- Both spaces are currently leased together but could be split if needed.



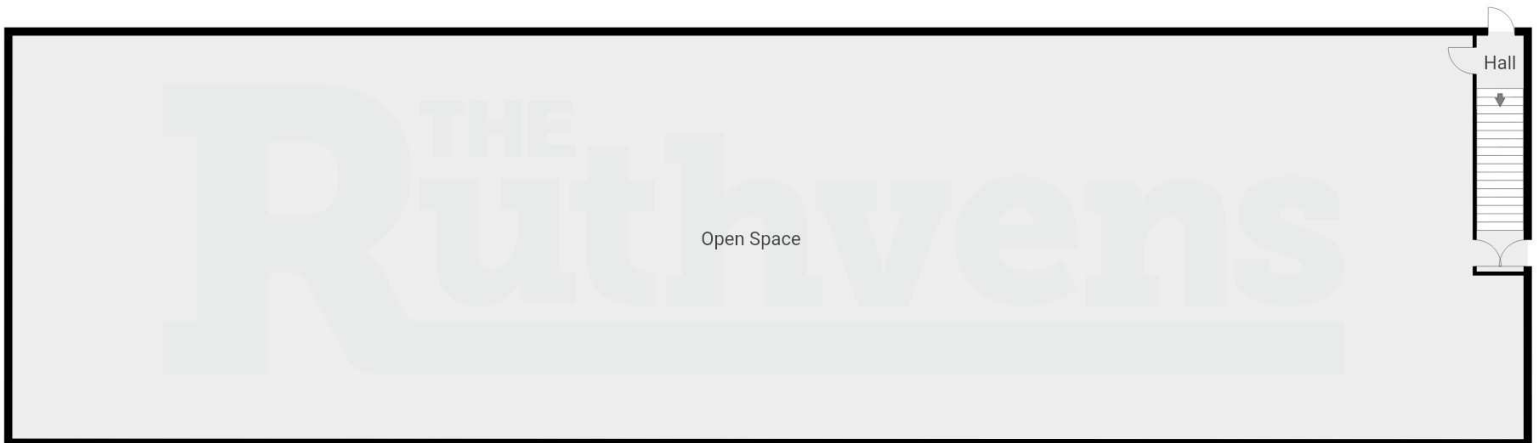
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UNIT 402

- 6,000 SF
- 2nd floor air-conditioned storage space
- Could be combined with unit 401 with 3,900 SF of 1st floor air-conditioned flex space, with 900 SF of office space and two restrooms
- Up to 9,900 - 12,300 SF on site
- Both spaces are currently leased together but could be split if needed.



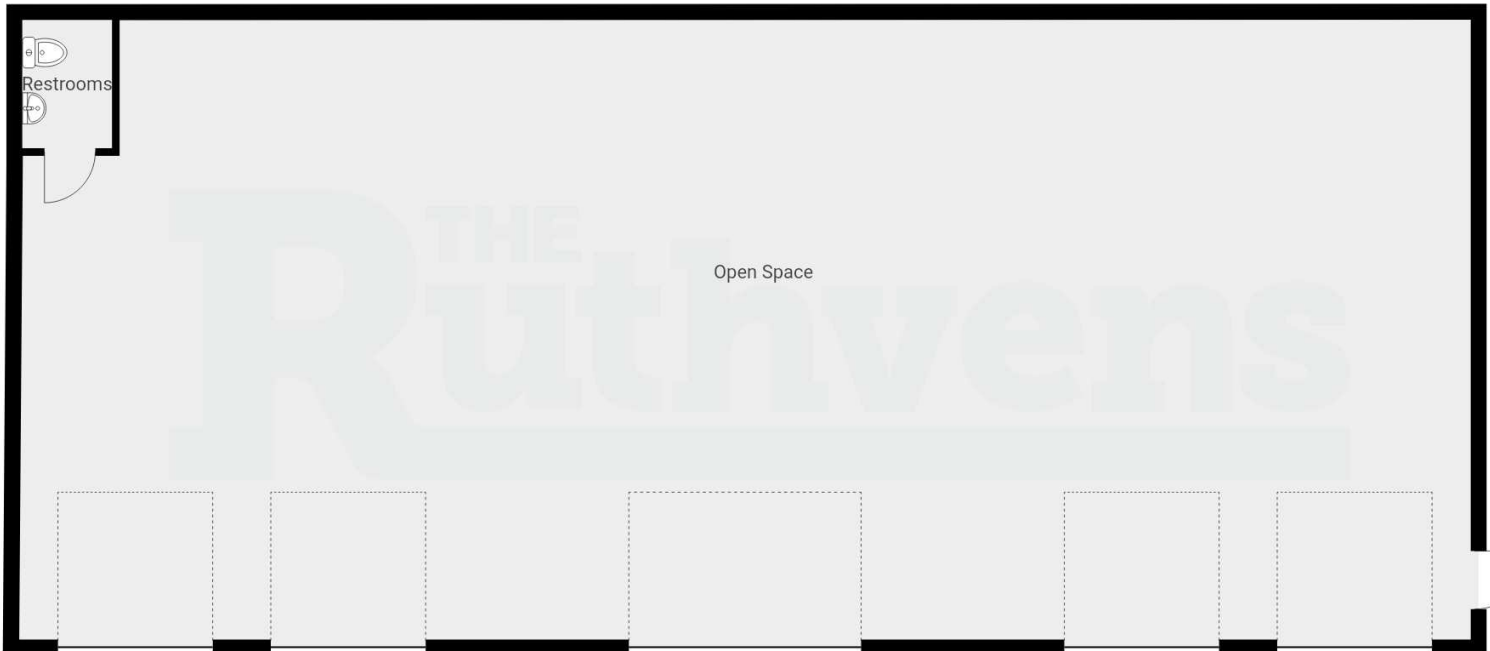
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UNIT 500

- 2,400 SF
- Warehouse space
- 5 grade level doors (one 12'x14' and four 8'x8')
- 16' height
- 1 restroom
- Up to 9,900 - 12,300 SF on site
- Up to 0.50 acre of IOS adjacent



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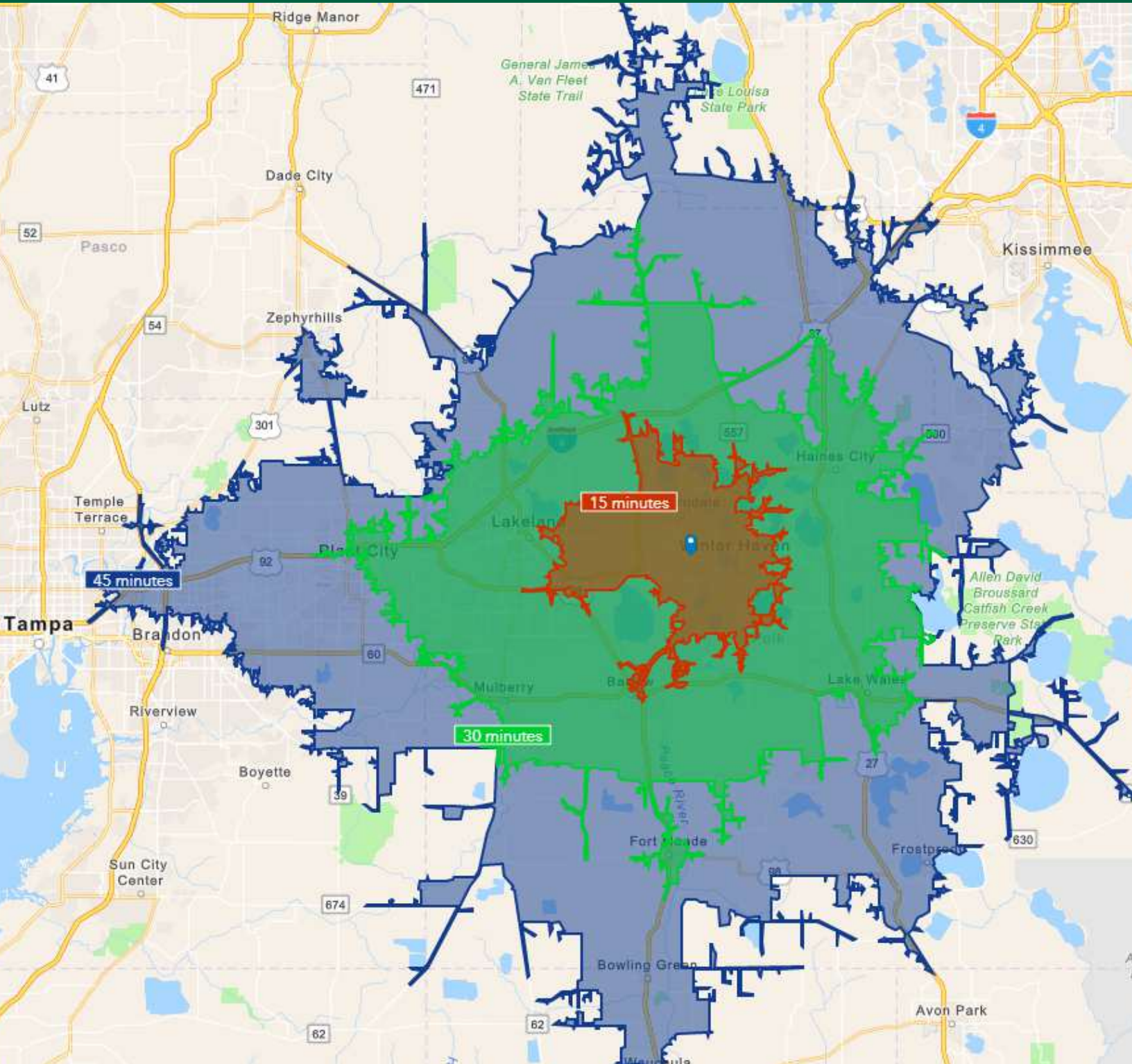


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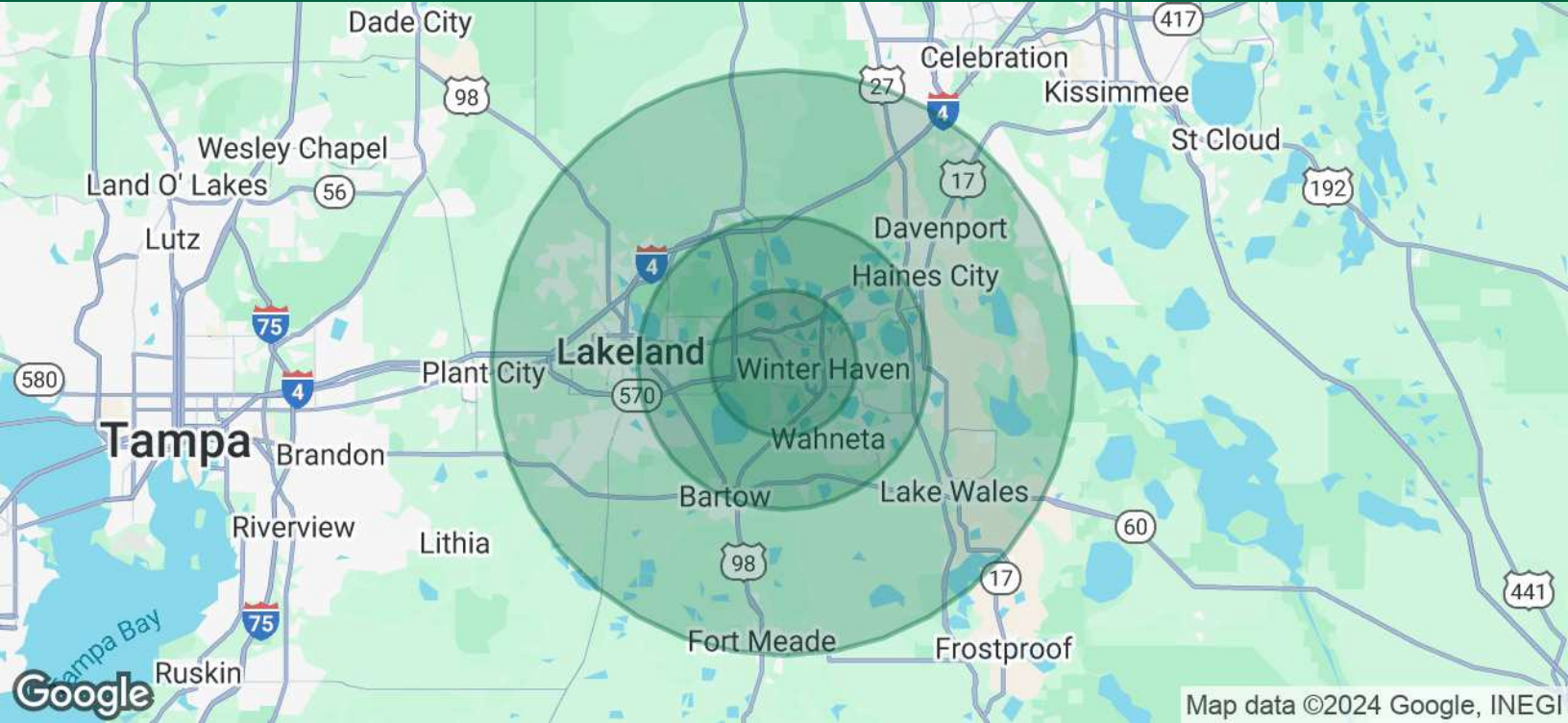
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Map data ©2024 Google, INEGI

| POPULATION | 5 MILES | 10 MILES | 20 MILES |
|----------------------|---------|----------|----------|
| Total Population | 92,012 | 250,360 | 678,075 |
| Average Age | 40.7 | 41.3 | 40.4 |
| Average Age (Male) | 38.2 | 40.0 | 39.2 |
| Average Age (Female) | 42.6 | 42.4 | 41.6 |

| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 20 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 36,966 | 104,650 | 283,857 |
| # of Persons per HH | 2.5 | 2.4 | 2.4 |
| Average HH Income | \$53,171 | \$56,253 | \$57,252 |
| Average House Value | \$130,343 | \$150,126 | \$164,249 |

| TRAFFIC COUNTS | |
|----------------|------------|
| Recker Hwy | 14,600/day |

* 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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