



VIDEO

PROPERTY DESCRIPTION

This 13,024 SF former auto repair/auto body shop on Recker Hwy in Winter Haven is available for lease. Features a 1,500 SF office/reception and restrooms, 4 grade level doors with 14' clear height in the warehouse, 3ph 480V, with 40+ parking spaces and fenced back area. Pylon sign available on Recker with 17,200 cars per day.

Renovation in 2021 included parking lot and building paint. The land use is LCC (Linear Commercial Corridors), "land use district is to recognize existing linear concentrations of commercial, office, institutional, and industrial uses along roadways", refer to Land Use Development Code or call a planner on call for additional details.

Strategically located in Winter Haven on Recker Hwy near Spirit Lake Rd and Polk Parkway, the property provides easy access to major highways in Central Florida connecting you to major destinations. Reach I-4 within 17 minutes; Tampa and Orlando within 60 minutes; and over 7.5M in population within 60 miles.

OFFERING SUMMARY

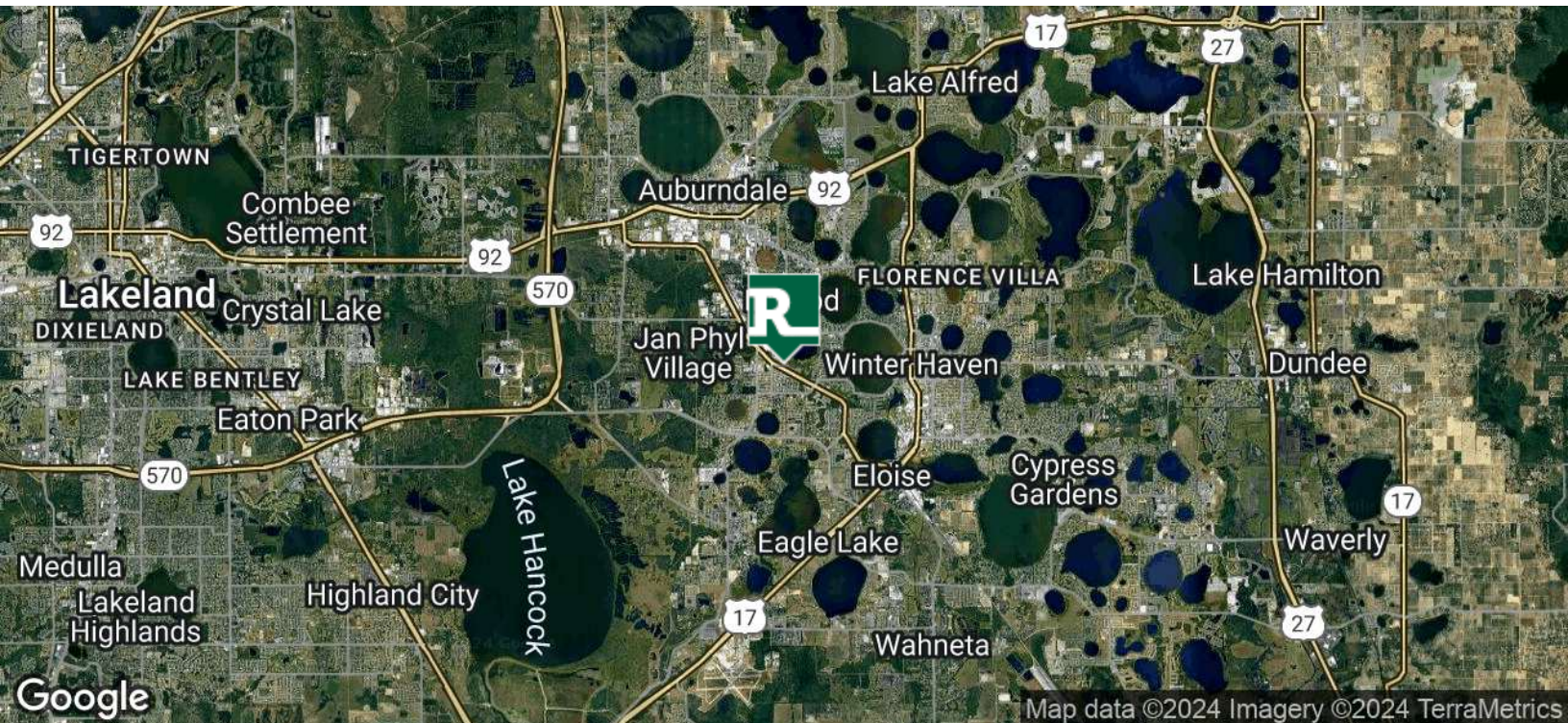
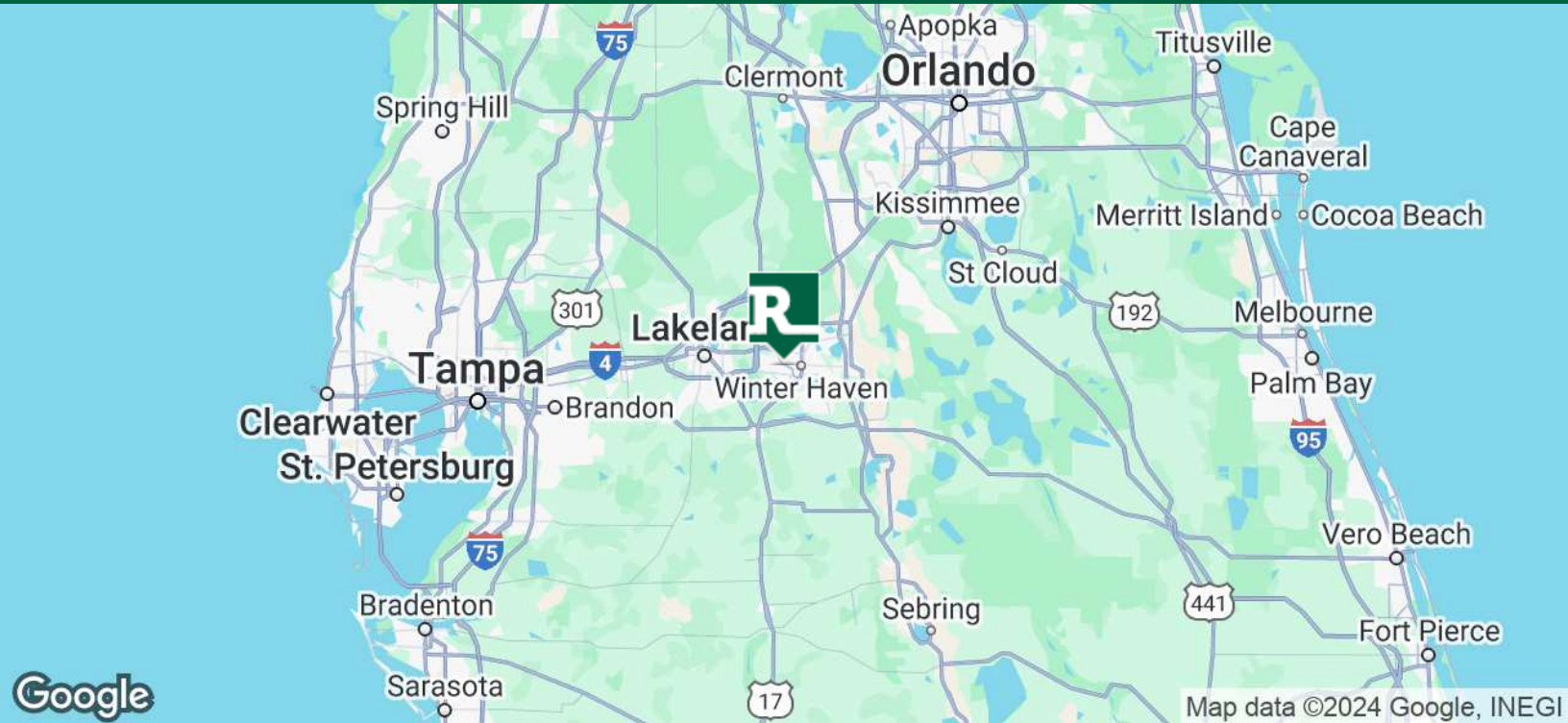
Lease Rate:	Call (863) 250-2502 for pricing
Available SF:	13,024 SF
Lot Size:	0.7 Acres
Access:	4 Grade-Level
Power:	3 ph
Year Built / Renovated:	1978 / 2021
Signage:	Monument + Building
Zoning:	LCC (Linear Commercial Corridors)

DEMOGRAPHICS	15 MILES	30 MILES	60 MILES
Total Households	215,090	446,240	2,908,651
Total Population	564,203	1,211,675	7,353,399
Average HH Income	\$83,139	\$87,504	\$98,848

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THE Ruthvens

Central Florida's
Warehouse Specialist

INDUSTRIAL / AUTO REPAIR ON RECKER HWY
3427 RECKER HIGHWAY, WINTER HAVEN, FL 33880

FOR LEASE



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LEASE INFORMATION

Lease Type:	NNN
Total Space:	13,024 SF

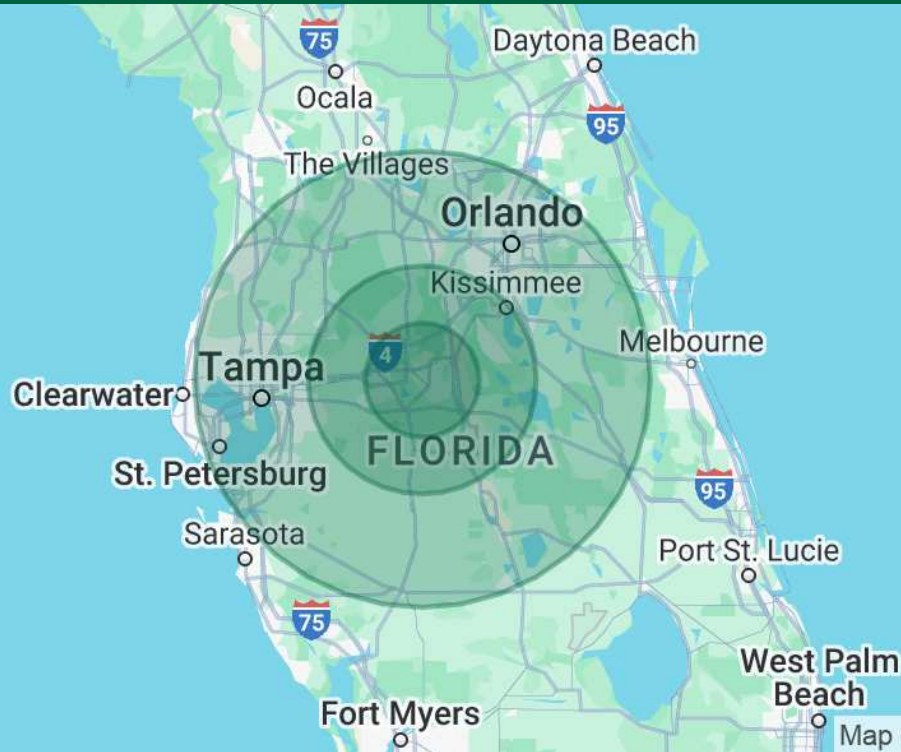
Lease Term:	Negotiable
Lease Rate:	Call (863) 250-2502 for pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3427	Available	13,024 SF	NNN	Call (863) 250-2502 for pricing	Building 100 is 13,024 SF and features a 1,500 SF office/reception and restrooms, 4 grade level doors with 14' clear height in the warehouse, 3ph 480V, with 40+ parking spaces and fenced back area.

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Map data ©2024 Google, INEGI

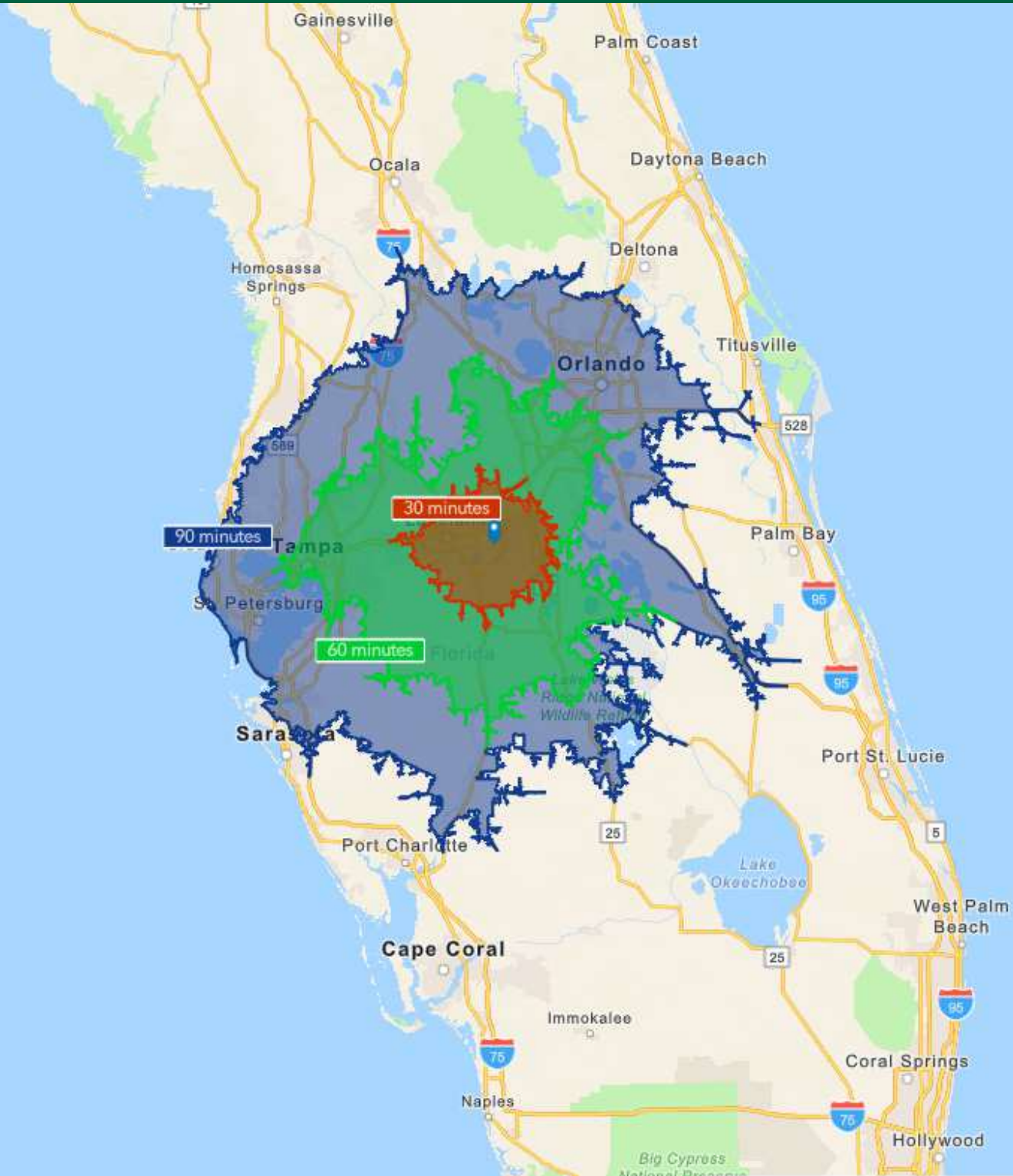
POPULATION	15 MILES	30 MILES	60 MILES
Total Population	564,203	1,211,675	7,353,399
Average Age	42	41	43
Average Age (Male)	41	41	42
Average Age (Female)	43	42	44
HOUSEHOLDS & INCOME	15 MILES	30 MILES	60 MILES
Total Households	215,090	446,240	2,908,651
# of Persons per HH	2.6	2.7	2.5
Average HH Income	\$83,139	\$87,504	\$98,848
Average House Value	\$280,057	\$309,001	\$385,169

Demographics data derived from AlphaMap

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ALEX DELANNOY

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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