

CENTENNIAL BUSINESS COMPLEX & OUTDOOR STORAGE

CENTENNIAL BLVD
BARTOW, FL 33830

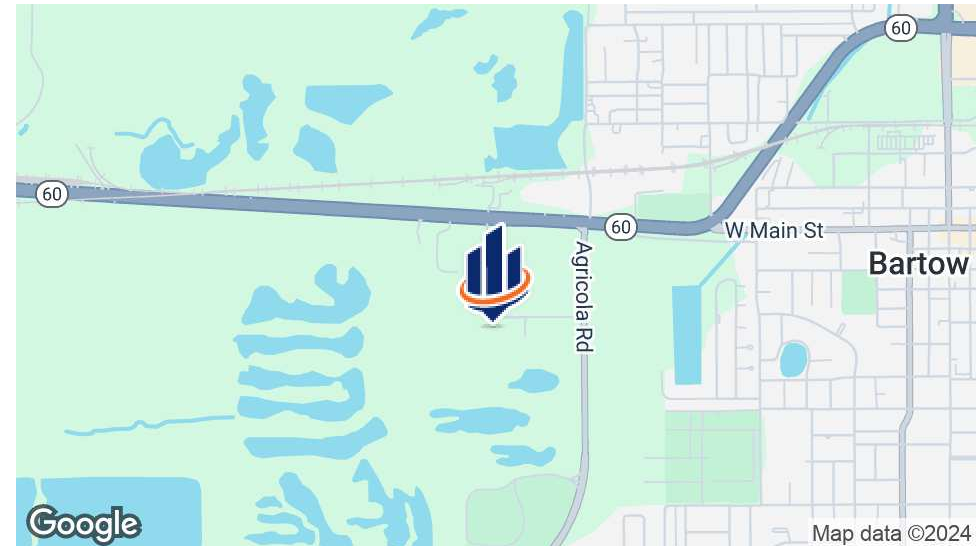
DECEMBER 2024 DELIVERY

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Property Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Complex Size:	93,600 SF
Available SF:	5,000 - 46,800 SF
Lot Size:	19 Acres
Year Built:	2024
Zoning:	Industrial
Clear Height:	34'
Doors:	2 Dock High (1 door per 5,000 SF)
Ramp:	Available as add on option
Fire Safety:	ESFR Sprinklers

PROPERTY OVERVIEW

Centennial Business Complex at Centennial Blvd in Bartow, Florida, offers a premier leasing opportunity for commercial tenants seeking an exceptional industrial/warehouse/distribution space. Boasting modern facilities with customizable floor plans, high ceilings, and ample parking, the property is designed to meet the diverse needs of businesses. The strategic location provides easy access to major transportation routes, making logistics efficient and cost-effective. With state-of-the-art amenities, including loading docks, flexible office space options, and expansive storage areas, the property is perfectly suited to support a wide range of industrial operations. Elevate your business with the unparalleled advantages of Centennial Business Complex.

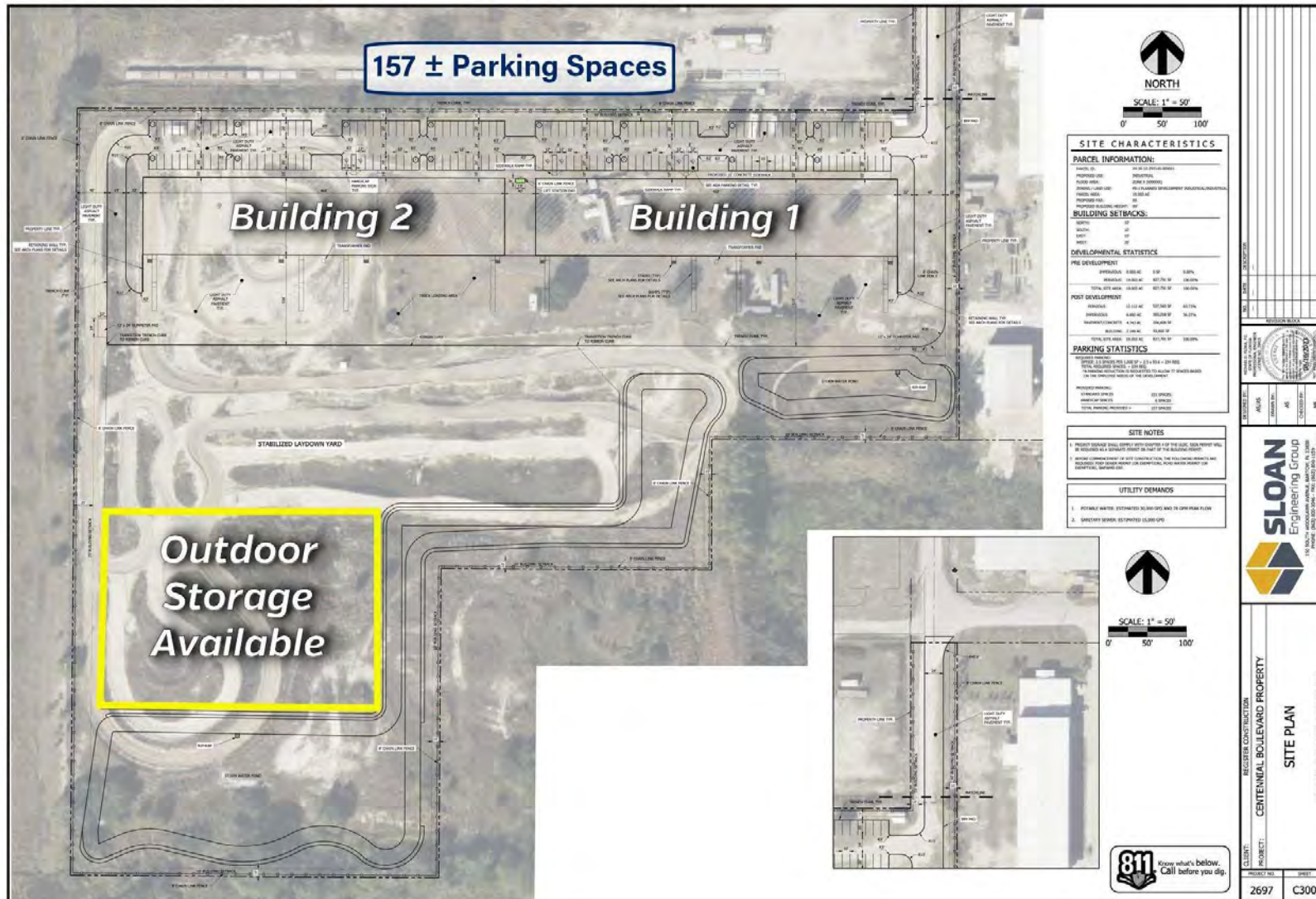
PROPERTY HIGHLIGHTS

- Outdoor Storage Available [5 ± Acres]
- Min divisible 5,000 max combined 46,800
- December 2024 Delivery

Site Aerial



Site Plan



An aerial photograph of a large industrial or construction site. The foreground and middle ground are dominated by a large, flat, cleared area of light-colored soil and sand, showing signs of recent earthmoving or grading. A yellow line outlines the perimeter of this cleared area. Within this yellow-outlined area, a smaller, roughly rectangular section is highlighted with a thick orange border and filled with a semi-transparent dark grey color. This highlighted area is the focus of the text overlay. In the background, there are several large, white industrial buildings with flat roofs, surrounded by parking lots and some greenery. The horizon shows a line of trees and distant buildings under a clear blue sky with a few wispy clouds.

**Outdoor Storage
Available
(5 ± Acres)**

Construction Photos



Exterior Elevations



① NORTH
1" = 20'-0"



② SOUTH
1" = 20'-0"



① NORTH
1" = 20'-0"



② SOUTH
1" = 20'-0"

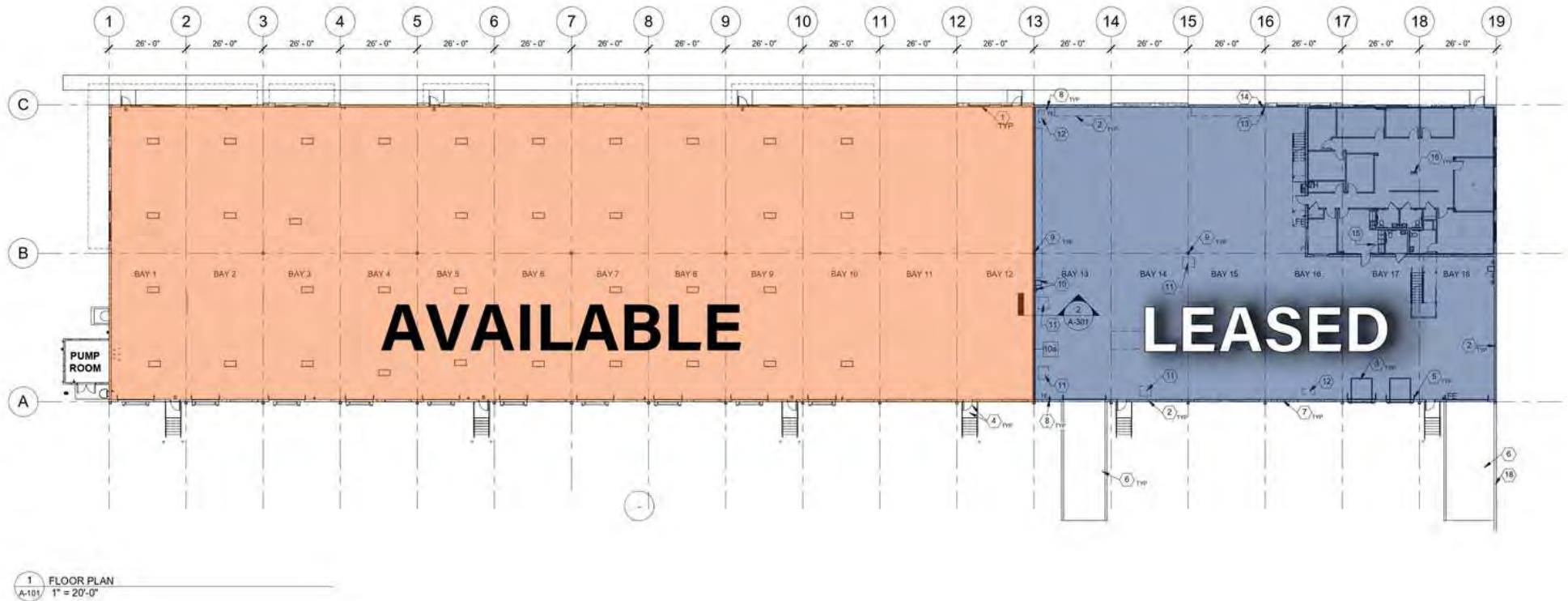
CENTENNIAL BLVD PROPERTY - BUILDING

Over address line

EXTERIOR ELEVATIONS

NO.	REVISION	DATE

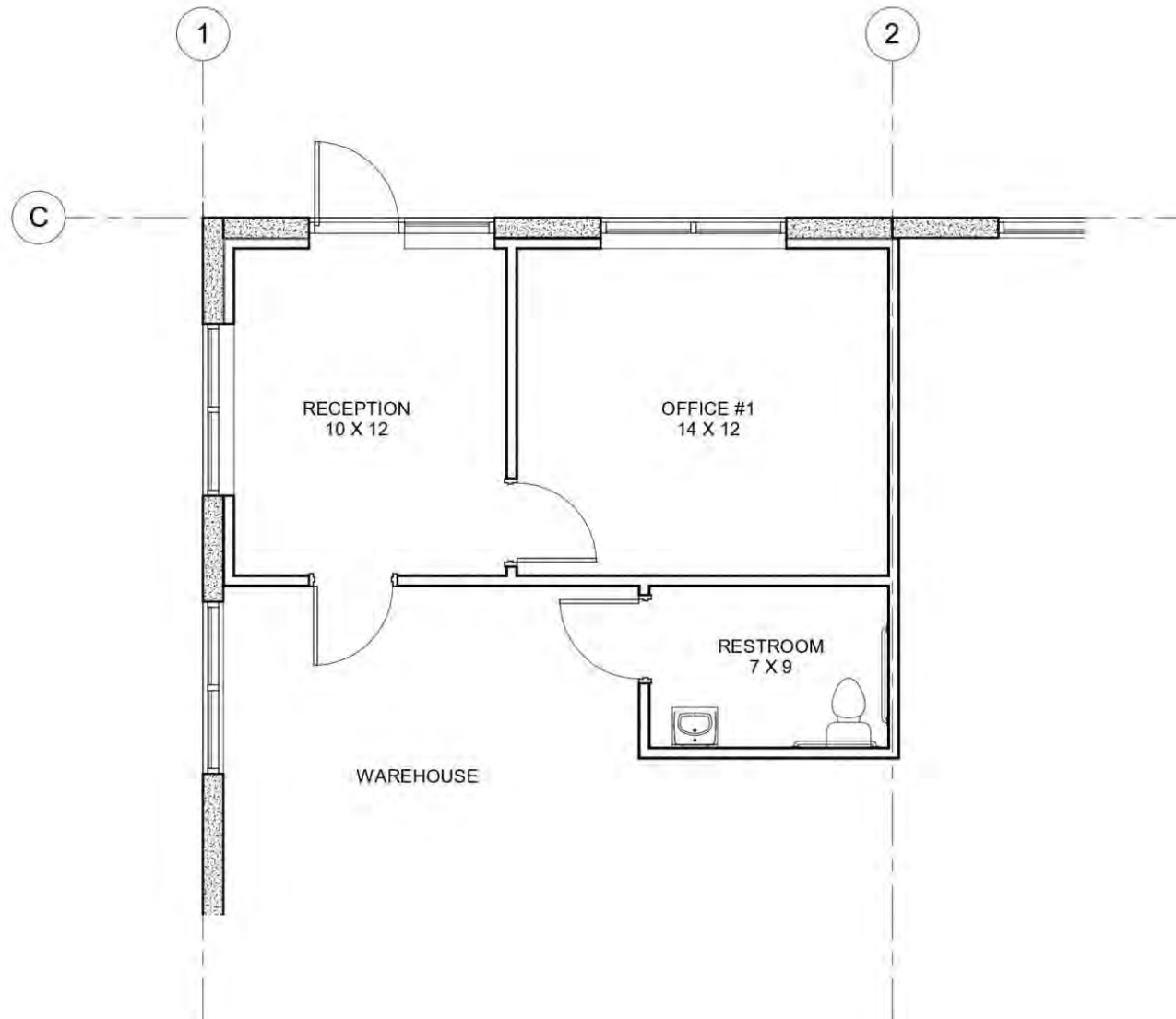
Floor Plan - Building 1



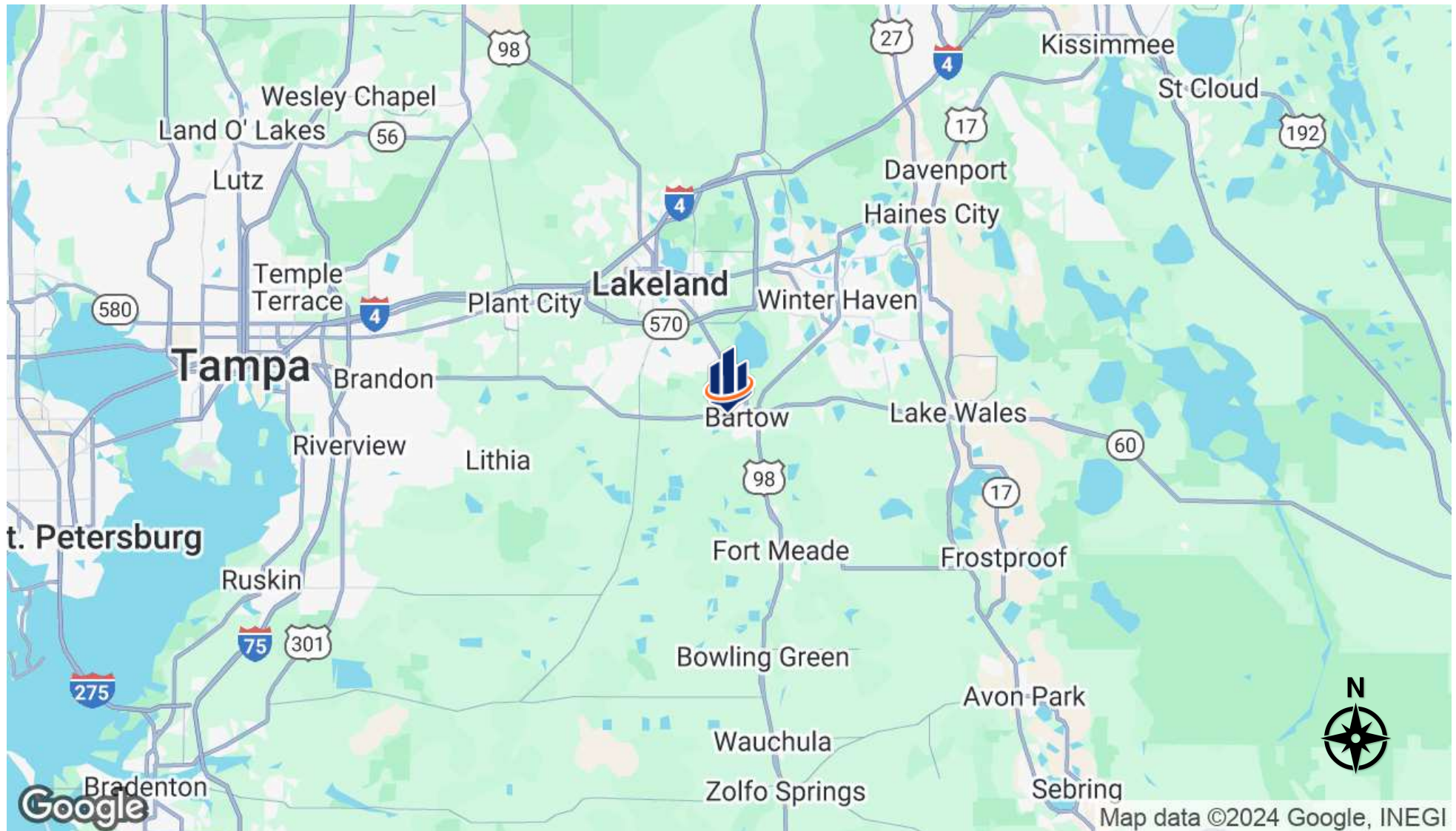
Floor Plan - Building 2



Spec Office Floor Plan



Regional Map



Employment Overview

Centennial Business Complex (30 minutes)
1585 Centennial Blvd, Bartow, Florida, 33830
Drive time of 30 minutes

Prepared by Esri
Latitude: 27.8920
Longitude: -81.8643

Employment Overview

Centennial Business Complex

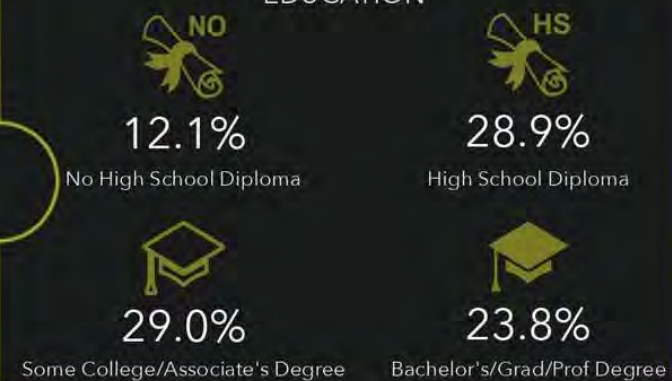
Drive time of 30 minutes



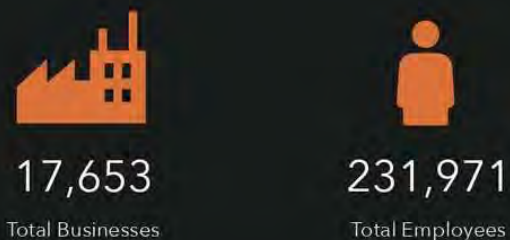
INCOME



EDUCATION



BUSINESS



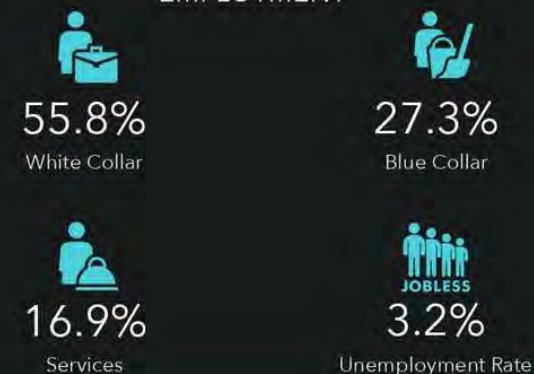
KEY FACTS



COMMUTERS



EMPLOYMENT



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-MRI-Simmons (2023), ACS (2017-2021).



POLK COUNTY FLORIDA

FOUNDED	1861	DENSITY	413.4 people/sq. mi.
COUNTY SEAT	Bartow	POPULATION	775,084 [2023]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both 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 and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.

Market Area Map





LAUREN RALSTON SMITH, CCIM, CPM

Senior Advisor

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FL #SL3235233

PROFESSIONAL BACKGROUND

Lauren Ralston Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

She works with clients to increase the value and performance of their real estate investments. Lauren believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over 20 years, handling every aspect such as sales, leasing, property management, and development. Over the last four years, she has been involved in over 75 sales and leasing transactions that exceed \$30 million. She also currently oversees a management portfolio of over 1.5 million square feet.

She is a member of the International Council of Shopping Centers (ICSC), a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM), and a Certified Commercial Investment Member (CCIM). Lauren also holds her Broker's License with the State of Florida.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She serves on the Lakeland Chamber of Commerce Board of Directors and holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Lauren specializes in:

- Sales
- Leasing [Landlord & Tenant Representation]
- Site Selection
- Property Management
- Development



CARLY POWELL

Advisor

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PROFESSIONAL BACKGROUND

Carly Powell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member [CCIM] candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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