

# PLANT CITY MULTI-TENANT INDUSTRIAL

2607/09/11 SAMMONDS ROAD  
PLANT CITY, FL 33563

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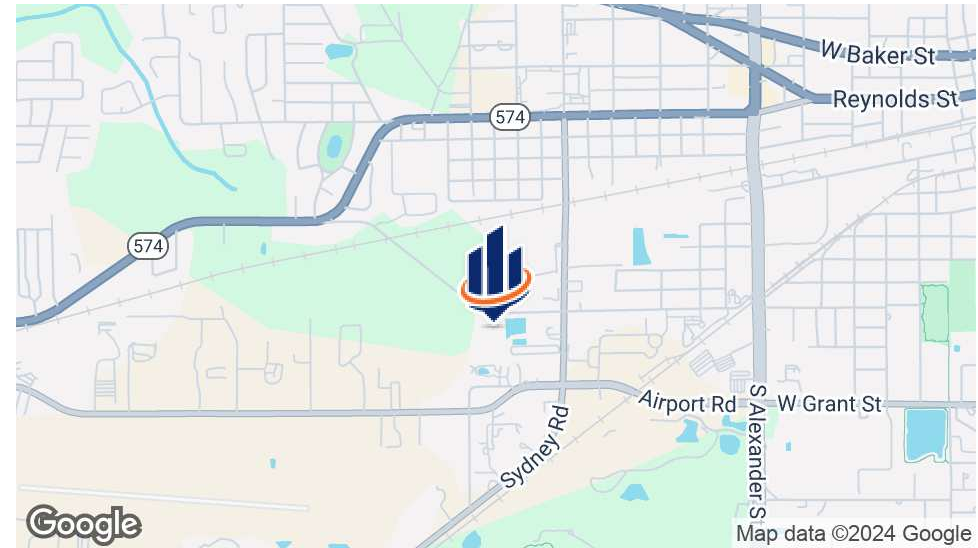
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# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$4,000,000</b>
\$/SF:	\$124.73/SF
Lot Size:	3.85 Acres
Total Size:	32,068 SF
Zoning:	Industrial
	Warehousing, Distribution, Trucking Terminals
Effective Year[s] Built:	2001, 2000, 1998
PINs:	P-31-28-22-ZZZ-000006-05020.0 P-31-28-22-ZZZ-000006-05110.0 P-31-28-22-ZZZ-000006-05120.0

## PROPERTY DESCRIPTION

Located just 5 minutes off of Interstate 4, these buildings offer both a prime location and opportunity for an investor or owner-user. Through minor lease stabilization and lease repositioning, there is strong value-add capacity. An owner-user can also have a stable rental income while operating at this location. Nothing similar is currently available in Plant City or the Interstate 4 corridor from Tampa to Lakeland.

## PROPERTY HIGHLIGHTS

- 81% Occupancy
- Seller-Finance Available
- 7 Grade-Level Doors
- 4 Dock-Doors
- Year 2 Pro Forma NOI: \$356,823

# Property Description



## PROPERTY CURRENT TENANCY

2607: Mayo Fertilizer

- Tenant since 2019

- Has 6 Locations across FL and 3 Locations across GA

2609: Tosca Roofing, INC

- Tenant since 2022

- Company founded in 1982

2611: Broken Cars, LLC

- Tenant since 2023

2611: Southern Post Tension

- Tenant since 2021

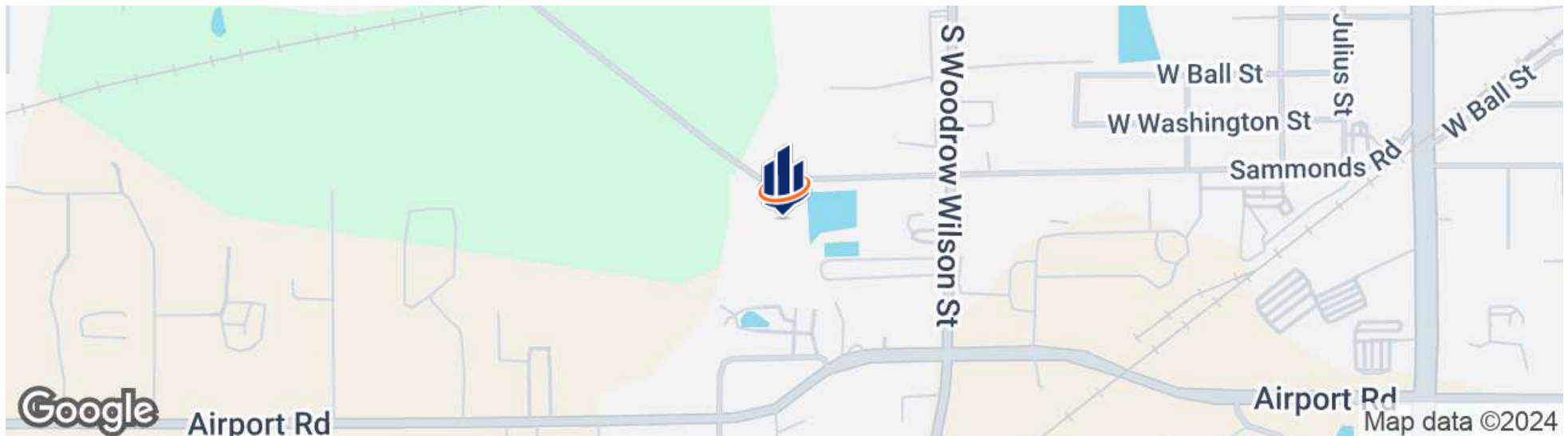
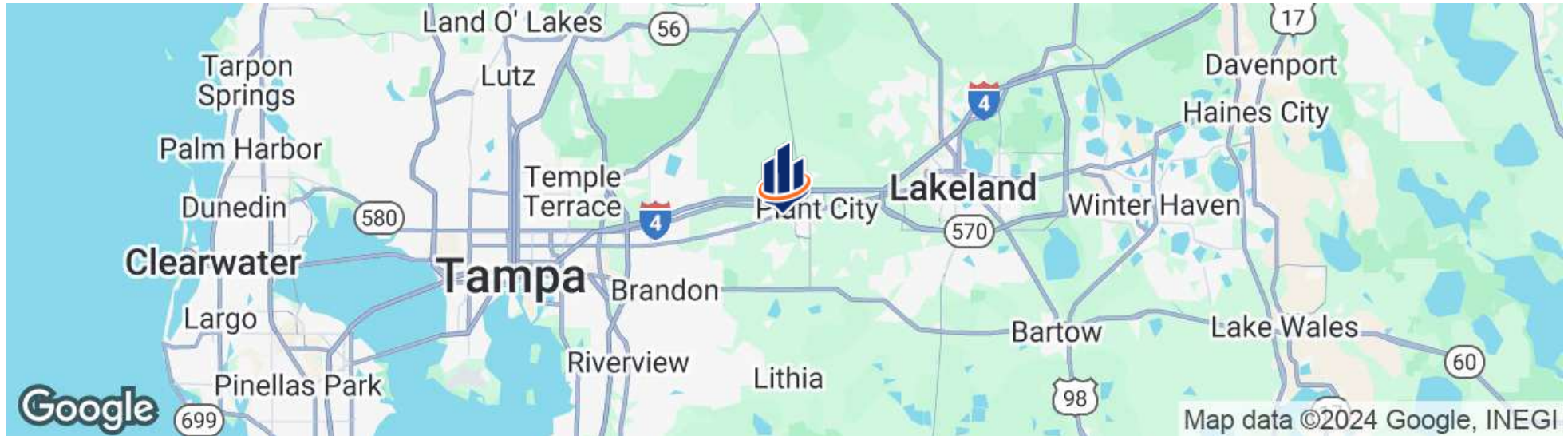
- Company founded in 1997



**PLEASE CONTACT AUGIE OR VINH FOR MORE INFORMATION.**

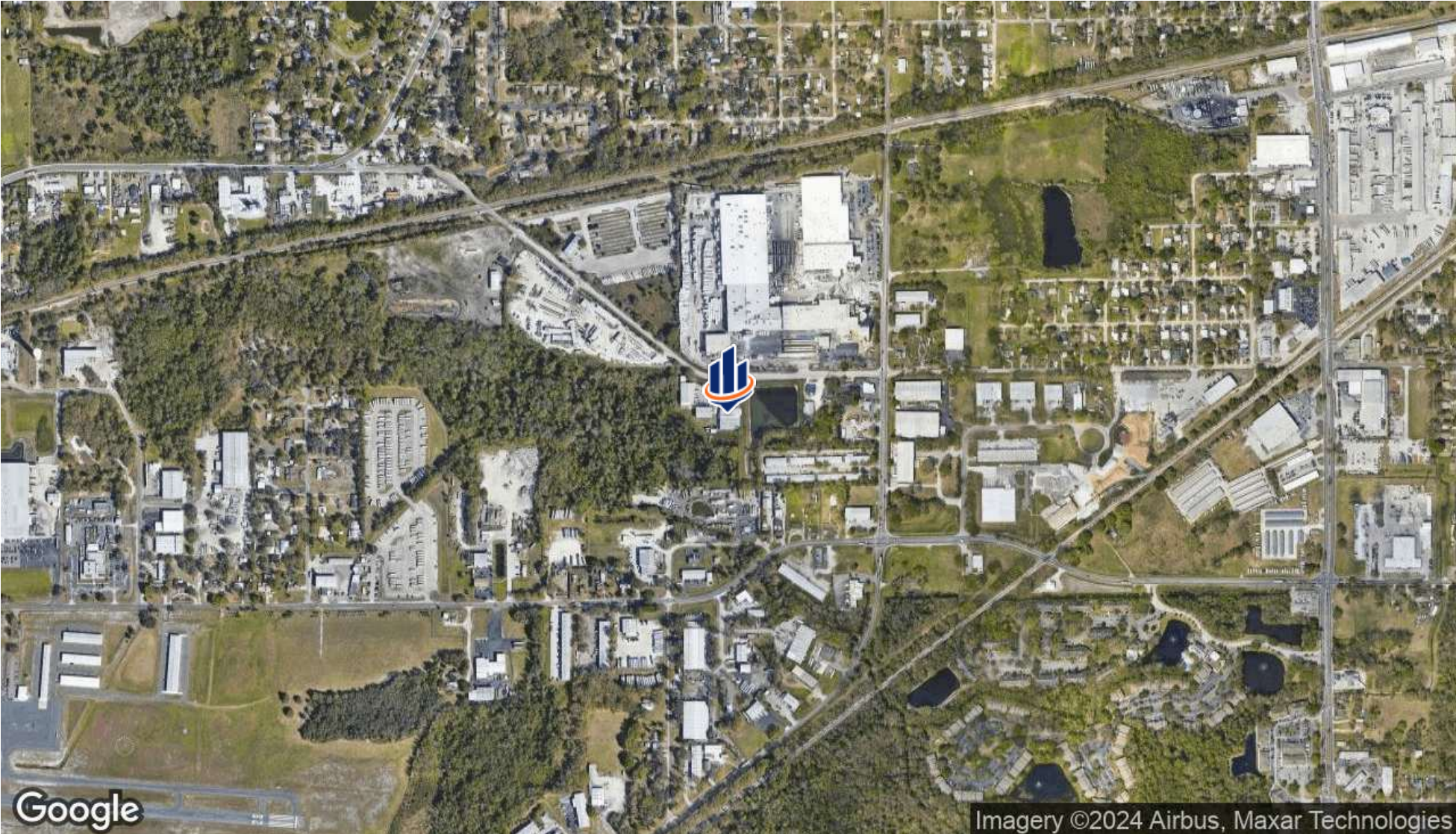


# Regional & Location Map





# Aerial Map





# Retailer Map





# Interior Photos





# Additional Aerial





# Additional Aerial





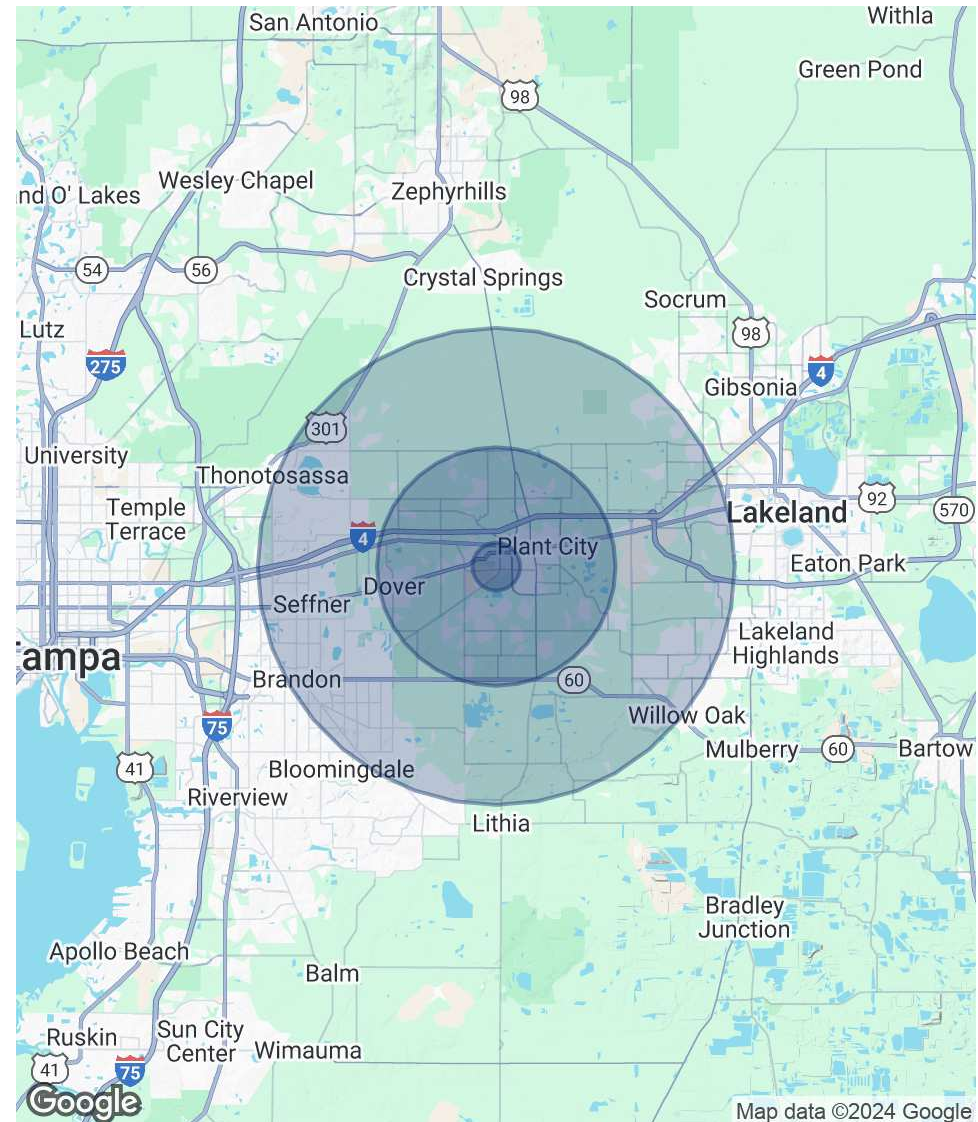
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	6,035	72,421	238,824
Average Age	37	39	40
Average Age (Male)	36	38	39
Average Age (Female)	38	40	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,111	24,805	83,879
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$68,215	\$84,301	\$102,497
Average House Value	\$387,682	\$326,183	\$359,901

Demographics data derived from AlphaMap







**AUGIE SCHMIDT, SIOR**

Senior Advisor

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## PROFESSIONAL BACKGROUND

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

In 2022, Augie was ranked in the Top 20 out of 1,700+ 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 wife Britney and three children AJ, Baylin, and Maverick. 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





## VINH DAWKINS

Associate Advisor

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## PROFESSIONAL BACKGROUND

Vinh Dawkins is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

A graduate of Florida Southern College with a Bachelor of Science in Business Administration, Vinh excelled academically and as a committed student-athlete on the men's lacrosse team at both Florida Southern and St. John's University (NY). His academic journey was marked by recognition, such as the Accounting High Achiever Award, the Commissioner's Honor Roll, and membership on the Big East All-Academic Team.

Vinh's real estate career began as a Research Analyst Intern at SVN | Saunders Ralston Dantzler Real Estate. During this time, he developed a keen aptitude for market analysis, property research, lead prospecting, cold calling, and data gathering for Broker Price Opinions (BPOs) and real estate property listings.

An active member of Emerge Lakeland, Vinh is engaged with his community and continues to build his network of business professionals. His diverse background also includes experiences ranging from entrepreneurship to roles in finance, sales, technology, and project management.

Vinh is dedicated to serving the needs of his clients in the commercial and industrial real estate sector. He is a CCIM Candidate and is actively pursuing his designation.

Vinh specializes in:

- Industrial Real Estate





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

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