



### PROPERTY DESCRIPTION

This 15,450 SF warehouse/storage building with grade level access, built in 2003, is located at the corner of Commercial Blvd and 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.

With a total of 13 units with one bay door each, with seven 1,000 SF units (bay 1 to 7), five 900 SF units (bay 9 to 13) and one larger unit with 3,950 SF, any of the bays could be leased separately or combined. Perfect for a variety of business operations or storage. Gate access, 14' clear height, automatic bay door, electric available in bays, shared parking and restrooms available on site.

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

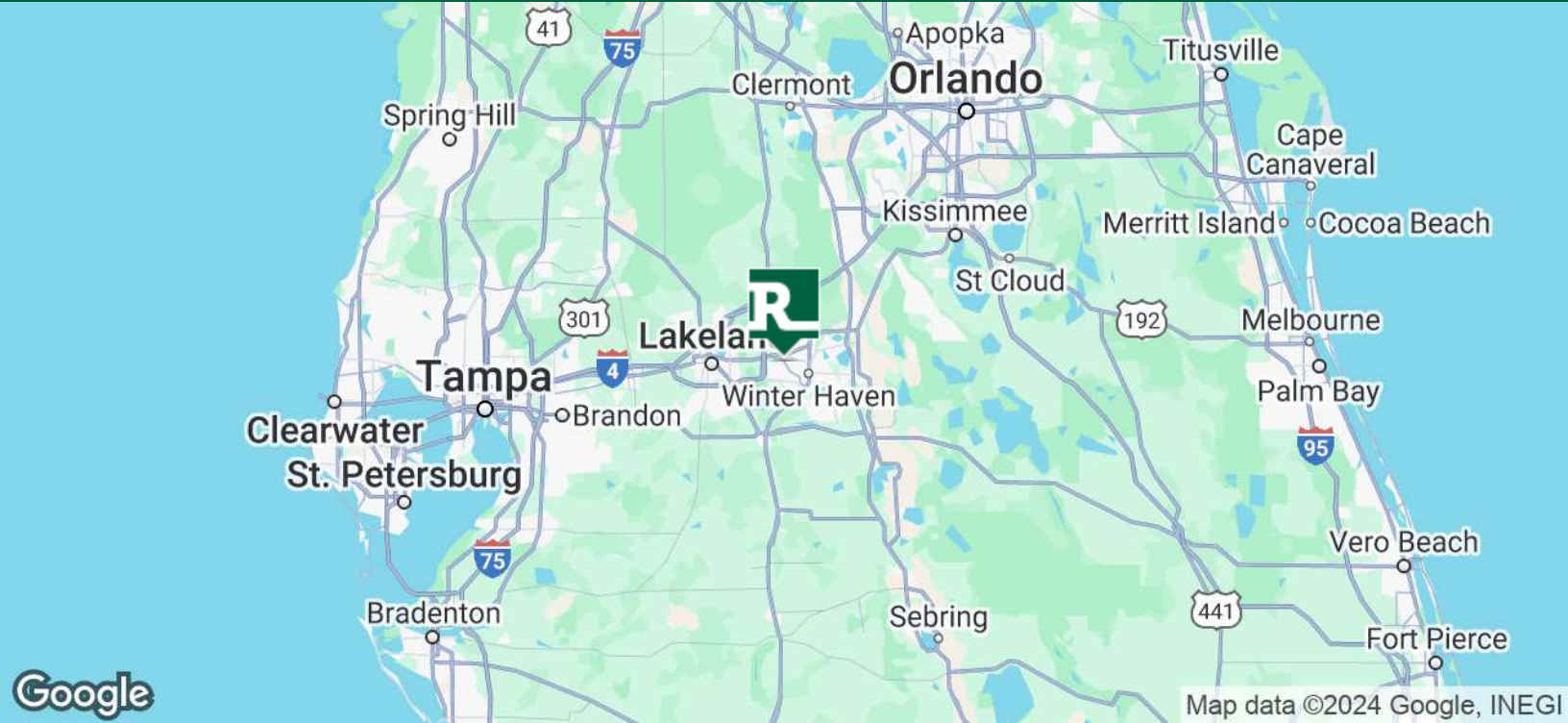
Lease Rate:	Call for pricing
Available SF:	900 - 1,000 SF
Lot Size:	1.31 Acres
Building Size:	15,450 SF
Year Built:	2003
Loading:	Grade level
Zoning	BPC-2 (Business Park Center)
Market:	Tampa / St Petersburg
Submarket:	Polk County

DEMOGRAPHICS	3 MILES	7 MILES	12 MILES
Total Households	15,322	53,941	158,949
Total Population	38,913	129,949	378,221
Average HH Income	\$50,344	\$54,948	\$57,628

**ALEX DELANNOY**

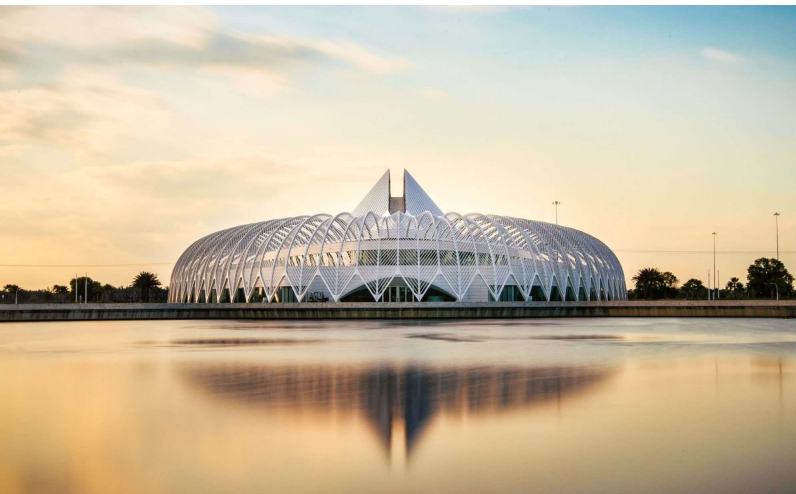
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### CITY OF WINTER HAVEN

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 each year.

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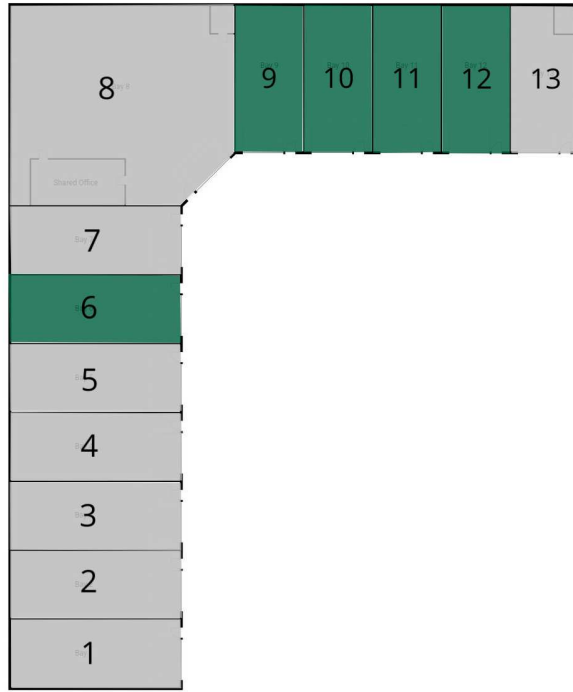
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**LEGEND**

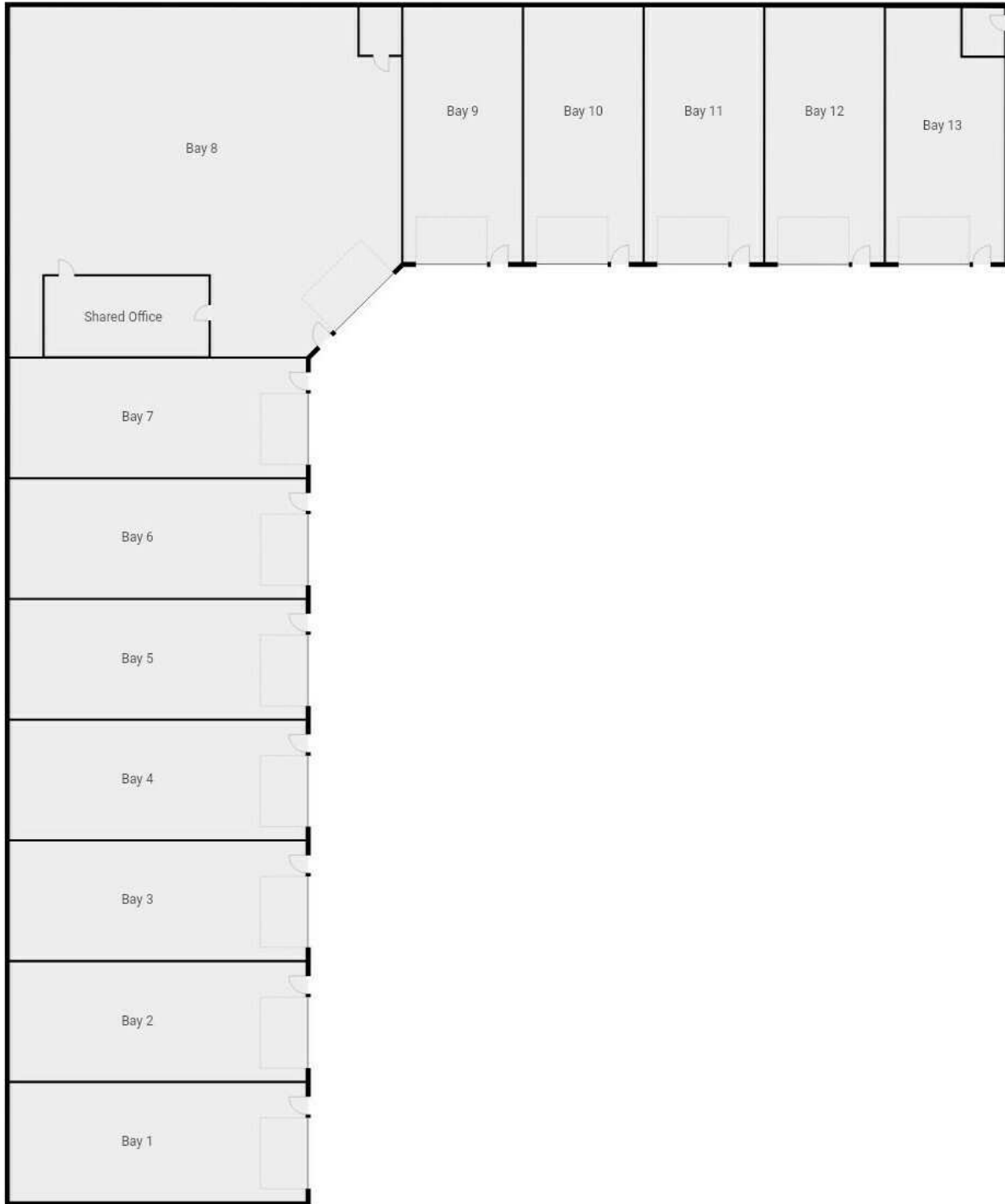
Available
Unavailable

**AVAILABLE SPACES**

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
6	Available	1,000 SF	NNN	Call 863-250-2502 for pricing	1 bay door (14'x12'), 14' clear height, automatic bay door, electric available and shared restroom.
9	Available	900 SF	NNN	Call 863-250-2502 for pricing	1 bay door (14'x12'), 14' clear height, automatic bay door, electric available and shared restroom.
10	Available	900 SF	NNN	Call 863-250-2502 for pricing	1 bay door (14'x12'), 14' clear height, automatic bay door, electric available and shared restroom.
11	Available	900 SF	NNN	Call 863-250-2502 for pricing	1 bay door (14'x12'), 14' clear height, automatic bay door, electric available and shared restroom.
12	Available	900 SF	NNN	Call 863-250-2502 for pricing	1 bay door (14'x12'), 14' clear height, automatic bay door, electric available and shared restroom.

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Floor Plan of Units 1 - 13

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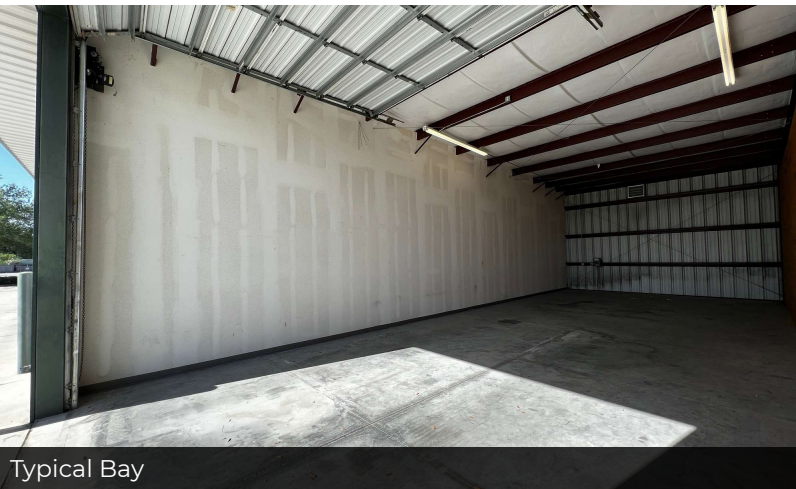
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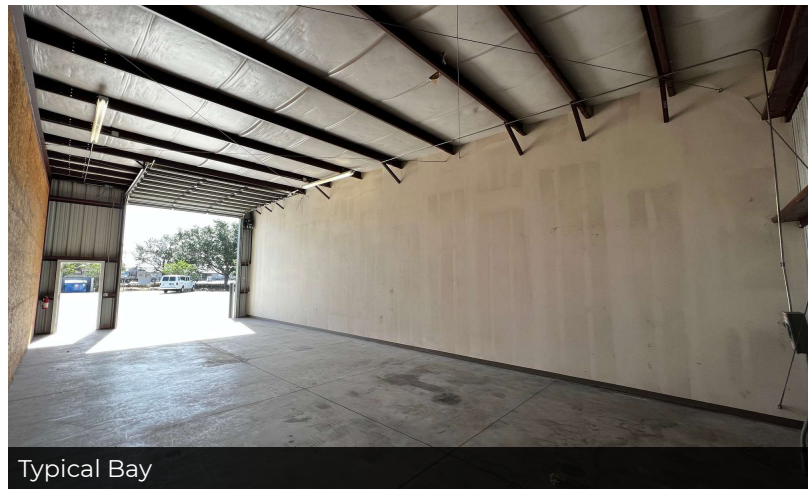
5450 Commercial Blvd



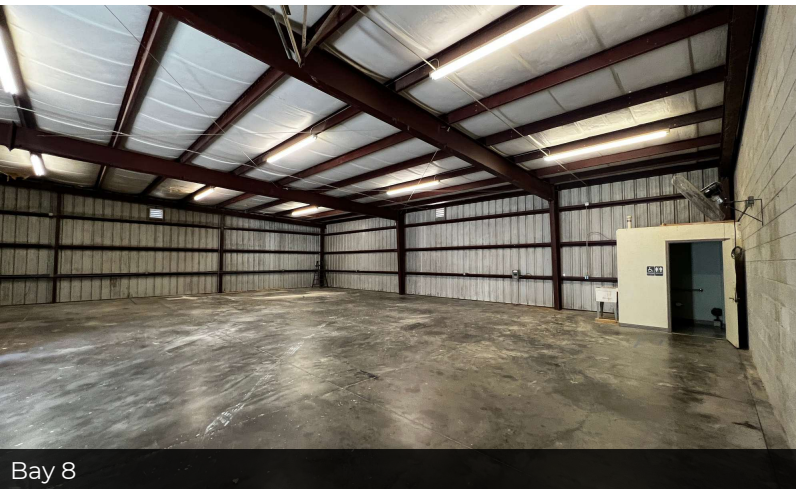
Aerial



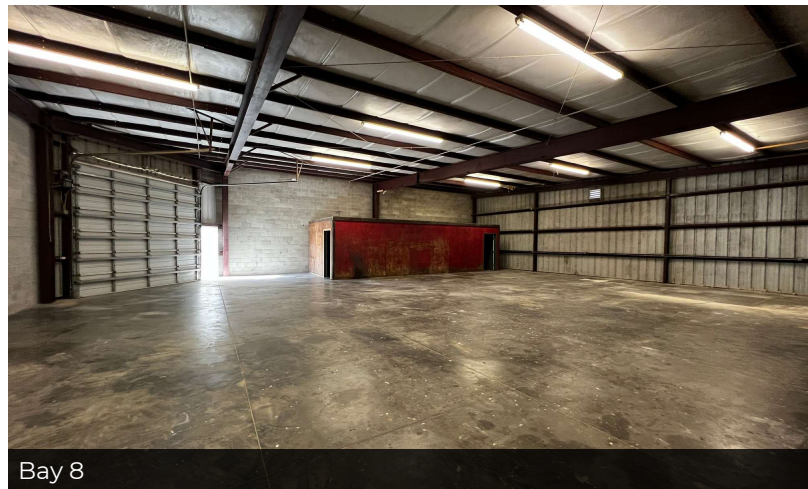
Typical Bay



Typical Bay



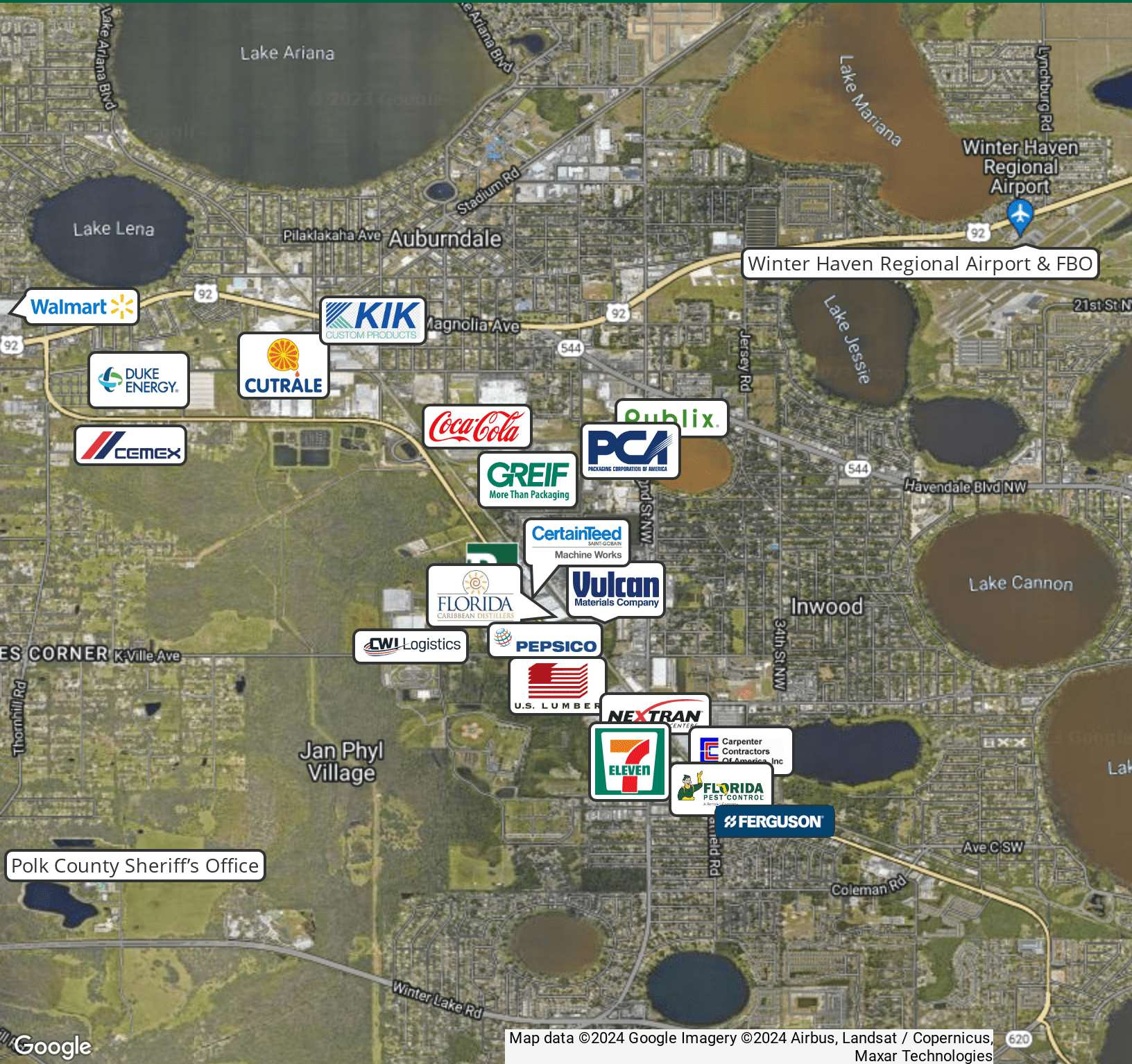
Bay 8



Bay 8

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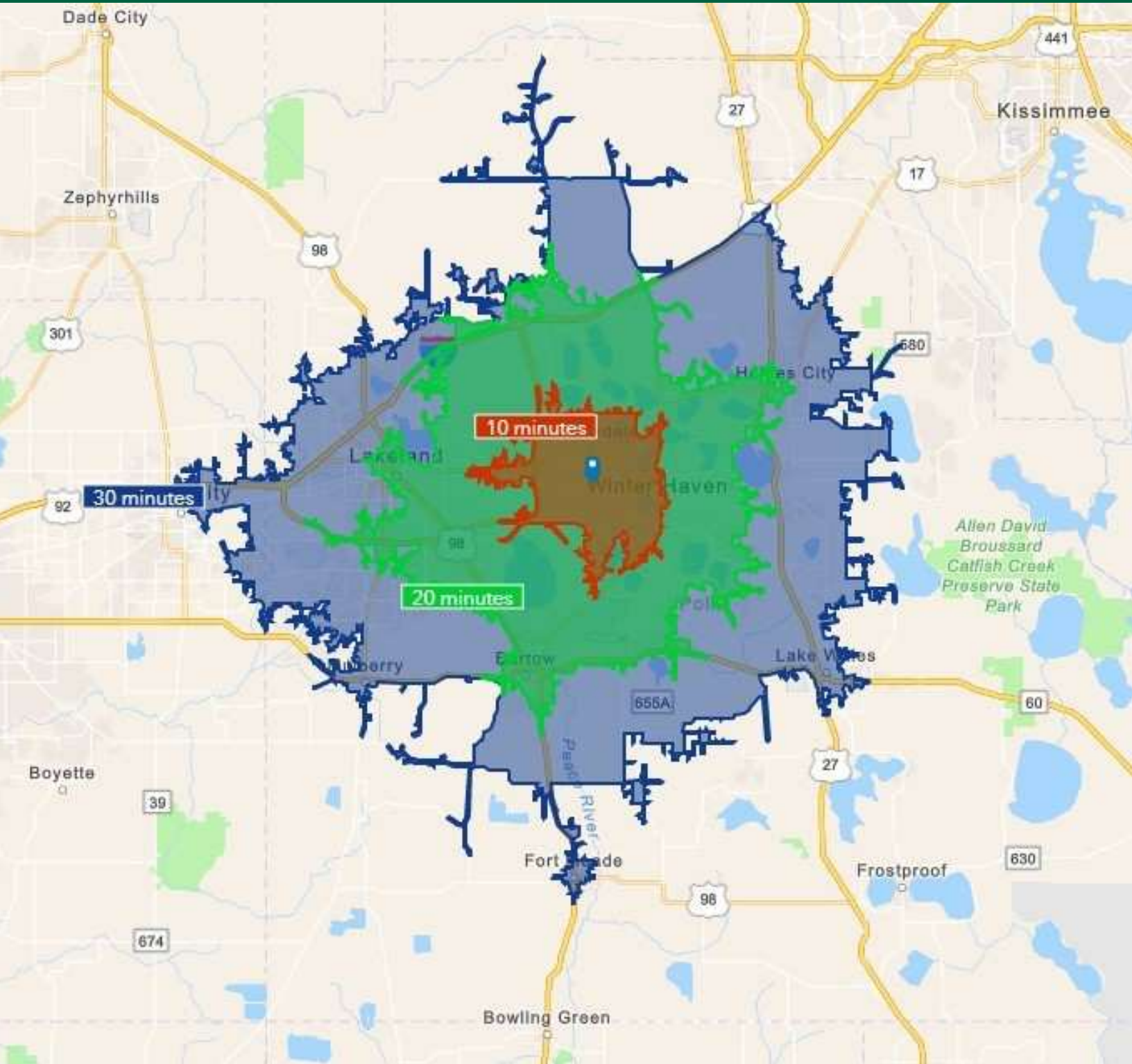
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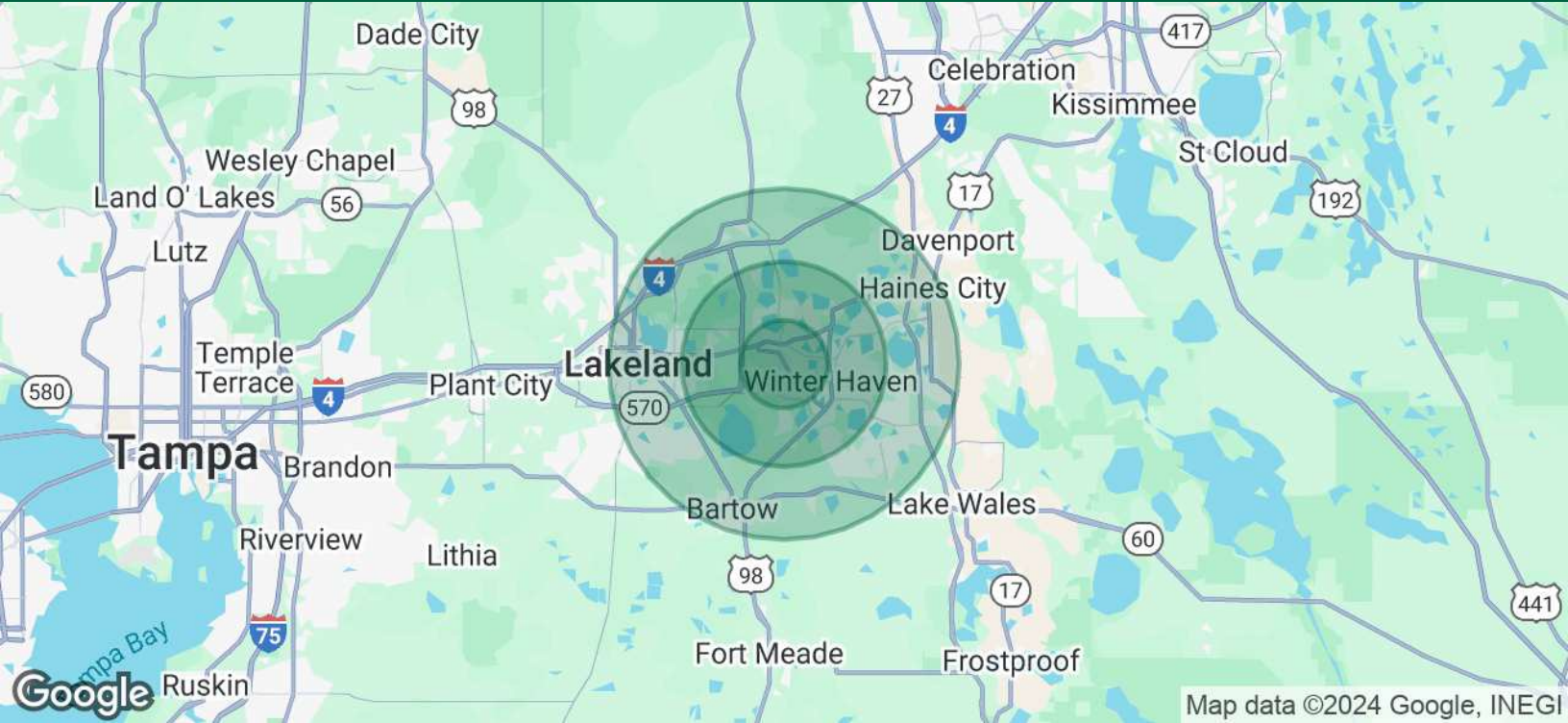
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POPULATION	3 MILES	7 MILES	12 MILES
Total Population	38,913	129,949	378,221
Average Age	39.0	41.7	41.2
Average Age (Male)	37.6	40.2	40.1
Average Age (Female)	40.5	43.1	42.3

HOUSEHOLDS & INCOME	3 MILES	7 MILES	12 MILES
Total Households	15,322	53,941	158,949
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$50,344	\$54,948	\$57,628
Average House Value	\$124,531	\$138,269	\$155,187

TRAFFIC COUNTS	
Recker Hwy	15,300/day

\* Demographic data derived from 2020 ACS - US Census

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### ALEX DELANNOY

Vice President of Brokerage

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Direct: 863.686.3173 | Cell: 863.250.2502

### 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

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

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