



**FLEX BUILDING FOR SALE**  
**3930 Pipkin Rd S**

Lakeland, FL 33811

**PRESENTED BY:**

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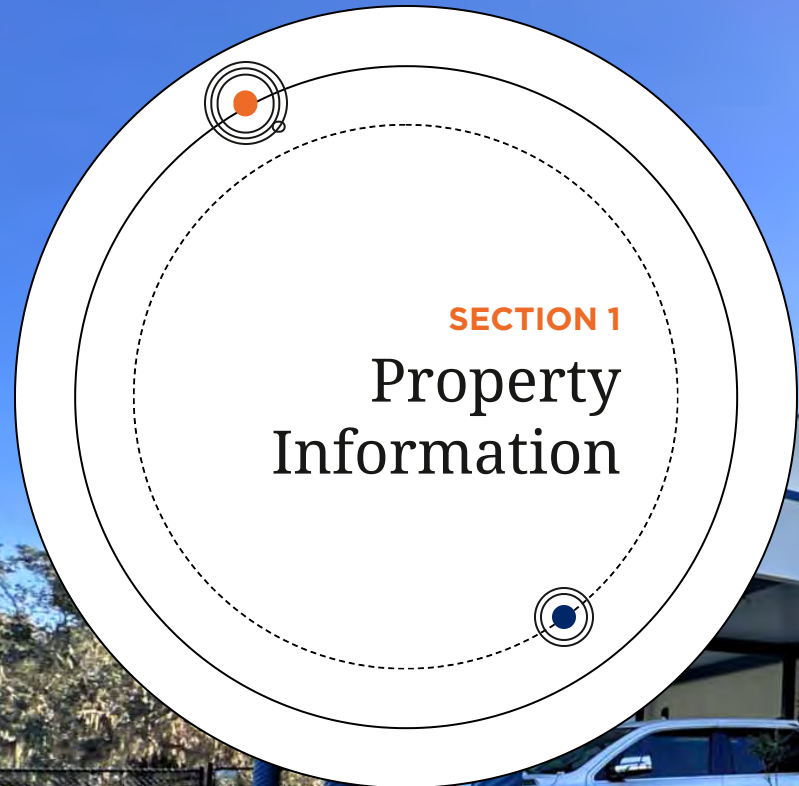
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind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





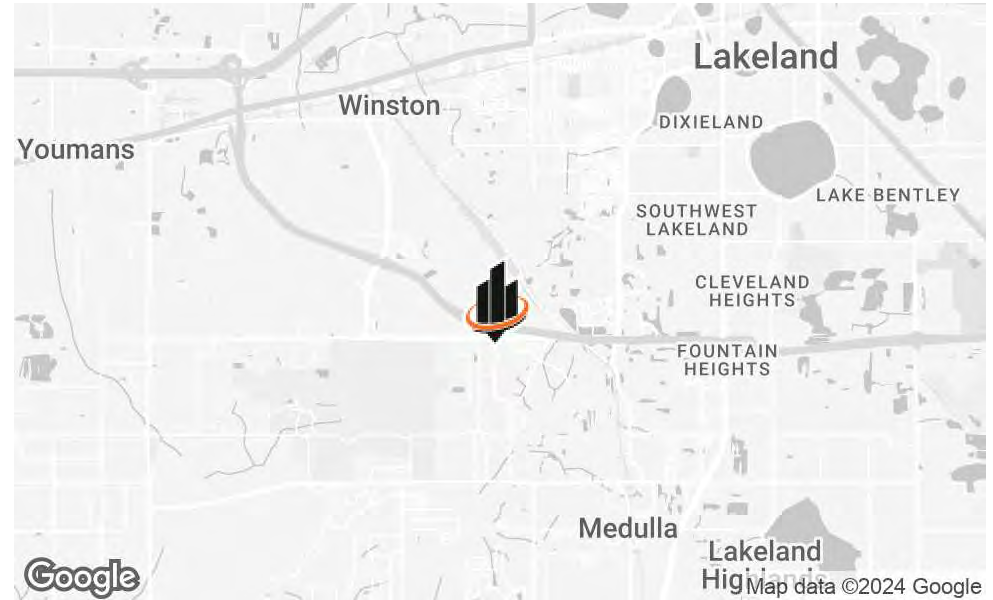
SECTION 1

Property  
Information





## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$2,150,000</b>
<b>BUILDING SIZE:</b>	9,200 ± SF
<b>LOT SIZE:</b>	1.04 ± Acres
<b>PRICE / SF:</b>	\$233.70
<b>YEAR BUILT:</b>	2020
<b>ZONING:</b>	PUD 5420
<b>TAXES:</b>	\$16,272.88 (2024)
<b>PROPERTY OWNERS ASSOCIATION DUES:</b>	\$1,543.70 (2024)
<b>PIN:</b>	232903139566000041

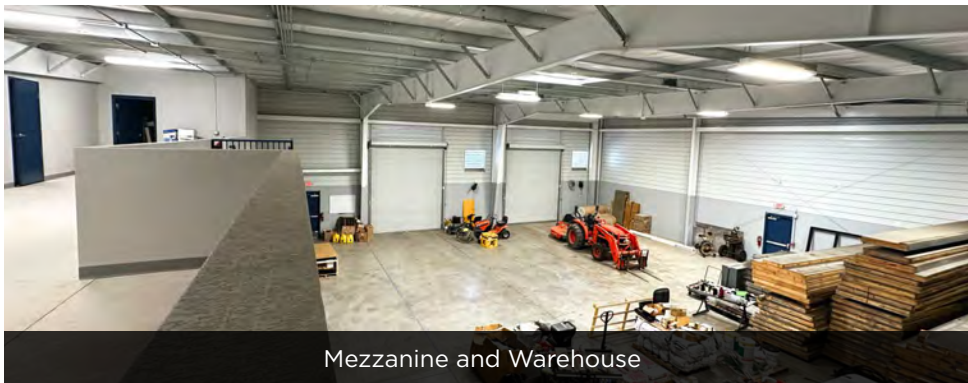
### PROPERTY OVERVIEW

This newly constructed flex building is situated in Lakeland's highly desirable Drane Field Rd. industrial submarket. Featuring premium office space, a large warehouse, and ample outdoor storage space, this property stands out as one of the area's unique industrial opportunities.

### PROPERTY HIGHLIGHTS

- Versatile industrial/flex space
- High-quality construction and finishes
- Well-maintained and move-in ready (fully-furnished option)
- Convenient transportation access
- Robust security systems
- Covered parking for executive employees

## PROPERTY DESCRIPTION



## BUILDING HIGHLIGHTS

- Clear span construction
- 5-inch slab
- 4 bathrooms
- 12 private offices
- Large conference room
- Outdoor storage
- LED lighting throughout
- Power: 400 amp, 120-240 volt
- Security gate, lighting, and cameras
- Covered parking for executive employees
- Executive office with a private restroom, conference room, and adjoining executive assistant office

## WAREHOUSE HIGHLIGHTS

- (2) 14 foot roll-up doors
- Warehouse Ceiling: 19' clear to frame, 21' clear to joist, 22' to deck
- Power fan, two vents, insulated walls and ceilings
- Mezzanine offers potential for additional offices or storage



**INTERIOR PHOTOS**



Large Conference Room



Executive Office Suite



Break Room



Employee Office



ADDITIONAL PHOTOS



Covered Parking



Large Lobby



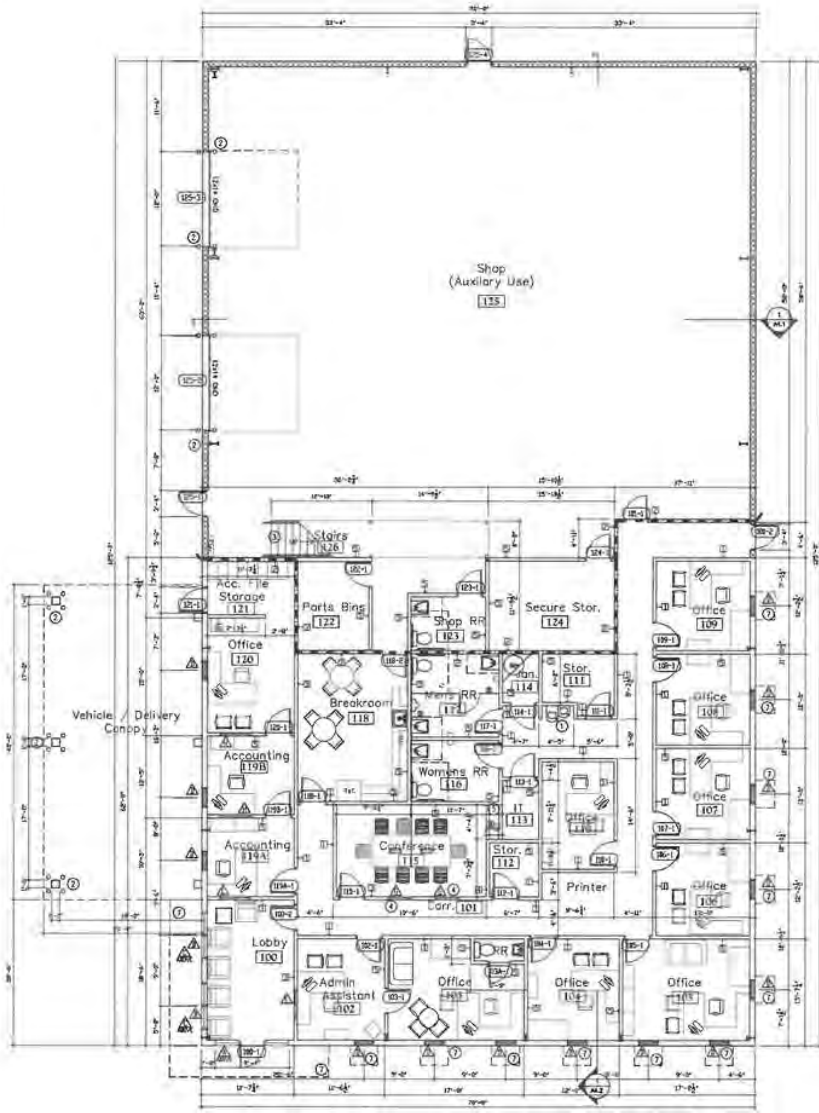
Restrooms



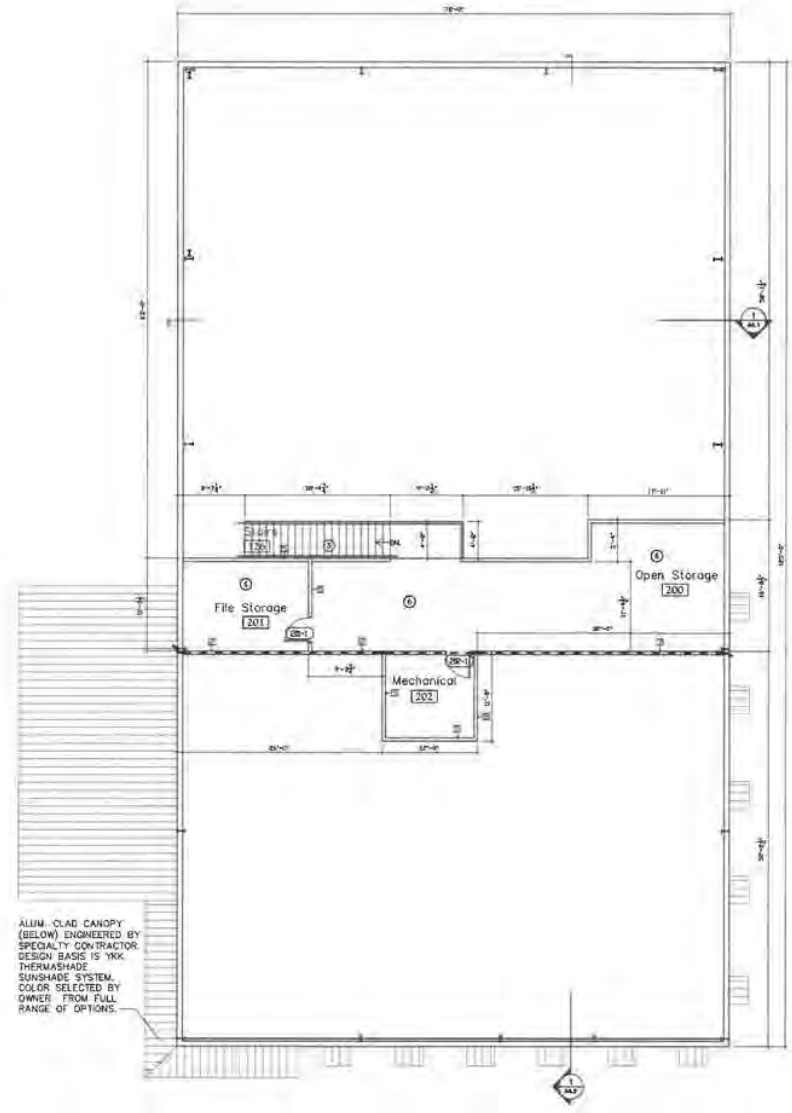
Outdoor Storage Area



# FLOORPLAN & NOTES



1 1ST FLOOR PLAN  
A2.1 SCALE: 1/8" = 1'-0"



ALUM. CLAD CANOPY (BELOW) ENGINEERED BY SPECIALTY CONTRACTOR. DESIGN BASIS IS 10K THERMASHADE SUNSHADE SYSTEM. COLOR SELECTED BY OWNER FROM FULL RANGE OF OPTIONS.

2 MEZZANINE FLOOR PLAN  
A2.1 SCALE: 1/8" = 1'-0"

## General Arch. Notes

1. THIS IS A DESIGN-BUILD PROJECT WITH CAWCO GENERAL CONTRACTORS, INC., THE DESIGN-BUILDER.
2. BUILDING WILL UTILIZE A PRE-ENGINEERED METAL BUILDING (PEMB) SYSTEM FURNISHED BY VANCE-PRUDEN AND SUBMITTED FOR PERMIT UNDER SEPARATE COVER.
3. VERIFY ALL DIMENSIONS IN THE FIELD. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. ALL DIMENSIONS ARE TO FACE OF FINISHED WALL SURFACE UNLESS NOTED OTHERWISE.
5. PROVIDE SOUND BATT INSULATION IN ALL TOILET ROOM, COUNSELING ROOM, AND SUPERVISOR'S OFFICE WALLS. ADDITIONALLY, DRAPE SOUND BATT AT CEILING, 4" IN EACH DIRECTION OVER WALLS WITH SOUND BATT.
6. WHEREVER PRESENT, EXPOSED STRUCTURE IS TO BE PAINTED. VERIFY EXPOSED MECH. DUCTWORK / DUCT SOCK COLOR.
7. AT LOCATIONS TO RECEIVE VCT FLOORING, NON-SHRINK GROUT WITH BONDING AGENT MAY BE USED TO IMPROVE INSTALLATION QUALITY OF VCT. CONTROL JOINTS ARE TO BE CLEANED AND WAXED OUT PRIOR TO RECEIVING GROUT.
8. COORDINATE ALL PARTITIONS WITH STRUCTURAL ENGINEER'S DRAWINGS. NOTIFY ARCHITECT / DESIGN-BUILDER OF ANY DISCREPANCIES PRIOR TO PROCEED.
9. TYPICAL INTERIOR STUD WALLS TO BE 3/8-5/8 24 GA MIN. AT 18" O.C. WITH 1/2" DRYWALL BOTH SIDES.
10. PROVIDE WATER RESISTANT GYPSUM PRODUCTS AT RESTROOMS TO HEIGHT 5' ABOVE FINISHED FLOOR.
11. ALL GYPSUM WALLBOARD PRODUCTS TO BE DOMESTICALLY PRODUCED.
12. ANY FURNITURE DEPICTED IS REPRESENTATIONAL. OWNER / DESIGN-BUILDER TO PROVIDE FINAL APPROVAL ON ALL FURNISHINGS.
13. ROOM NUMBERS ON ARCHITECTURAL PLANS ARE FOR DESIGN / DOCUMENTATION PURPOSES. ALL ROOM NUMBERS TO BE CONFIRMED WITH OWNER PRIOR TO INSTALLATION OF ANY ROOM NUMBER SPECIFIC SIGNAGE.
14. PROVIDE CONC. LANDING LEVEL WITH ADJACENT INTERIOR FINISHED FLOOR ELEVATION. TYP. OF ALL EXTERIOR DOOR LOCATIONS.

## Arch. Key Notes

- ① ADA COMPLIANT HIGH-LOW DRINKING FOUNTAIN FEATURE MOUNTED AT ADA COMPLIANT HEIGHT (MAX OF 26" AFF TO ADA COMPLIANT SIZE) & LOCATIONS: 100A MIN. X 48" MIN FLOOR SPACE
- ② 4"X30" TALL PIPE BOLLARD. TYP. PROVIDE UNIT COST DATA. VERIFY LOCATIONS W/ DESIGN-BUILDER PRIOR TO INSTALL.
- ③ METAL STAIR AND HANDRAIL SYSTEM, PAINTED, BY SPECIALTY CONTRACTOR
- ④ FIXED INTERIOR WINDOW/GLAZING SYSTEM
- ⑤ "BUILT-IN" SHELVING UNIT. AT IT, SIDE, 3'-4" CLEAR DIM TO BE PROVIDED FOR FLOOR MOUNTED SERVERS. AT CONFERENCE ROOM SIDE, SHELVING CUBED BASE BID - GRANITE BASE, SHEL. ALT. FINISH TO BE PROVIDED BY CASEWORK MANUF. AS COORD. W/ OWNER.
- ⑥ MEZZANINE CONC. SLAB TO BE 1-HR RATED SYSTEM IN COMPLIANCE WITH UL SYSTEM 916.
- ⑦ ALUM. CLAD CANOPY TO BE ENGINEERED BY SPECIALTY CONTRACTOR W/ DVGS SUBMITTED TO AHJ FOR REVIEW. DESIGN BASIS IS 10K THERMASHADE SUNSHADE SYSTEM. COLOR TO BE SELECTED FROM FULL RANGE OF OPTIONS.
- ⑧ SOLID PLASTIC PARTITIONS (OR EQUAL AS APPROVED BY OWNER) IN COMPLIANCE WITH 2017 IFBC-FLOORING CODE.



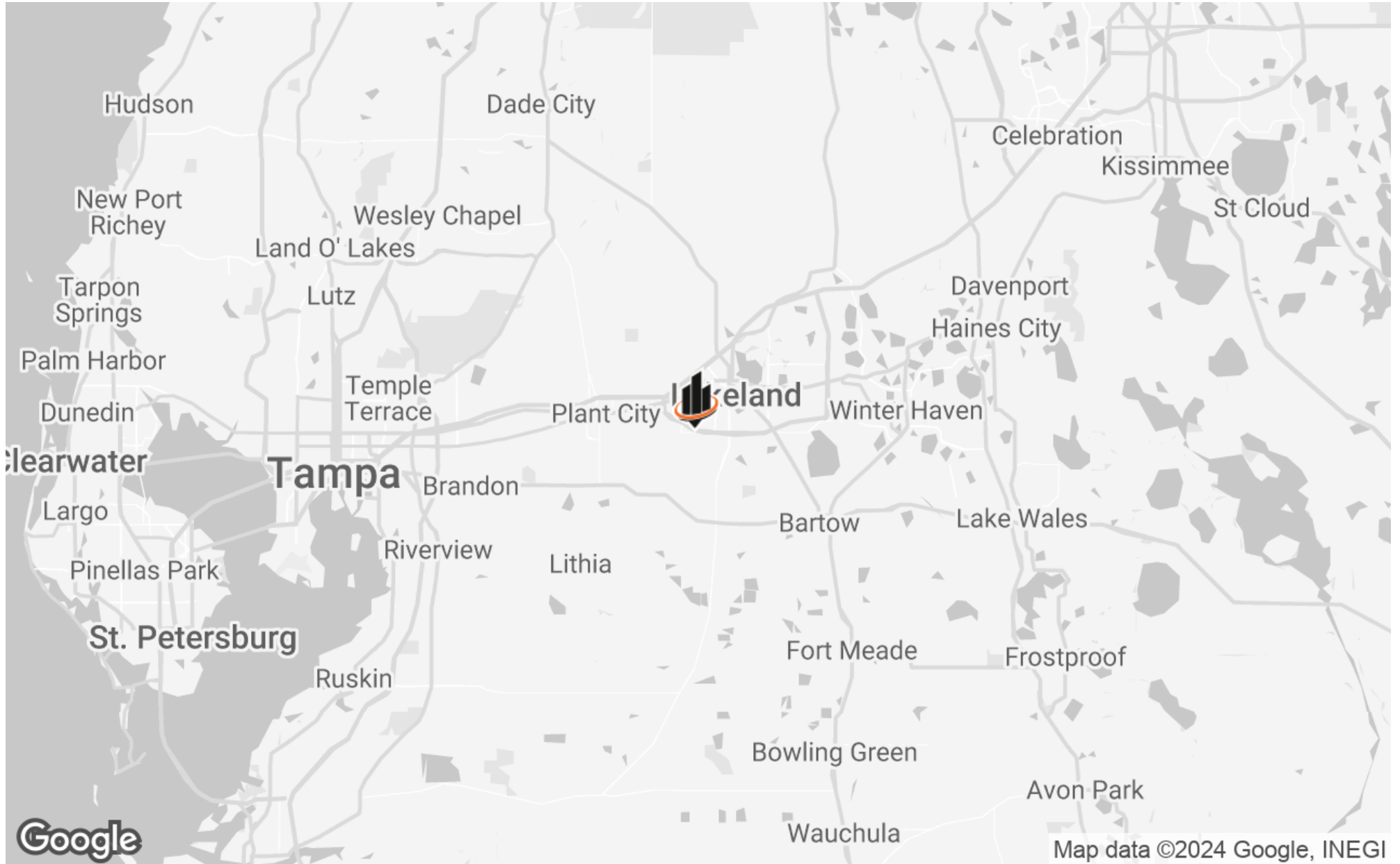


**SECTION 2**  
Location  
Information

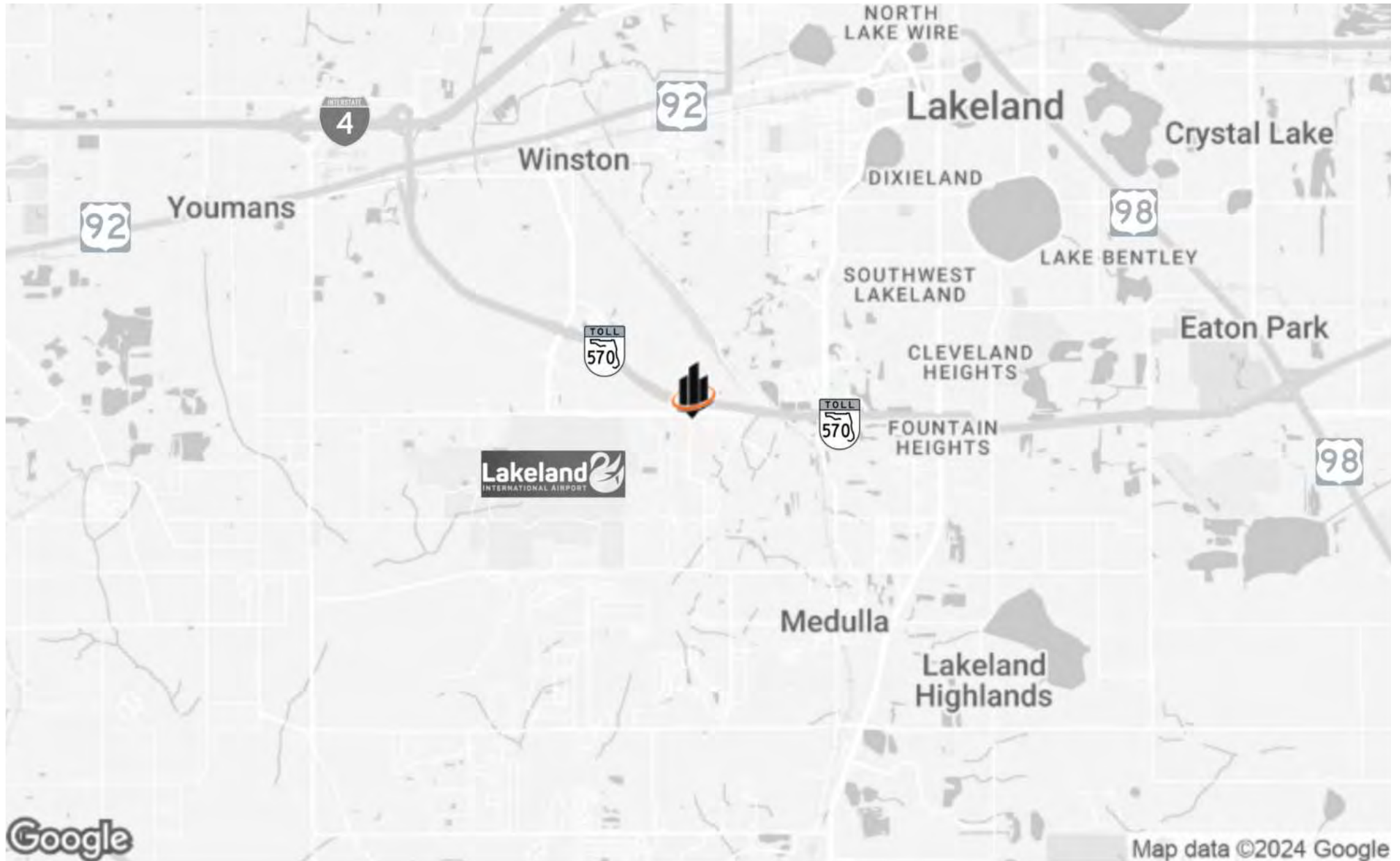




**REGIONAL MAP**



# LOCATION MAP





# DEMOGRAPHICS MAP & REPORT

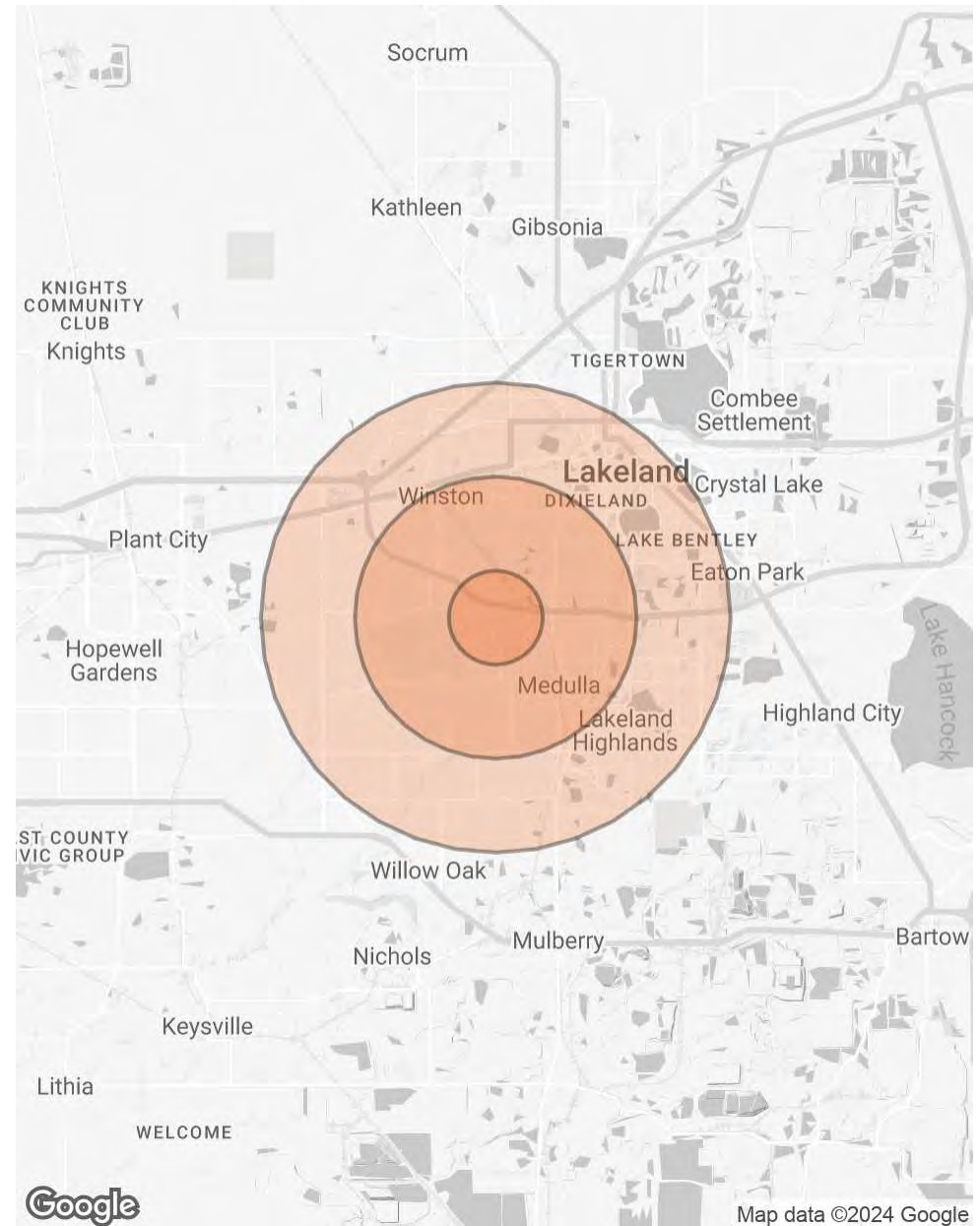
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,893	44,566	130,800
<b>AVERAGE AGE</b>	44	43	42
<b>AVERAGE AGE (MALE)</b>	43	41	40
<b>AVERAGE AGE (FEMALE)</b>	45	45	43

## HOUSEHOLDS & INCOME

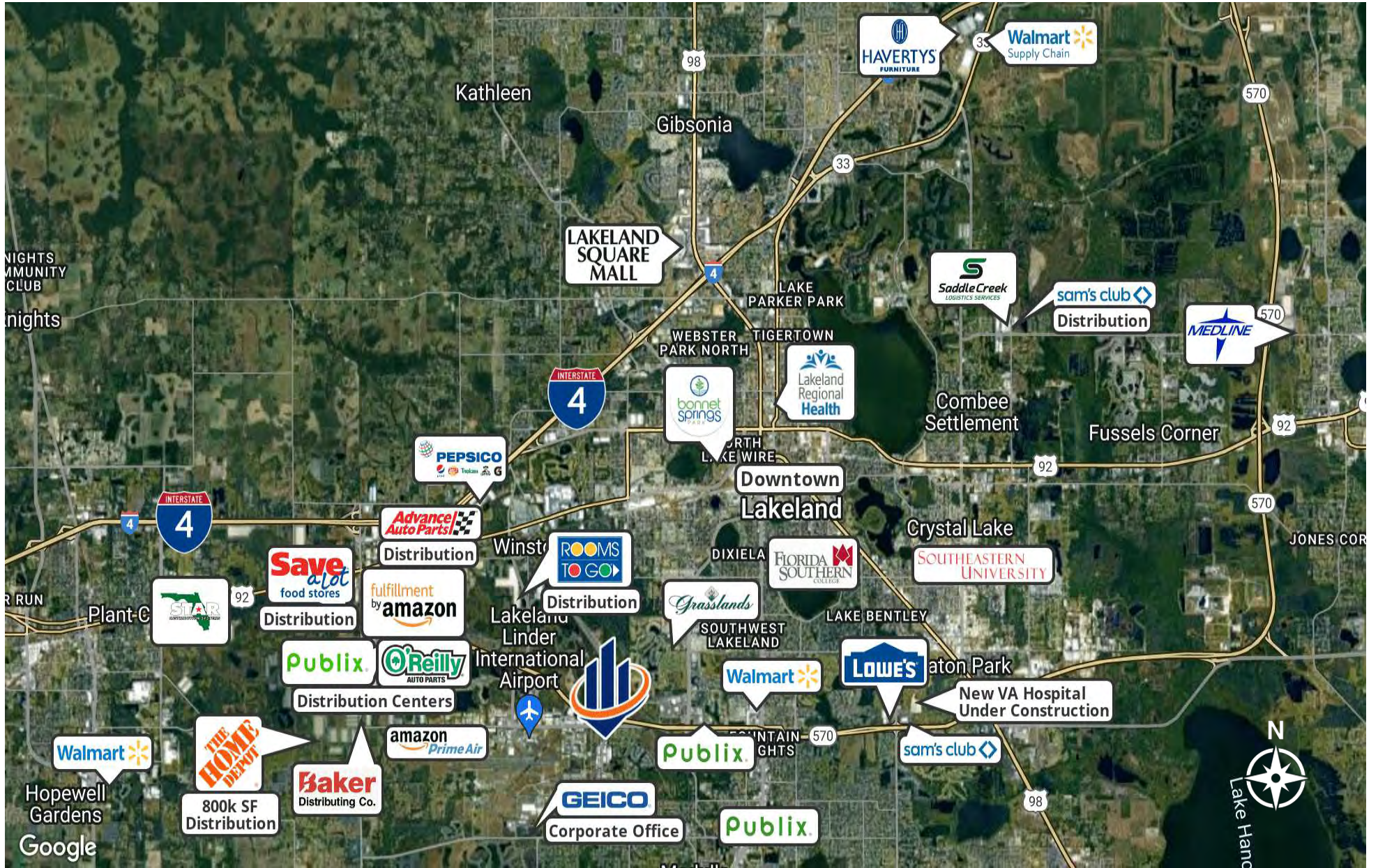
	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	764	18,437	51,193
<b># OF PERSONS PER HH</b>	2.5	2.4	2.6
<b>AVERAGE HH INCOME</b>	\$106,500	\$90,280	\$93,164
<b>AVERAGE HOUSE VALUE</b>	\$371,311	\$295,186	\$310,632

Demographics data derived from AlphaMap





# MARKET AREA MAP





# TRADE AREA MAP





Saunders Ralston Dantzler Real Estate

SAUNDERS  
RALSTON DANTZLER

FLORIDA  
COUNCIL

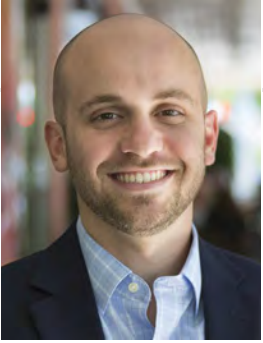
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and Sal

SECTION 3

Advisor Bios



## ADVISOR BIO



### DAVID HUNGERFORD, CCIM, SIOR

Senior Advisor

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## PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$240 million across nearly all types of commercial properties and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana and Ezra on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Commercial Properties
- Site Selection
- Real Estate Analytics

## ADVISOR BIO



### JOEY HUNGERFORD

Associate Advisor

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## PROFESSIONAL BACKGROUND

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

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. This includes working as the Communications Director for a Congresswoman in the United States House of Representatives, serving as the Digital Director and Communications Advisor to the House Judiciary Committee Chairman, and operating as a personal travel videographer for a former United States President.

Prior to living in Washington, D.C., Joey was born and raised in Lakeland, where he graduated from Southeastern University. He obtained a Bachelor of Science degree in Communications with an emphasis in Broadcasting and a minor in Theology. While earning his degree, Joey was an active student leader on campus while also beginning his career here at SVN | Saunders Ralston Dantzler Real Estate in the marketing department.

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service to his clients.

Joey and his wife, Hope, are proud parents of a baby boy named Levi.

Joey specializes in:

- Commercial Properties
- Industrial Real Estate
- Office Space





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

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