



Drane Field Rd

FOR SALE

Lakeland Airport Class A Flex Building

3715 DRANE FIELD RD

Lakeland, FL 33811

PRESENTED BY:

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DISCLAIMER

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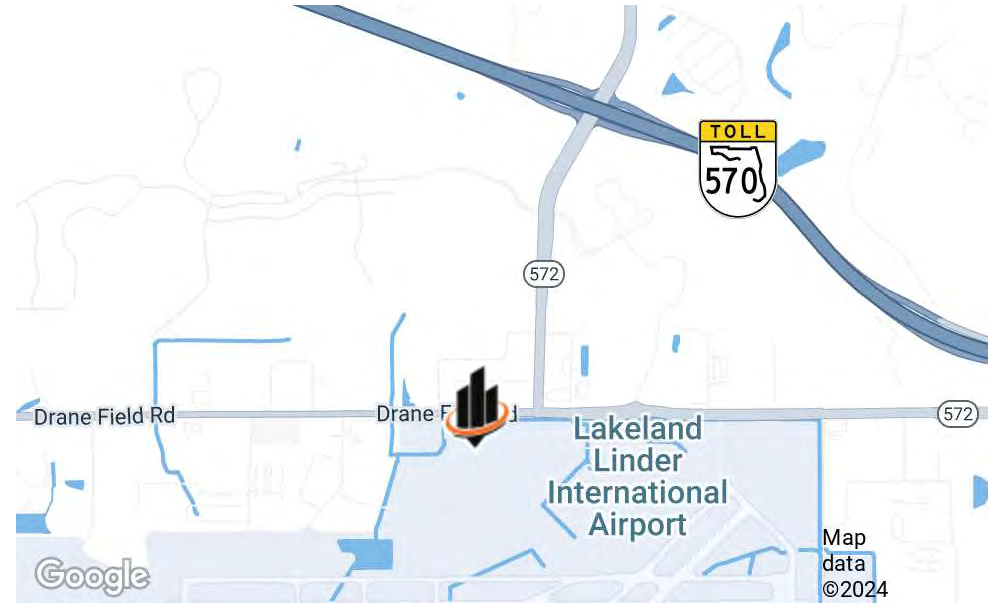
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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

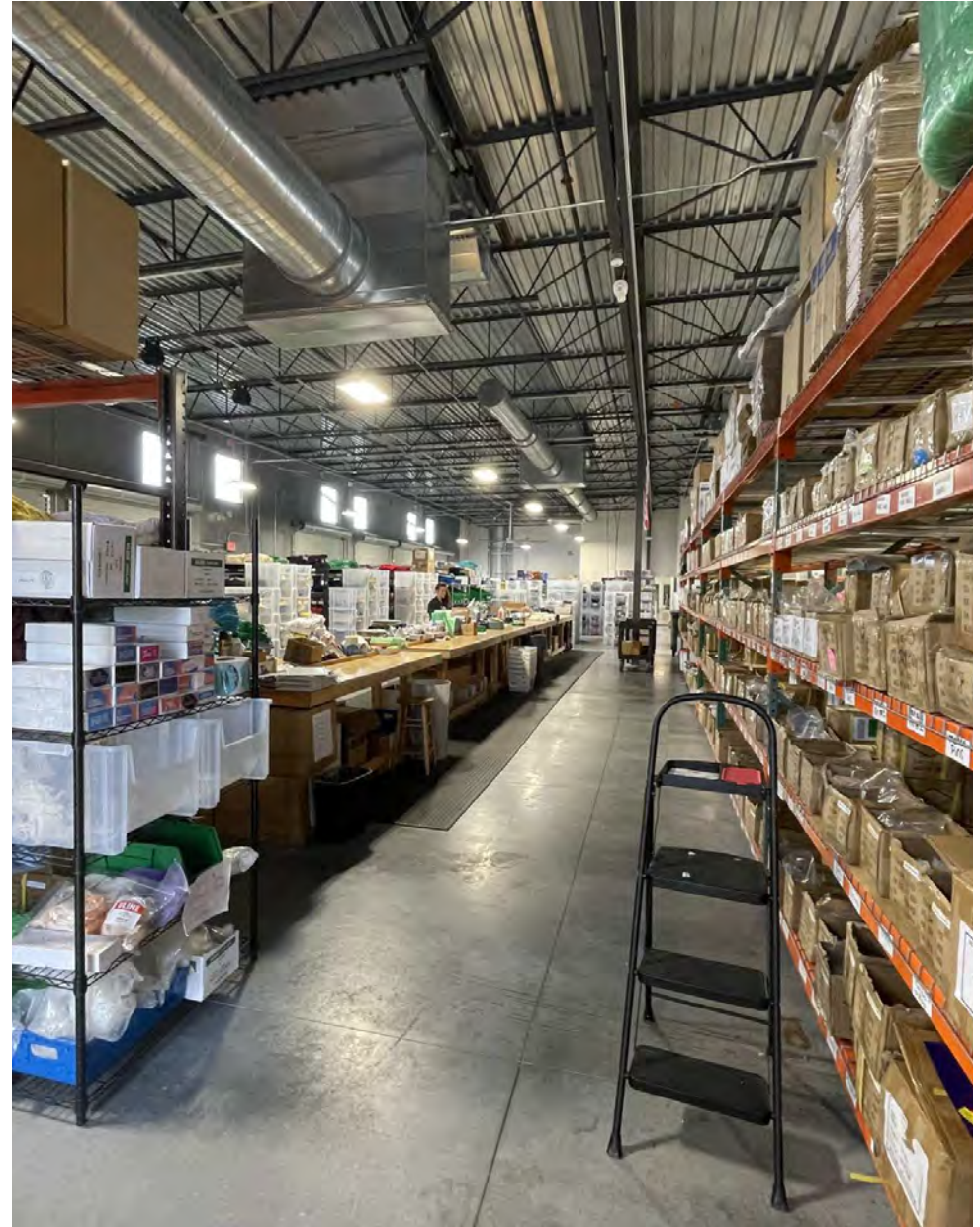
SALE PRICE:	\$4,250,000
BUILDING SIZE:	18,450 ± SF
LOT SIZE:	1.53 ± Acres
PRICE / SF:	\$230.35
APN:	232833138104000040
TAXES	\$28,266.55 (2024)
VIDEO:	View Here

PROPERTY OVERVIEW

Exceptional flex building in Lakeland, Florida— Class-A space spanning 18,840 ± square feet on 1.53 ± acres of prime real estate. Positioned directly opposite the thriving Lakeland Linder Airport, within one of the county's strongest industrial submarkets, this property benefits from the airport's rapid growth, fueled by the Amazon Air cargo hub and commercial service introduced in 2024. Also nearby is Publix Global HQ, and I-4 is just 10 minutes away.

PROPERTY DETAILS & HIGHLIGHTS

- Year built: 2020
- Zoning: PUD 5653 (I-2)
- Year Built: 2020
- Power: 400 amps 120/208 3-Phase
- Fully air conditioned, including warehouse
- Ceiling Height: 18' Clear
- Column Spacing: 35' x 52'
- Loading Doors: Nine (9) 10' x 10' grade level doors
- FAR: 0.28
- Parking: 60 spaces. 3.3 spaces per 1,000 SF
- Construction: reinforced concrete / stucco / brick industrial/ flex / office / warehouse
- # of Restrooms: 6
- LED Lighting



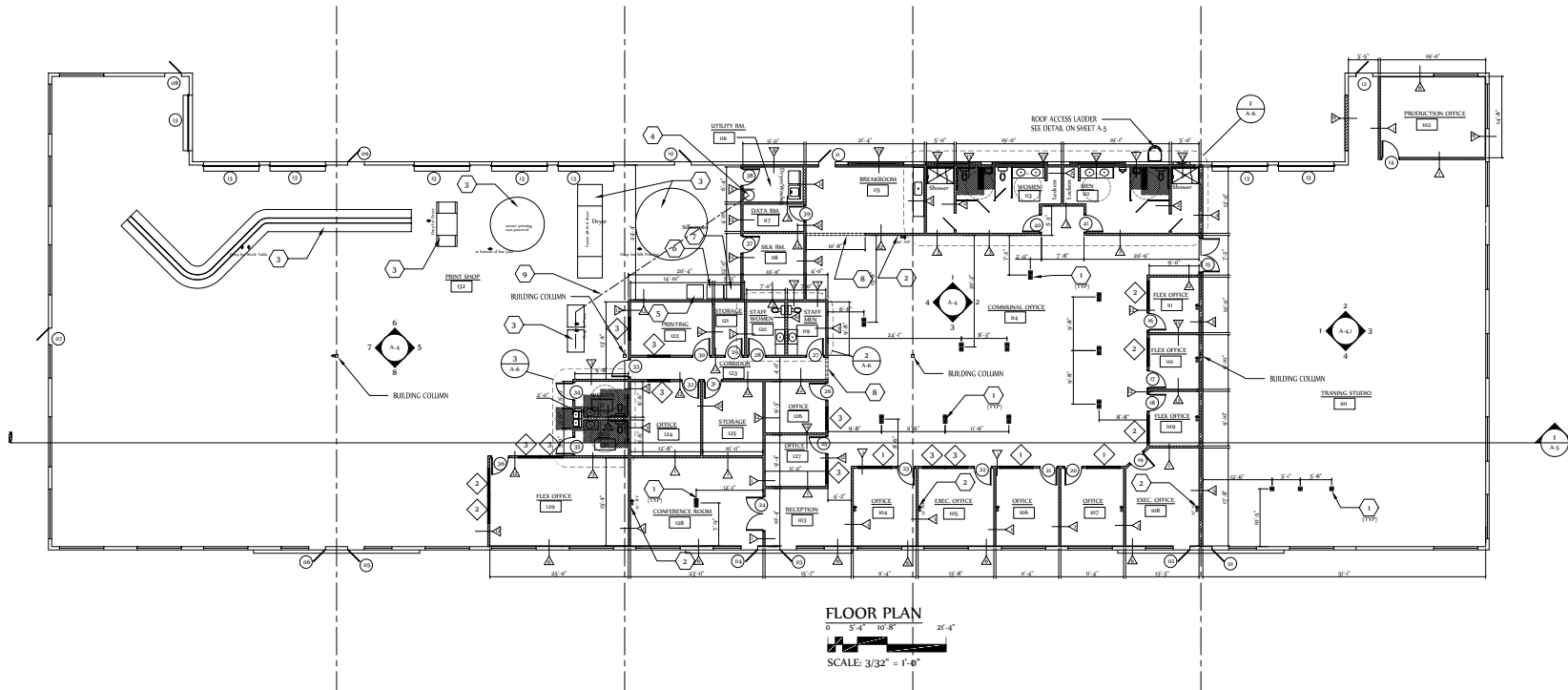
FLOORPLAN

GENERAL NOTES.

1. CONFIRM ALL FINISHES WITH OWNER.
2. ALL DRYWALL IN TOILETS TO BE MOISTURE RESISTANT.

PLAN NOTES.

- ① TRENCH SLAB FOR FLOOR OUTLETS AND DATA, AS REQUIRED VERIFY EXACT LOCATION WITH FURNITURE.
- ② PROVIDE BLOCKING IN WALL FOR MONITOR SEE DETAILS ON SHEET A-6.
- ③ CONFIRM EXACT LOCATION OF EQUIPMENTS PRIOR TO INSTALLING
- ④ AIR COMPRESSOR
- ⑤ LAUNDRY SINK
- ⑥ WASH-OUT
- ⑦ SERVICE SINK
- ⑧ BULK HEAD HEIGHT 96" A.F.F.
- ⑨ AIRLINE FROM COMPRESSOR TO PRESS SEE PLUMBING SHEETS FOR DETAILS



NOTE 'A':
 FILL ALL HOLES AND VOIDS IN FLOOR CREATED BY DEMOLITION.
 CLEAN FLOOR AREA FOR NEW CARPET. FLASH PATCH
 W/ VINYL LATEX FLOOR PATCH AS REQUIRED. FLOOR FINISH
 SHALL BE UNIFORM & LEVEL.

EXTERIOR



INTERIOR



JCM

7
ELEVEN

Hilton
Garden Inn

STAYBRIDGE
SUITES

WACO
KITCHEN

SUBJECT

Drane Field Rd

SECTION 2
Location
Information

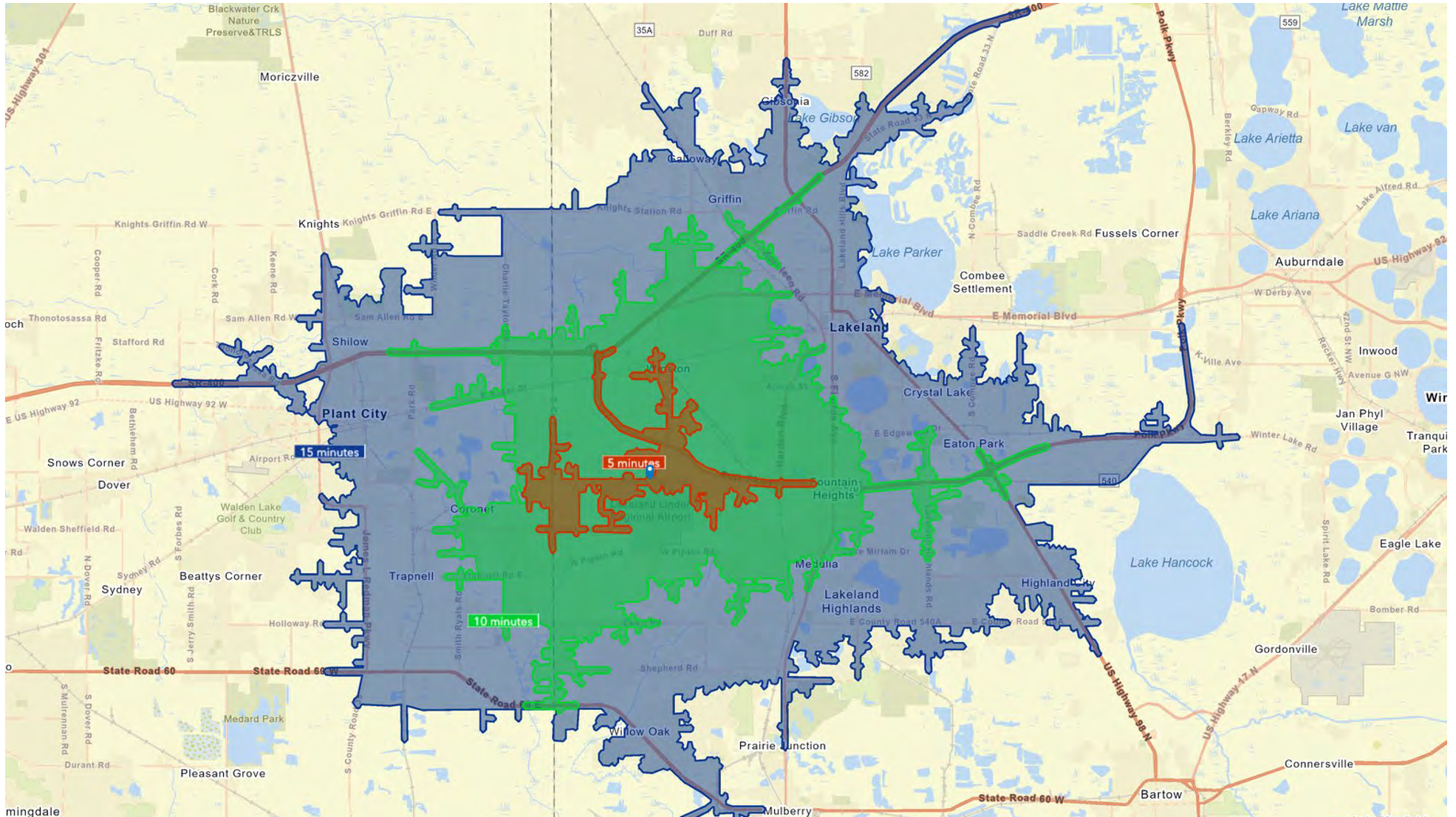
LOCATION MAPS



AERIAL MAP



DEMOGRAPHICS MAP



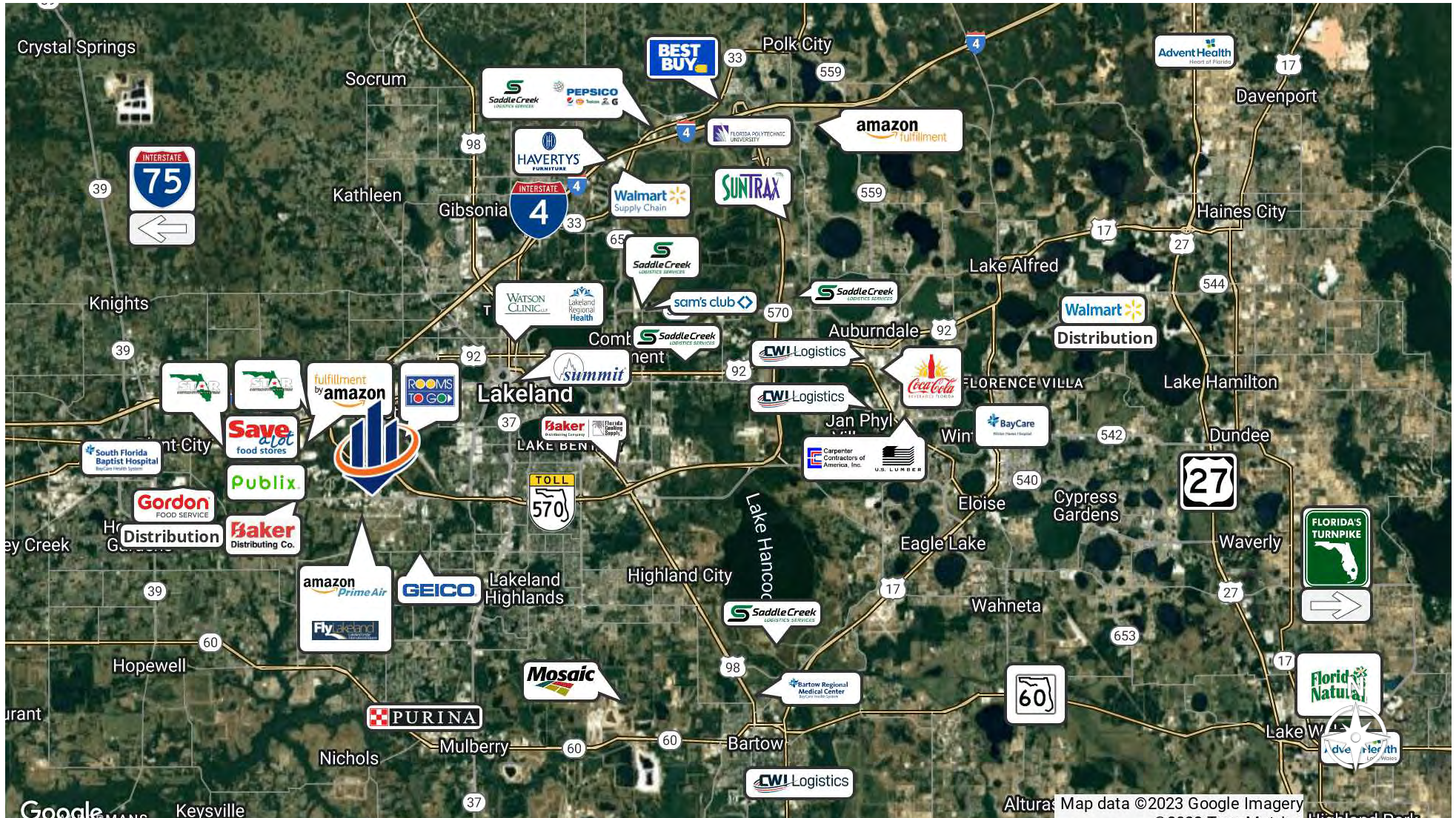
BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk County	FL	US
Population	388	23,266	99,263	1,984	46,282	197,196	117,606	775,084	22,381,338	337,470,185
Households	187	9,352	39,204	779	18,776	74,557	47,508	290,783	8,909,543	129,917,449
Families	137	6,446	25,917	554	12,044	49,650	27,768	201,187	5,732,103	83,890,180
Average Household Size	2.07	2.48	2.51	2.54	2.45	2.58	2.32	2.61	2.46	2.53
Owner Occupied Housing Units	136	7,506	26,499	657	13,143	48,720	27,313	205,460	5,917,802	84,286,498
Renter Occupied Housing Units	51	1,846	12,705	122	5,633	25,837	20,195	85,323	2,991,741	45,630,951
Median Age	46.9	43.6	40.3	37.4	43.1	39.1	40.5	42.0	42.9	39.1
Housing Unit/Household Ratio	1.12	1.17	1.18	1.10	1.19	1.15	1.19	1.23	1.25	1.13
Adjusted Population	383	24,009	103,113	1,926	48,554	201,070	123,925	843,139	24,685,982	
Income										
Median Household Income	\$96,355	\$73,486	\$63,945	\$63,945	\$58,285	\$59,103	\$54,488	\$57,572	\$65,081	\$72,603
Average Household Income	\$136,471	\$104,455	\$86,103	\$86,103	\$85,148	\$84,771	\$79,367	\$81,989	\$97,191	\$107,008
Per Capita Income	\$62,066	\$41,762	\$30,818	\$30,818	\$34,763	\$32,161	\$32,292	\$30,811	\$38,778	\$41,310
Trends: 2023 - 2028 Annual Growth Rate										
Population	-0.47%	2.11%	0.60%	2.88%	0.67%	0.50%	0.36%	0.85%	0.63%	0.30%
Households	-0.54%	1.84%	0.56%	2.82%	0.58%	0.53%	0.32%	0.81%	0.77%	0.49%
Families	-0.59%	1.94%	0.52%	2.54%	0.57%	0.44%	0.28%	0.76%	0.74%	0.44%
Owner HHs	-0.30%	2.50%	0.96%	3.33%	1.16%	0.93%	0.63%	1.02%	0.93%	0.66%
Median Household Income	3.07%	2.84%	3.02%	1.90%	2.87%	2.87%	2.51%	2.77%	3.34%	2.57%

BENCHMARK DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Lakeland	Polk County	FL	US
Households by Income										
<\$15,000	2.10%	7.60%	8.55%	13.60%	9.50%	11.20%	12.60%	10.60%	9.70%	9.50%
\$15,000 - \$24,999	3.20%	6.10%	7.64%	5.10%	9.30%	8.30%	9.30%	8.70%	7.80%	7.10%
\$25,000 - \$34,999	3.20%	5.70%	8.09%	3.60%	8.70%	9.50%	10.80%	9.70%	8.40%	7.40%
\$35,000 - \$49,999	12.80%	12.40%	11.18%	11.60%	13.90%	12.40%	12.50%	13.20%	11.80%	10.80%
\$50,000 - \$74,999	16.60%	19.10%	18.18%	24.40%	20.20%	18.60%	19.10%	19.60%	17.80%	16.50%
\$75,000 - \$99,999	13.90%	15.10%	12.09%	18.40%	12.90%	13.00%	12.30%	13.20%	13.10%	12.80%
\$100,000 - \$149,999	18.70%	17.60%	14.55%	13.50%	14.80%	15.60%	13.80%	14.70%	15.90%	16.90%
\$150,000 - \$199,999	12.30%	6.70%	4.91%	4.00%	4.70%	5.50%	4.30%	5.20%	7.00%	8.60%
\$200,000+	17.60%	9.80%	5.73%	5.90%	6.00%	5.70%	5.30%	5.00%	8.40%	10.60%
Population by Age										
0 - 4	5.40%	5.50%	6.00%	7.10%	5.70%	6.00%	5.40%	5.60%	5.00%	5.70%
5 - 9	5.90%	5.70%	6.20%	7.30%	5.80%	6.30%	5.40%	5.90%	5.30%	6.10%
10 - 14	6.50%	5.80%	6.20%	7.20%	5.80%	6.30%	5.30%	5.90%	5.50%	6.30%
15 - 19	4.10%	5.20%	5.80%	5.80%	5.30%	6.70%	7.20%	6.00%	5.60%	6.30%
20 - 24	3.60%	4.80%	5.60%	5.50%	5.20%	6.30%	7.30%	5.60%	5.90%	6.40%
25 - 34	10.10%	12.10%	13.20%	13.80%	12.40%	13.30%	12.90%	12.60%	13.10%	13.70%
35 - 44	12.40%	12.60%	12.50%	13.50%	12.10%	12.20%	11.30%	11.90%	12.10%	13.10%
45 - 54	10.60%	11.50%	11.20%	11.90%	10.90%	11.00%	9.90%	11.10%	11.70%	11.90%
55 - 64	13.20%	13.50%	12.50%	11.70%	12.70%	12.30%	11.80%	12.70%	13.30%	12.70%
65 - 74	16.00%	13.40%	11.70%	9.70%	13.10%	11.10%	12.00%	12.90%	12.60%	10.60%
75 - 84	10.30%	7.40%	6.60%	4.90%	8.10%	6.20%	8.00%	7.40%	7.30%	5.30%
85+	1.80%	2.50%	2.30%	1.60%	2.90%	2.30%	3.60%	2.30%	2.70%	1.90%
Race and Ethnicity										
White Alone	79.90%	56.80%	64.90%	56.80%	64.90%	60.40%	59.40%	59.60%	57.10%	60.60%
Black Alone	6.20%	8.60%	11.50%	8.60%	10.80%	15.10%	18.60%	14.60%	15.00%	12.50%
American Indian Alone	0.30%	1.50%	0.50%	1.50%	0.60%	0.60%	0.50%	0.60%	0.50%	1.10%
Asian Alone	2.60%	1.10%	1.50%	1.10%	1.60%	2.00%	2.20%	2.00%	3.10%	6.20%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	3.40%	13.60%	8.30%	13.60%	8.30%	8.70%	7.50%	9.90%	7.60%	8.70%
Two or More Races	7.70%	18.30%	13.20%	18.30%	13.90%	13.20%	11.70%	13.20%	16.70%	10.60%
Hispanic Origin (Any Race)	9.50%	35.30%	24.00%	35.30%	24.40%	24.20%	20.70%	26.80%	27.00%	19.40%

INDUSTRIAL & WORKFORCE MARKET



MARKET AREA MAP



TRADE AREA MAP





SECTION 3

Advisor Bios



ADVISOR BIO



DAVID HUNGERFORD, CCIM, SIOR

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PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM 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 \$170 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 the mapping and GIS specialist within the firm and formerly served as the firm's Director of Research.

David previously worked in his family-owned business, Hungerford & Associates, as a financial advisor. Prior to becoming a financial advisor, he served as the company's marketing director.

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 a CCIM (Certified Commercial Investment Member) designee and serves on the executive board for the CCIM Florida West Coast District. 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



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