

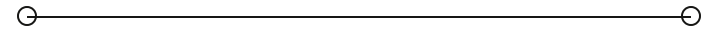


FOR LEASE

35k SF Warehouse and Showroom For Lease

2210 COMMERCE POINT DR

Lakeland, FL 33801



PRESENTED BY:

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DISCLAIMER

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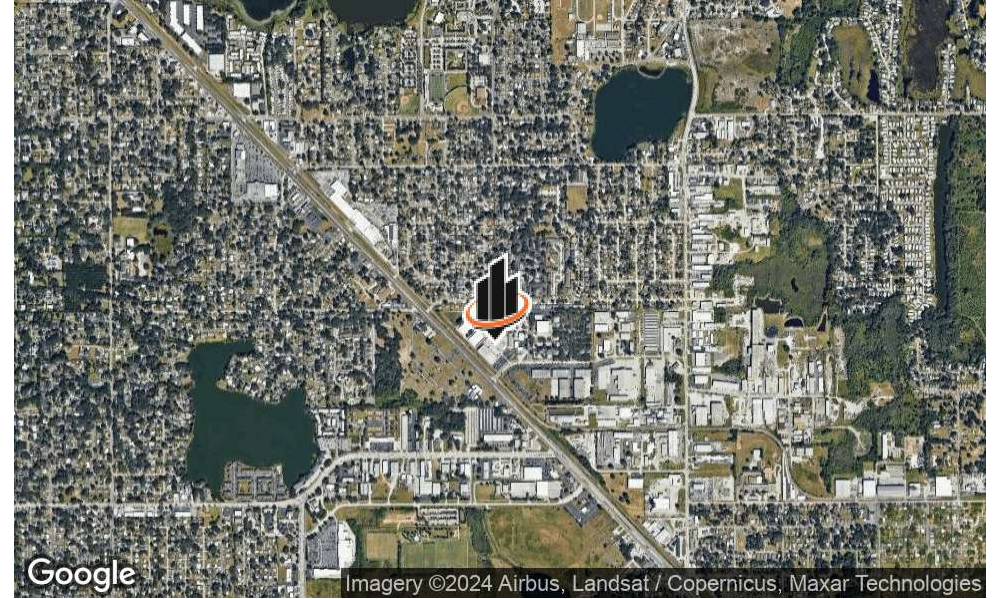
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind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

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.25 SF/yr (NNN)
NNN RATE:	\$1.46/SF
ZONING:	I-1
AVAILABLE SF:	35,750 SF
AVAILABLE:	1/1/2025
TRAFFIC COUNT:	38,500 VPD

PROPERTY DESCRIPTION

Strategically located just off US HWY 98, 2210 Commerce Point Dr is a prime asset for a user needing warehouse space and a showroom. This building experiences 38,500+ vehicles per day, is 1.4 miles from Polk Parkway, less than 3 miles from Downtown Lakeland, and 5.7 miles direct distance from Interstate 4.

PROPERTY HIGHLIGHTS

- 3-Phase 120/280V
- 4 Offices
- 1 Breakroom
- 4 Bathrooms
- 1x 16' x 14' Overhead Door
- 2x 10' x 10' Dock Doors
- 4,500 SF External Loading Area

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



Dock Doors



Side Showroom -1,696 SF - 9.8' Clear Height



Back Common Area



Front Office



Storage Room

EXTERNAL LOADING AREA



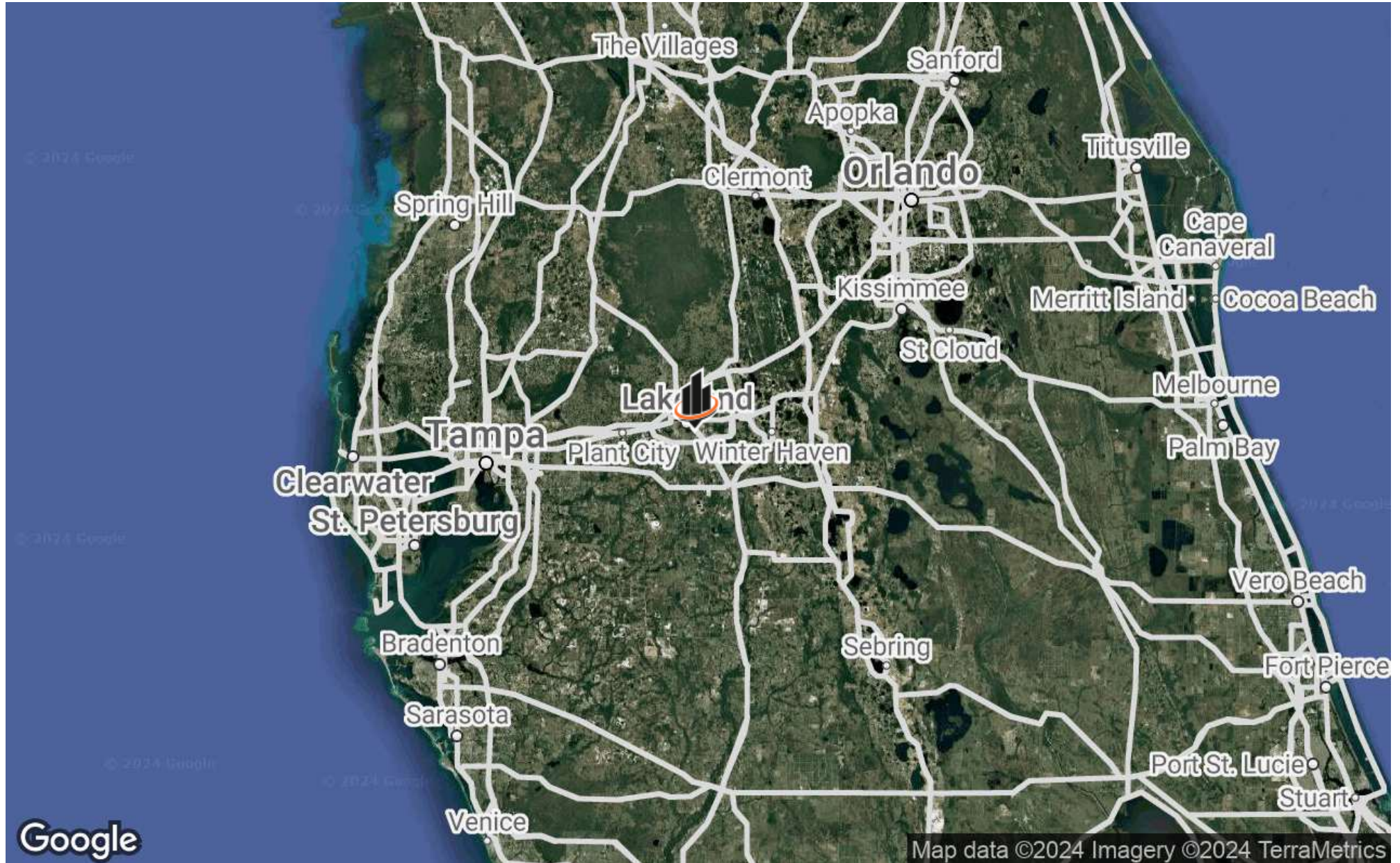
AERIAL



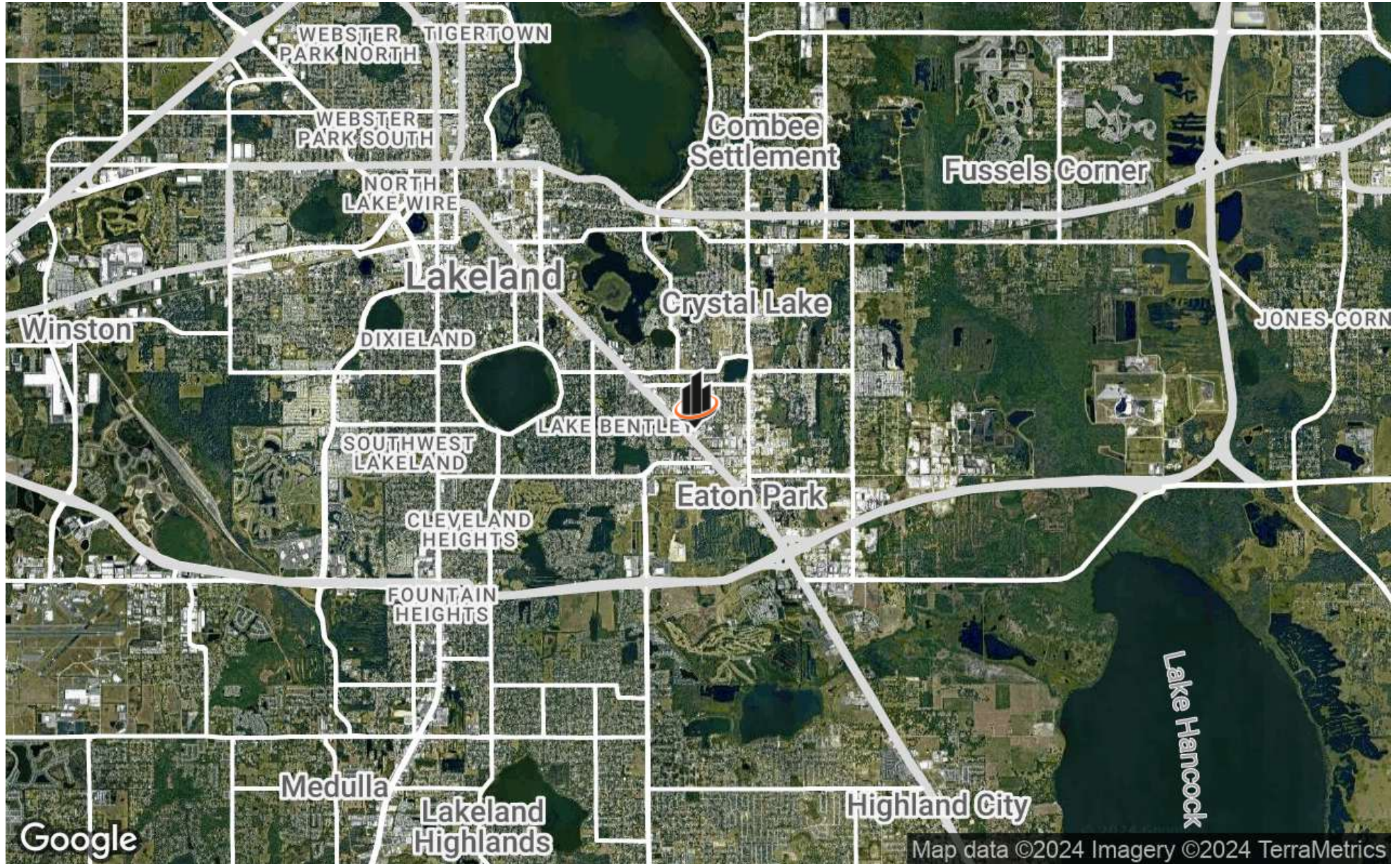
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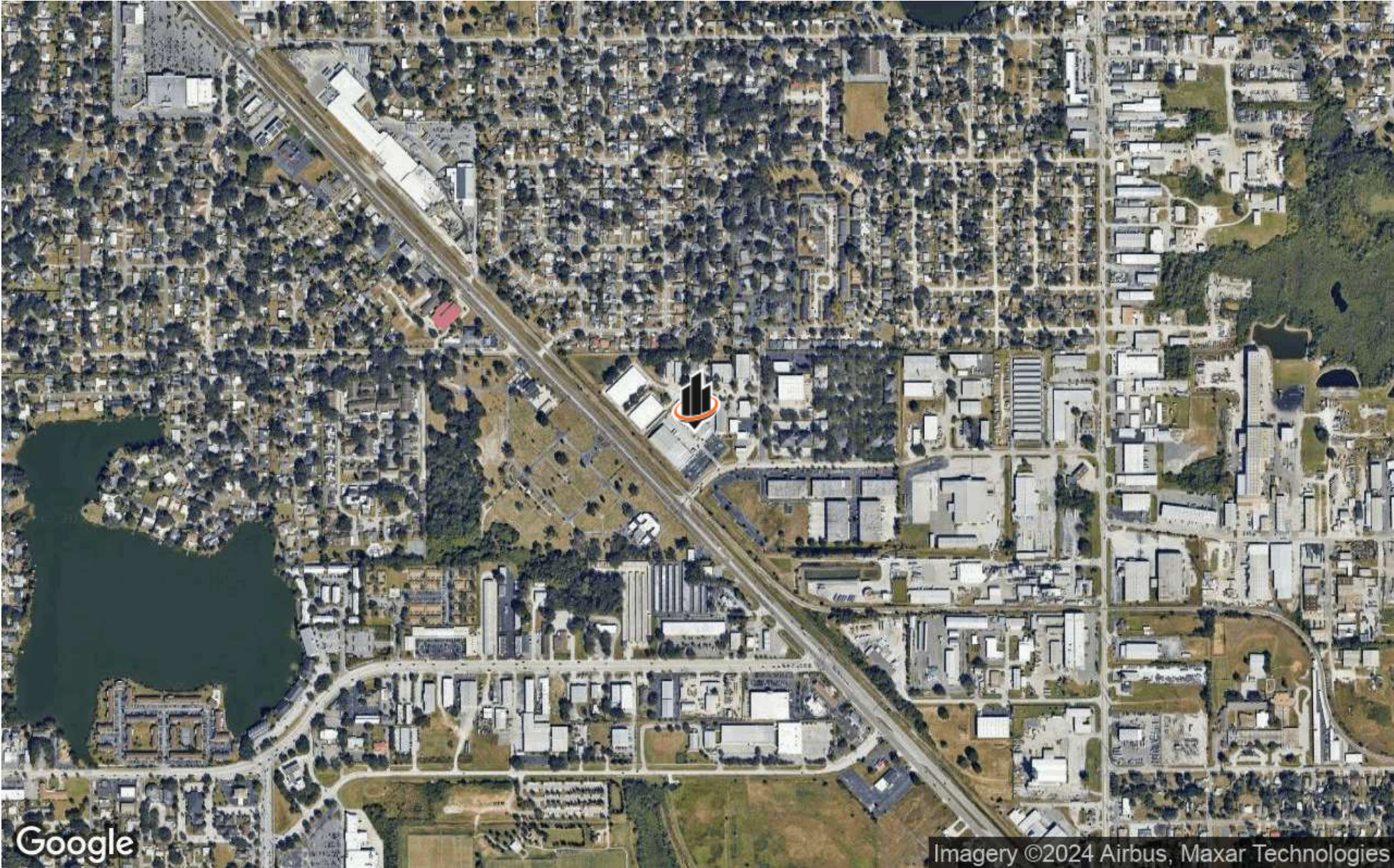
REGIONAL MAP



LOCATION MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

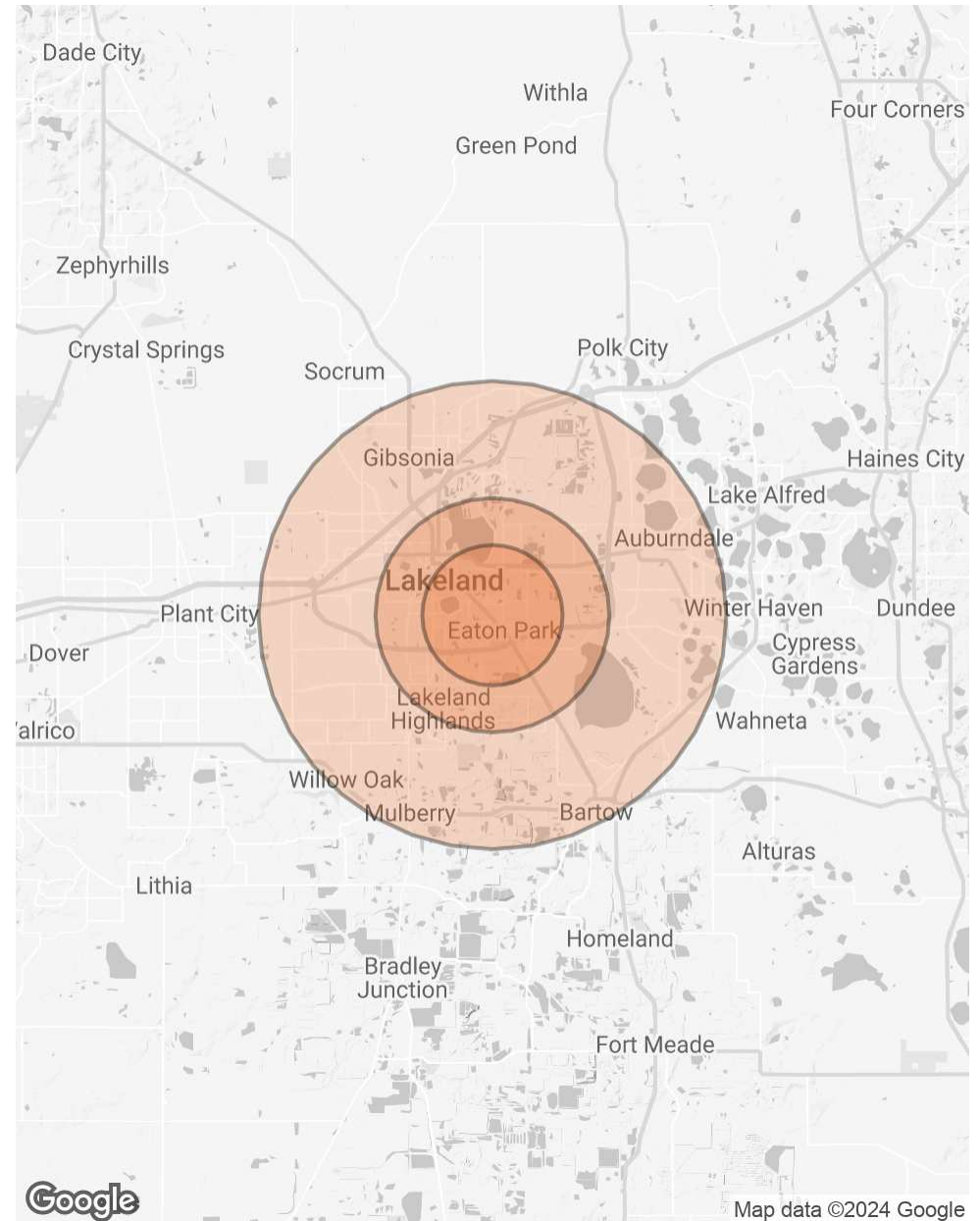
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	60,159	152,559	367,541
AVERAGE AGE	39	41	41
AVERAGE AGE (MALE)	38	40	40
AVERAGE AGE (FEMALE)	40	42	42

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	22,550	58,722	141,018
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$81,807	\$85,915	\$86,948
AVERAGE HOUSE VALUE	\$266,537	\$271,062	\$279,677

Demographics data derived from AlphaMap



ADVISOR BIOGRAPHY



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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

ADVISOR BIOGRAPHY



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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

MEMBERSHIPS

CCIM Candidate



For more information visit SVNsaunders.com

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