

WAREHOUSE/OFFICE/LAYDOWN YARD

FOR SALE OR LEASE



350 Brannen Road, Lakeland, Florida 33813

Property Highlights

- 3,587 SF Warehouse
- 2,204 SF Office
- 1/2 Acre Laydown Yard
- Ample on Site Parking





Property: Welcome to this expansive industrial property boasting a perfect fusion of functionality and flexibility. Spanning 3,587 square feet, the warehouse space offers ample room for storage, manufacturing, or distribution needs. With generous 14-foot ceilings, it provides vertical space for efficient stacking or equipment installation. The property has two 600 amp, three phase service panels, capable of handling all your electrical needs. The warehouses are fully air-conditioned and also come with two air compressors which are plumbed throughout.

Attached to the warehouse is a thoughtfully designed office and showroom spanning 2,204 square feet. This space is ideal for administrative duties, client meetings, and showcasing products or services. Its integration with the warehouse ensures seamless operations and convenient access for staff and visitors alike.

Outside, the property features a sprawling half-acre laydown yard, providing valuable outdoor storage space for equipment, vehicles, or materials. Whether it's for staging shipments or accommodating large machinery, this yard offers versatility to meet various business requirements. Excellent for equipment leasing and/or sales. The entire property is fully fenced and on Septic.

With its generous square footage, high ceilings, attached office and showroom, and expansive laydown yard, this property presents a prime opportunity for businesses seeking a versatile industrial space tailored to their needs. Don't miss the chance to make this property the cornerstone of your operations.

Lease Price: \$7,500 Month NNN

Sales Price: \$1,050,000.



Location: Situated at 350 Brannen Road in the heart of Lakeland, Florida, this industrial property offers a prime location, just off S. Florida Avenue, within the bustling commercial landscape of the region. This property boasts convenient access to major transportation arteries making it an ideal hub for businesses seeking strategic logistical advantages.

Positioned just off major thoroughfares, including Interstate 4, Hwy 60 and the Polk Parkway, the property enjoys excellent connectivity to the broader transportation network, facilitating seamless movement of goods and personnel. This strategic positioning not only enhances accessibility for suppliers and distributors but also ensures efficient distribution channels for businesses operating within the facility.

Overall, 350 Brannen Road in Lakeland, Florida, presents a compelling opportunity for businesses looking to establish a strategic foothold in the region's thriving industrial landscape. With its prime location, robust infrastructure, and supportive business environment, this property offers the ideal foundation for your company's future.

350 Brannen Road, Lakeland, Florida 33813
Plan





Area Information: Lakeland, Florida is a strategically located city in the heart of the Sunshine State, offering a host of compelling reasons for businesses to consider it as their base of operations. The area surrounding Lakeland boasts a combination of attributes that make it an attractive destination for businesses of all sizes and industries. Lakeland is situated in the heart of Central Florida, making it an ideal hub for businesses looking to serve both the local and statewide markets. It's conveniently located between major metropolitan areas like Tampa and Orlando, providing easy access to these economic centers. The city is also home to the Central Florida Intermodal Logistics Center, facilitating the efficient movement of goods by rail and road. Lakeland is within a few hours' drive of major Florida ports, including Port Tampa Bay and Port Canaveral. This makes it an excellent location for businesses involved in import/export and distribution. Nearby educational institutions, such as Florida Southern College and Polk State College, provide a pool of talent for various industries. Florida, in general, is known for its business-friendly policies, including no state income tax and various incentives for businesses. With access to beautiful lakes, parks, cultural attractions, and a relatively low cost of living compared to many other parts of Florida. The area surrounding Lakeland offers a range of affordable industrial and commercial real estate options. Whether you need office space, manufacturing facilities, or warehousing, you can find suitable properties to meet your needs. The city and its surrounding area have invested in infrastructure improvements, including utilities and technology, to support business growth and innovation. a wonderful lifestyle for employees with its pleasant climate, cultural amenities, and recreational opportunities, making it an attractive place to live and work.

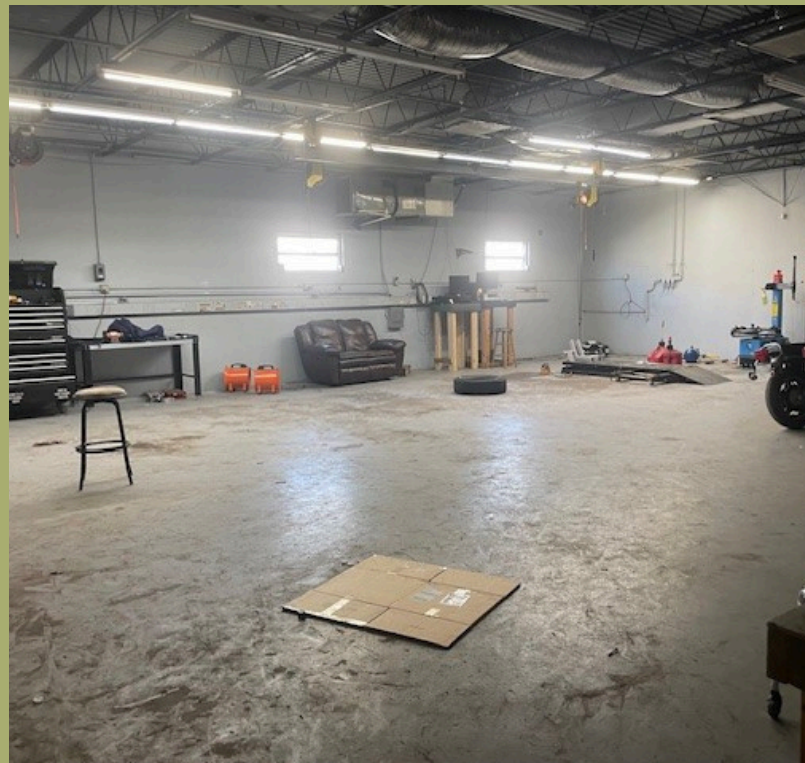
350 Brannen Road, Lakeland, Florida 33813

Photos



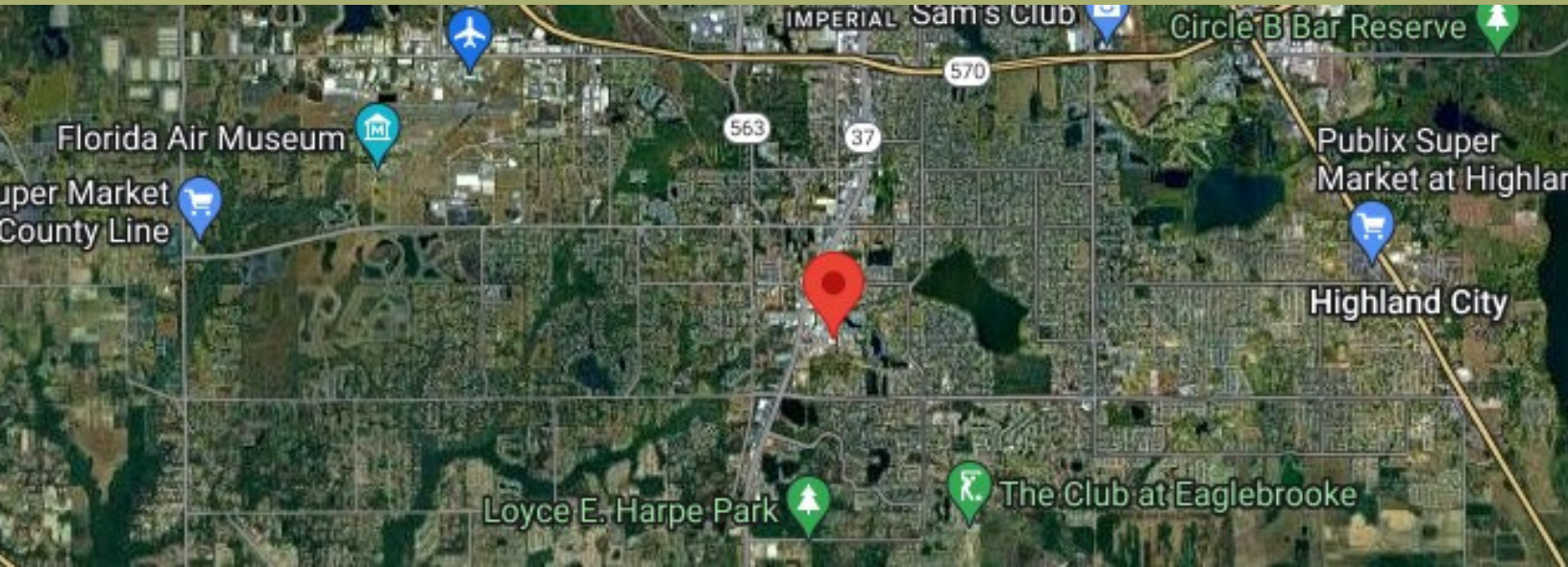
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Photos



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Maps



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Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland’s highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

LAKELAND RANKINGS

- **#1 FASTEST GROWING CITY IN US** (Bloomberg)
- **#2 TOP METRO HIGHEST IN MIGRATION** (CoreLogic, Inc.)
- **#3 TOP BOOMTOWNS IN AMERICA** (Lendingtree)
- **#4 IN FASTEST-GROWING PLACES** (Usnews.com)
- **#5 SAFEST PLACE TO LIVE** (Usnews.com)
- **#12 BEST PLACES TO LIVE IN FLORIDA** (Usnews.com)
- **BEST PLACE TO START A BUSINESS** (Inc.com)

LAKELAND BENEFITS

- **North & South Highways:** I-75, I-95, Hwy 27
- **East & West Highways:** I-4, Hwy 60, Hwy 92
- **32 Miles from Tampa, 54 Miles from Orlando**
- **CSX Rail Access**
- **Lakeland Linder International Airport** for jet use and Amazon Prime Air
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 120,280**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida’s 4th Best City in business tax climate index**