



# 14K SF AUBURNDALE WAREHOUSE & IOS

220 RECKER HWY, AUBURNDALE, FL 33823

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Section 1

# PROPERTY INFORMATION

## PROPERTY SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr
Lease Type:	NNN
Est. Operating Expenses:	\$1.07/SF
Minimum Term:	3 Years
Zoning/FLU:	BPC/Warehouse
Available SF:	14,000 SF
Year Built:	1982

## PROPERTY OVERVIEW

14,000 SF Steel Warehouse with 1.1 Acres of Fenced Industrial Outdoor Storage at Recker Highway & Thornhill Road in Auburndale.

This warehouse features two 10' x 10' dock-high doors, one 12' x 12' drive-in door, and one 13' x 20' drive-in door. There is 3-phase 280V main with a transformer providing 480V capacity, and 23' clear height at the apex. The barb-wire-fenced property has two access points for easy entry.

**1st Floor:** 7 offices, 1 showroom, 2 bathrooms, 2 storage rooms, 1 kitchen/break room, and 1 utility room.

**2nd Floor:** 3 offices, 1 conference room, 1 bathroom, and 1 mezzanine.

*Call Vinh at (863) 315-4595 to schedule a tour.*

## PROPERTY HIGHLIGHTS

- 14,000 SF Steel Warehouse on 1.1 Acres of Fenced Industrial Outdoor Storage
- Prime Location at Recker Hwy & Thornhill Rd in Auburndale
- Dock-High & Drive-In Doors | Dual Access Points | 23' Clear Height
- 3-Phase Power (480V Capacity) | Office Buildout with 10 Offices, Showroom & Conference Room

## LOCATION DESCRIPTION



## LOCATION DESCRIPTION

Situated at 220 Recker Highway in Auburndale, this property offers a prime location within the heart of Polk County's industrial and distribution corridor. With close proximity to the intersection of Recker Hwy and Thornhill Road, the site provides seamless access to major transportation routes including US Highway 92, Polk Parkway (SR 570), and Interstate 4, making it ideal for companies requiring efficient regional and statewide reach.

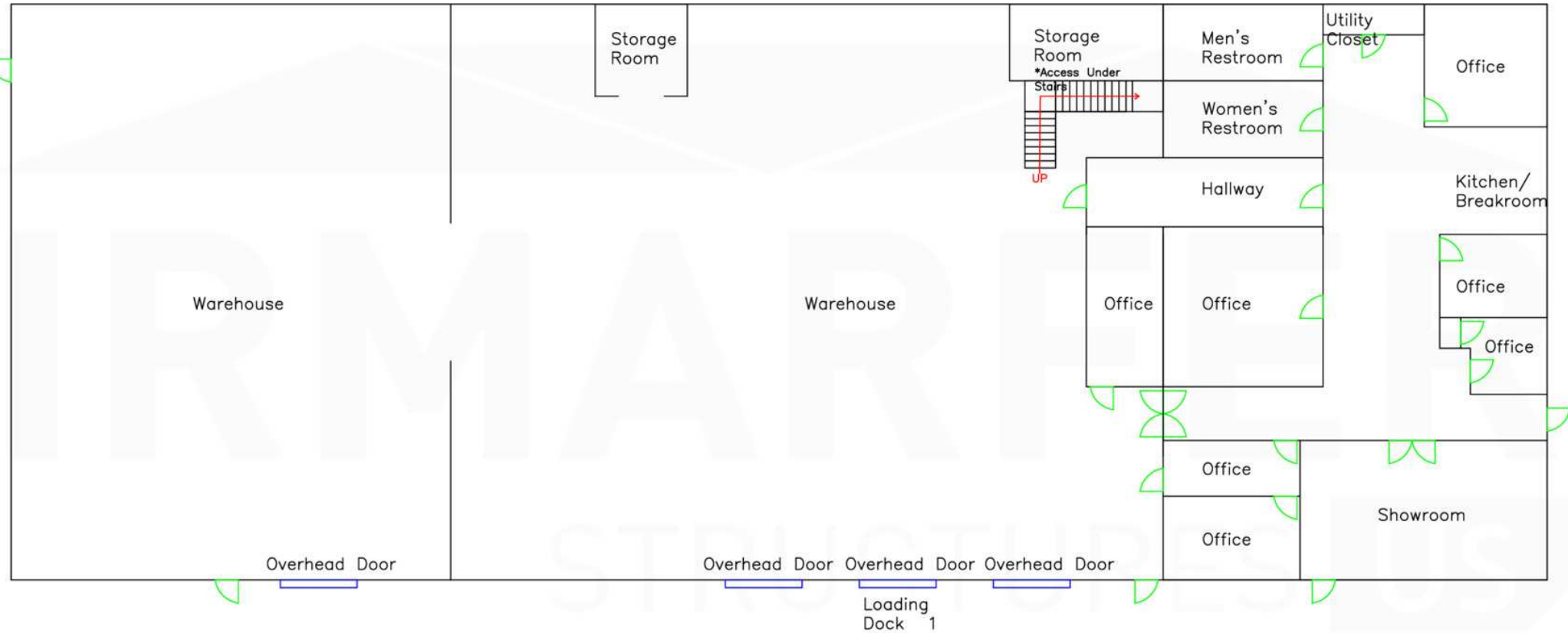
Positioned just minutes from downtown Auburndale, and centrally located between Lakeland and Winter Haven, the property allows for quick access to local amenities, workforce, and services.

## WAREHOUSE



## FLOOR PLAN (1ST FLOOR)

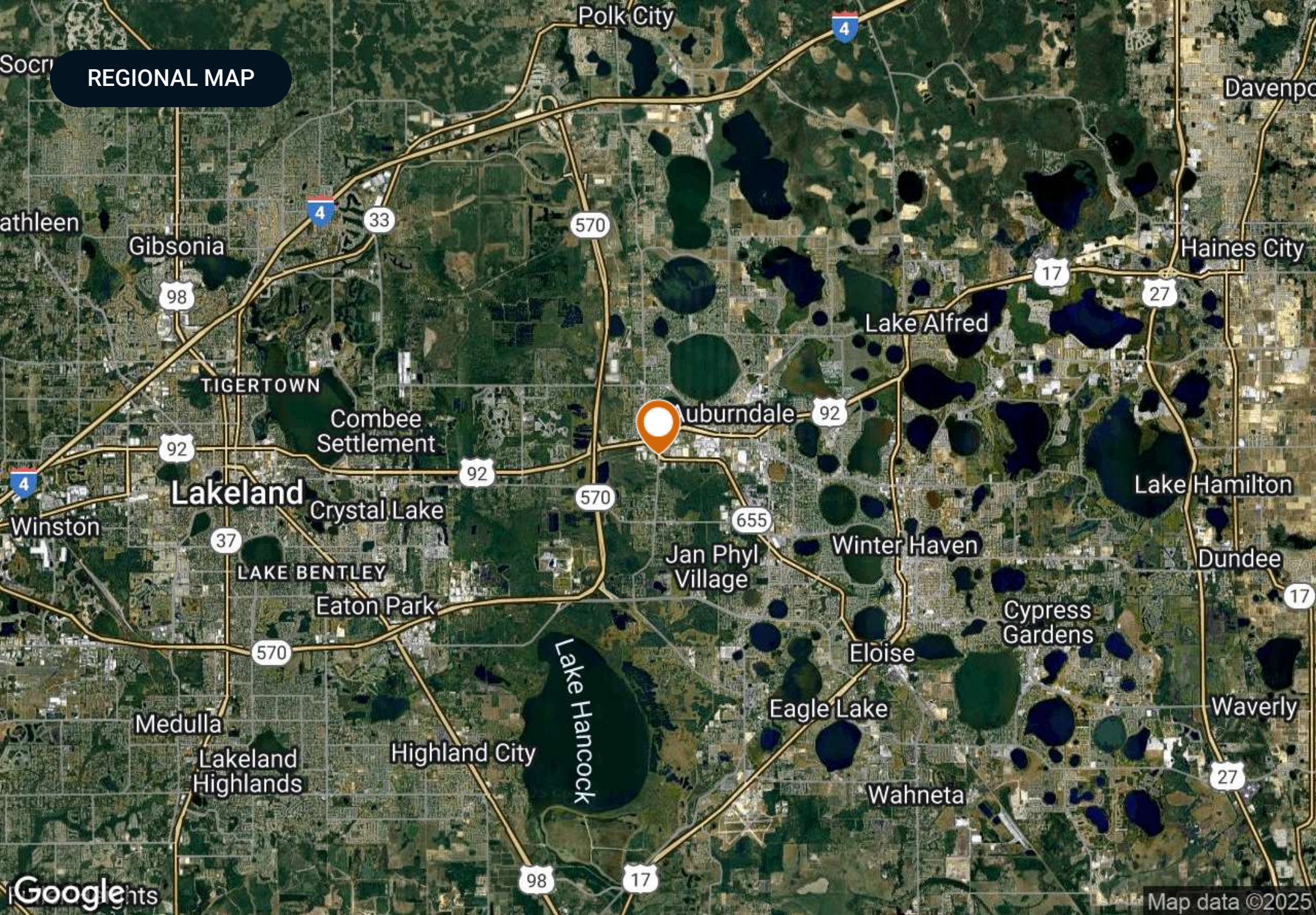
### First Floor Emergency Egress Plan



## FLOOR PLAN (2ND FLOOR)

### Second Floor Emergency Egress Plan





REGIONAL MAP

LOCATION MAP

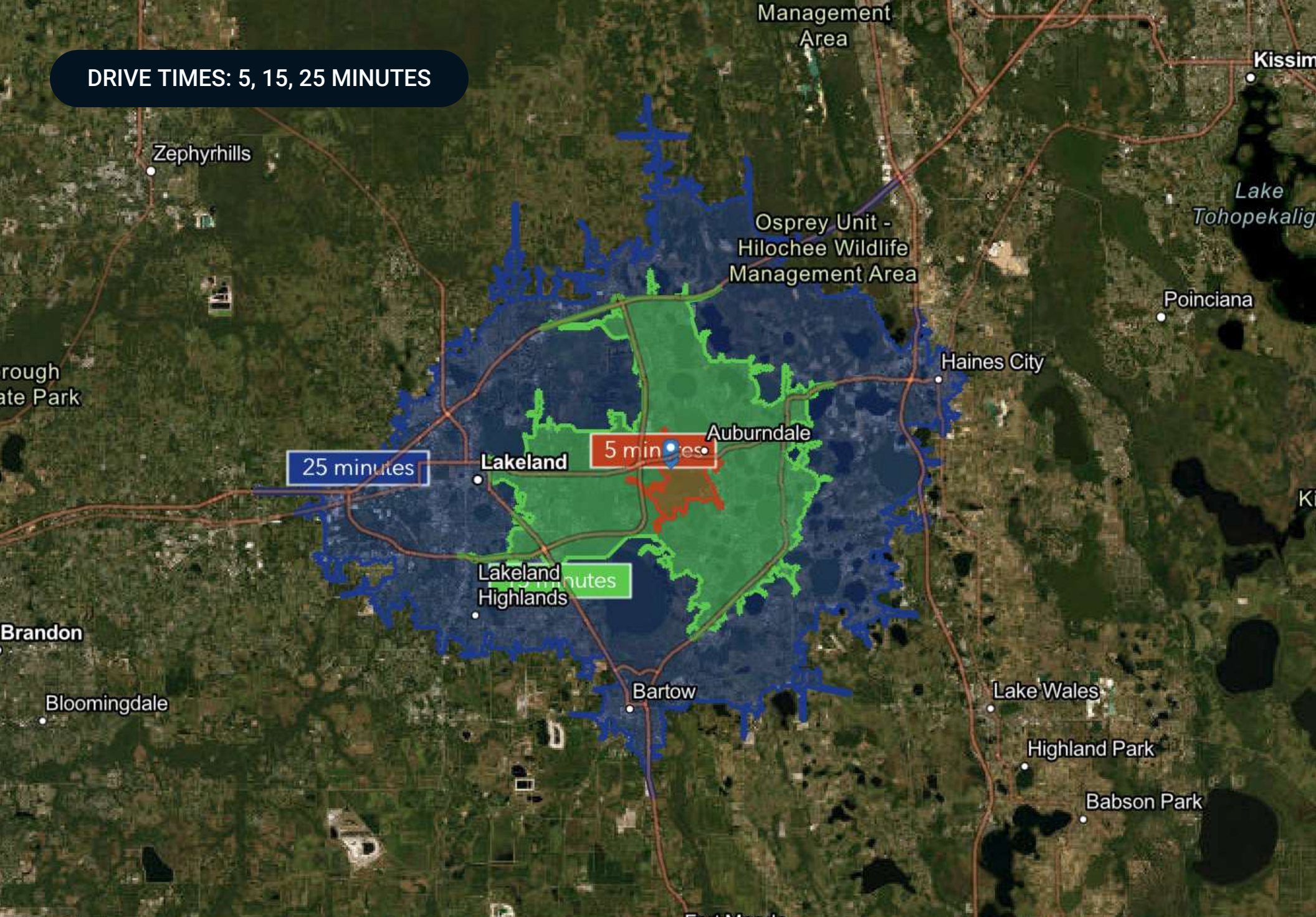


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AERIAL



DRIVE TIMES: 5, 15, 25 MINUTES



## MARKET AREA MAP



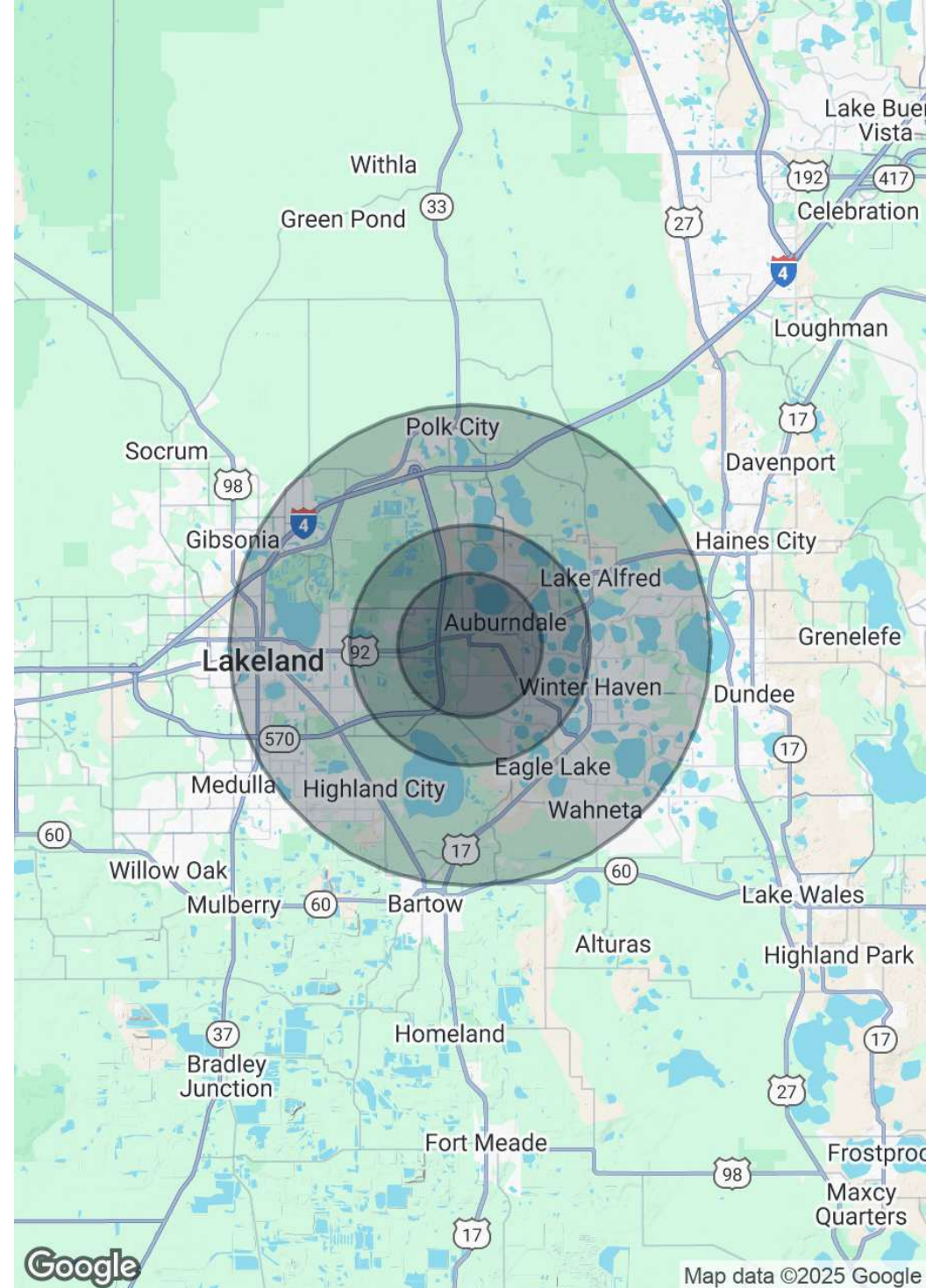
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## DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	29,115	73,541	296,555
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,217	28,480	113,054
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$75,726	\$80,391	\$83,368
Average House Value	\$218,085	\$246,503	\$266,236

Demographics data derived from AlphaMap





Section 2

# AGENT AND COMPANY INFO

## ADVISOR BIOGRAPHY



### VINH DAWKINS

Associate Advisor

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## PROFESSIONAL BACKGROUND

Vinh Dawkins is an Associate Advisor at Saunders Real Estate.

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 Saunders 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



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