

East Lakeland Industrial 5,000 SF On 1.17 AC

2404 Longhorn Ave, Lakeland, Florida 33801

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PROPERTY SUMMARY



Offering Summary

Sale Price	\$899,900
Building Size	5,000 SF
Lot Size	1.17 AC
Number of Units	2
Zoning Classification	IND, Unincorporated Polk County
Property Tax ID	24-28-25-000000-043040
Property Taxes	\$3,187.00

Property Overview

Super opportunity for an owner/user, part owner/user or investor to occupy or lease this 5,000 SF warehouse on 1.17 acres in Lakeland, FL. The property is currently owner occupied and would be vacant upon close.

Zoned IND in unincorporated Polk County, it can accommodate almost any warehouse or industrial need, as well as truck parking, office and others. Currently split into two sections, the first section is approx. 2,500 SF and is built out and air conditioned office/flex space, with private offices, and open area. Walls could easily be added or removed.

The other half of the building is a wide open, clean warehouse house with concrete floors and fully insulated walls and ceiling. This space also has 10' wide by 12' high roll up door, and another could be added. This space is not air conditioned and does not have its own bathroom at present.

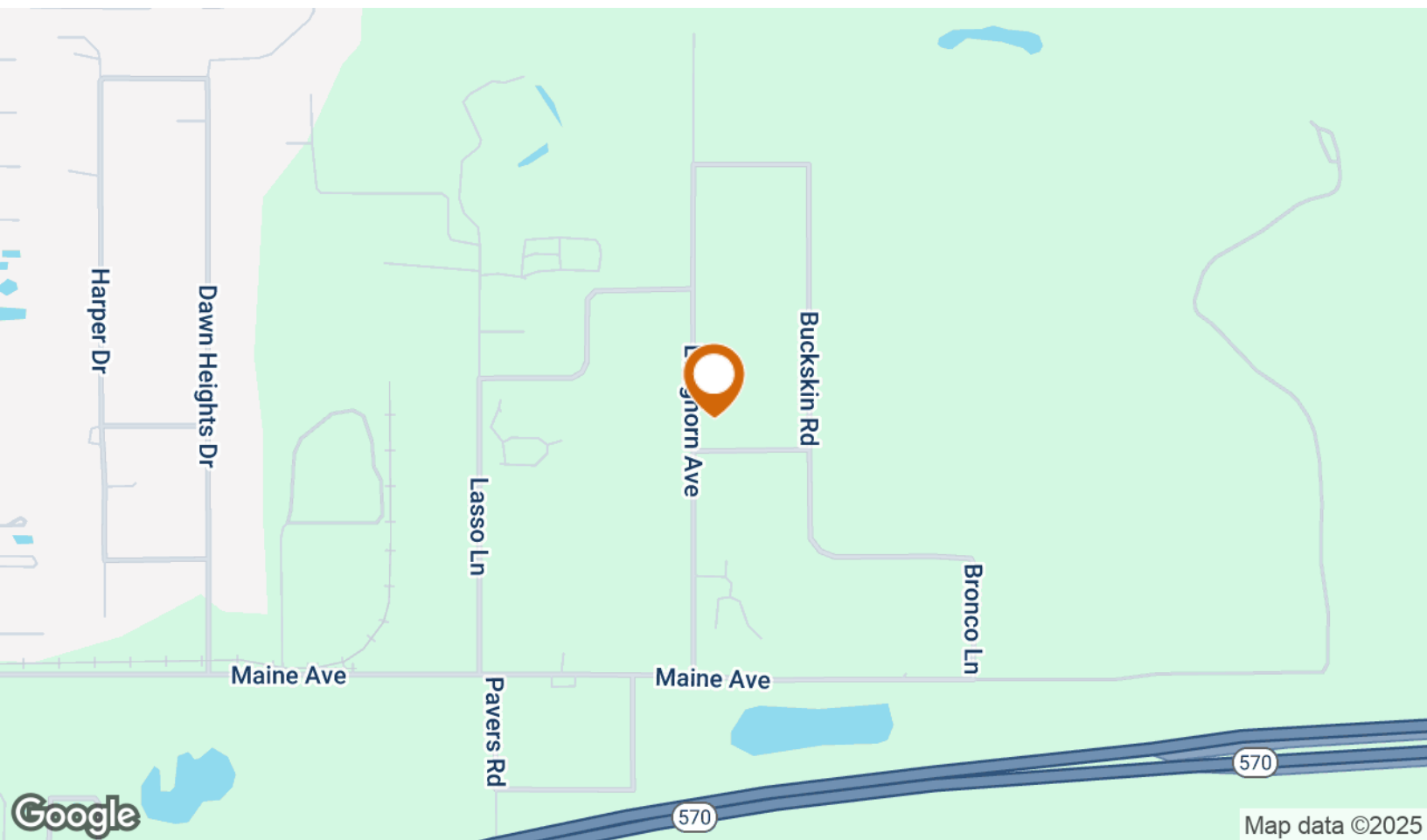
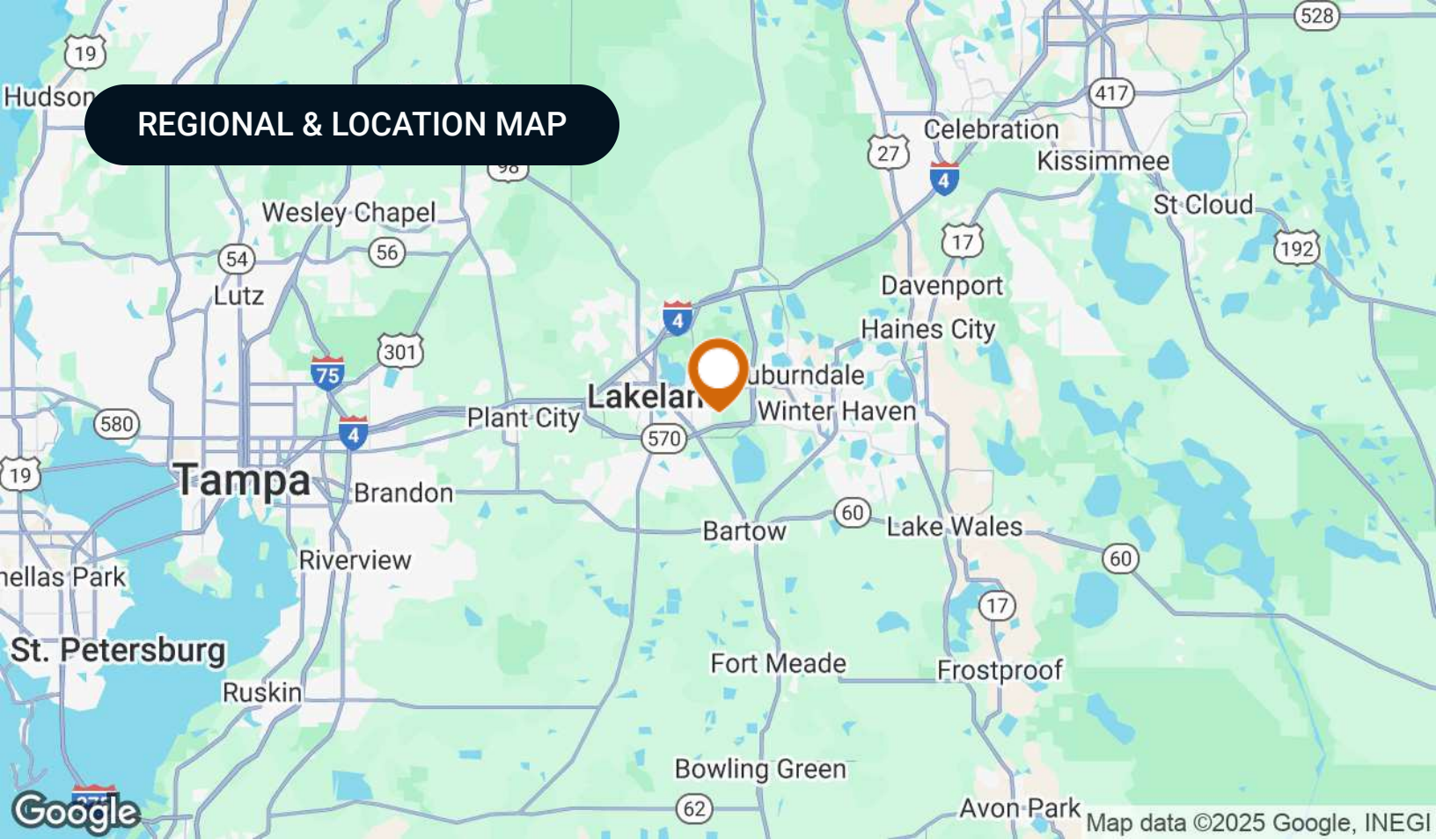
Convenient location near US 98 South, the Polk Parkway & I-4, and 15 minutes to downtown Lakeland.

COMPLETE HIGHLIGHTS

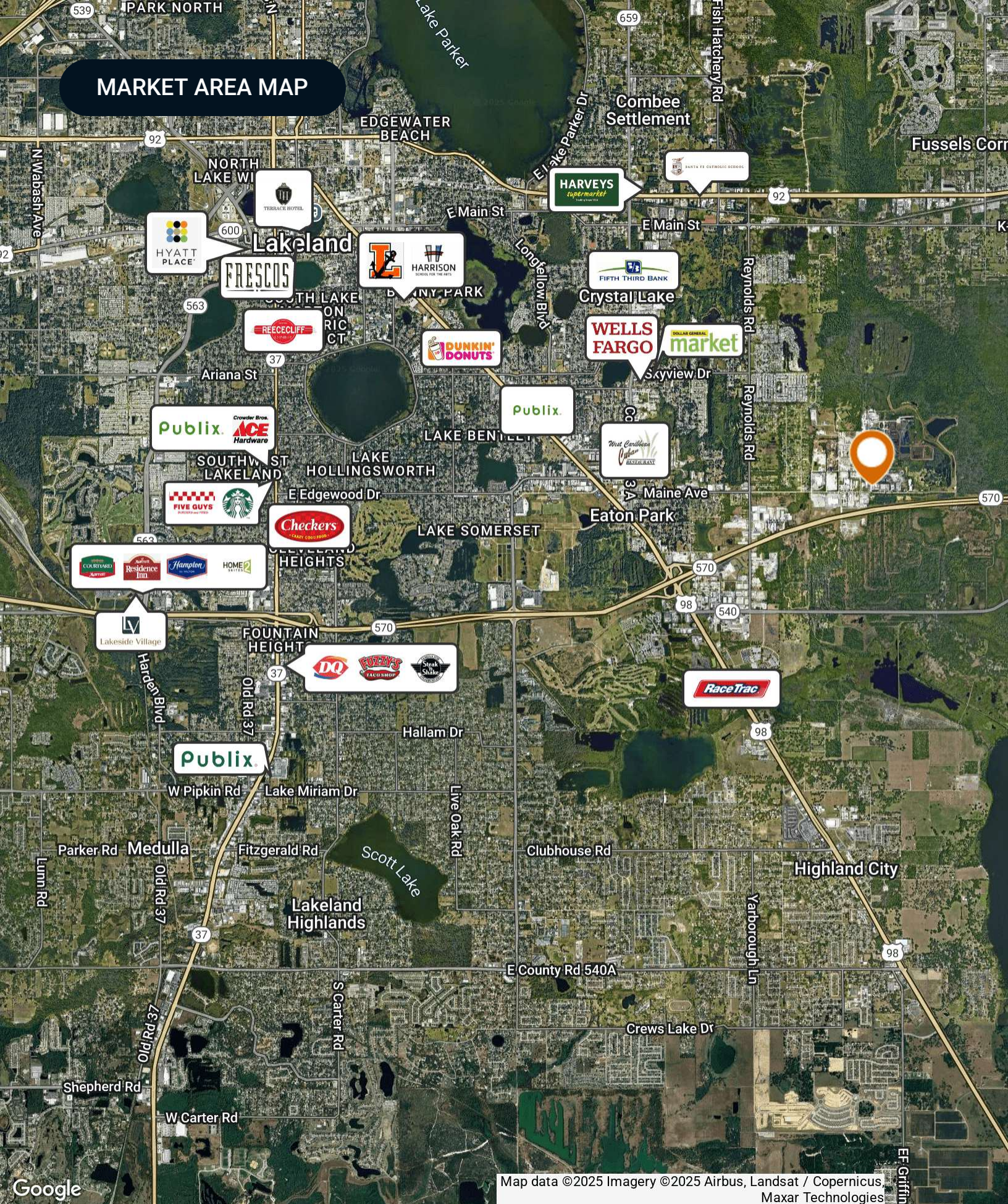


Property Highlights

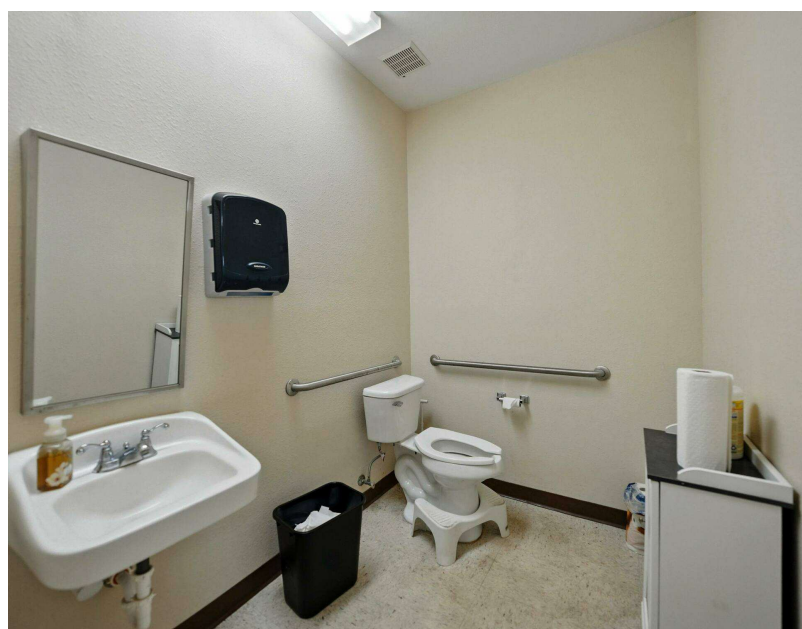
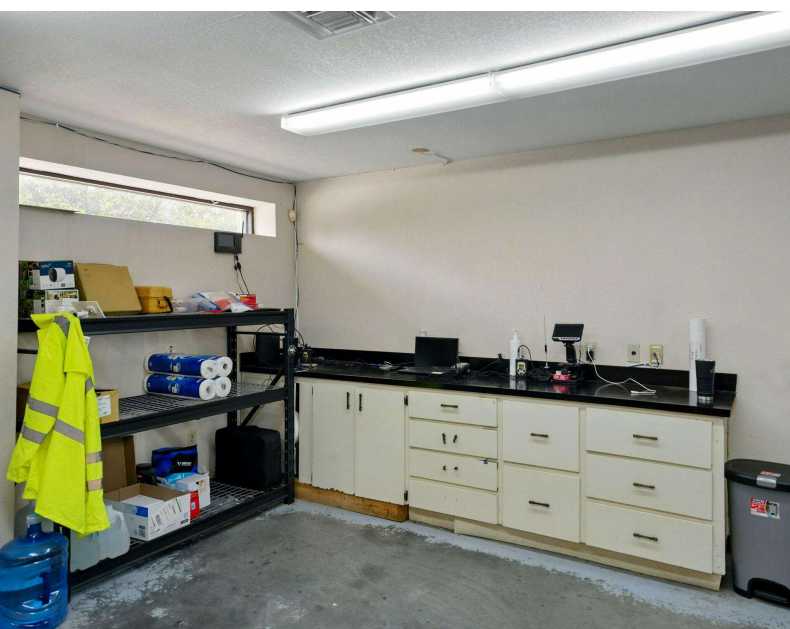
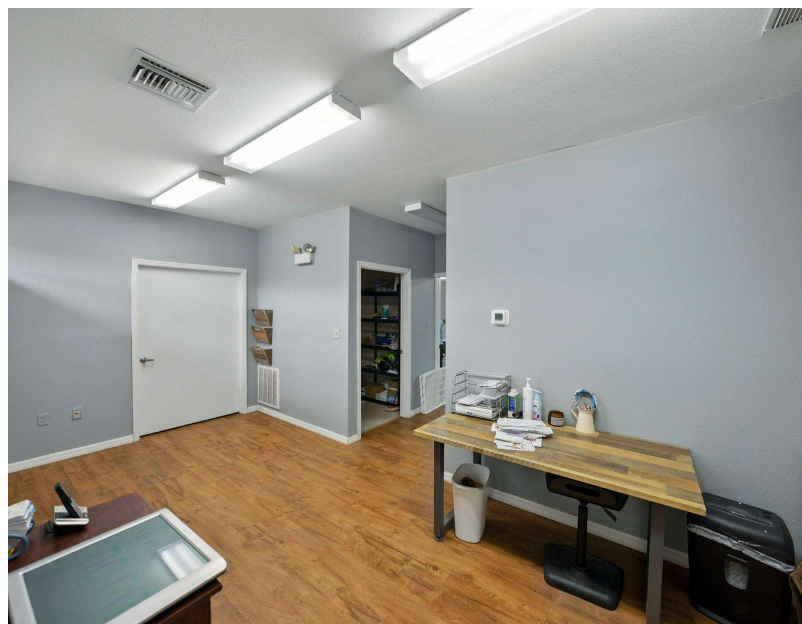
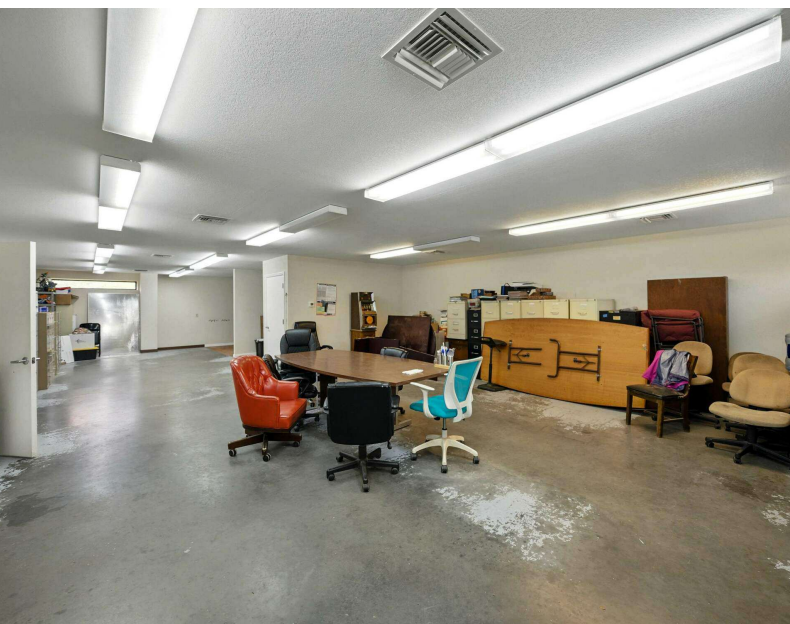
- 5,000 SF on 1.17 AC - Industrial in East Lakeland. Built in 2006.
- Zoned IND - Unincorporated Polk County - uses include commercial vehicle parking, heavy machinery service and equipment sales, manufacturing, office, and countless other.
- Building split into two sections - 2,500 of office/flex space with private offices, open area, and staff kitchen space. Concrete floors. The office space could easily be improved or re-arranged to suit an owners taste or needs.
- There is one bathroom in the office area. Two air conditioners cool the office space. One unit is new in 2023 and the other is an older unit, age unknown.
- The warehouse space is also approx. 2,500 SF. The walls and ceiling are fully insulated, allowing the space to stay fairly cool in the summer months. No central air or heat in the warehouse. No bathroom at present, but could be added.
- Property is currently on well water and septic - new owner could likely hook into FGUA (Florida Governmental Utility Authority) water.
- 8-10 parking spaces available on the asphalt, plenty more in the yard.
- 2 HVAC units - years - 2023 & 1 older unit, year unknown.
- Roof is original, but in good shape.
- Property taxes \$3,187.
- Conveniently located near US 98 South and Combee Road. 15 minutes to downtown Lakeland, within 5 minutes of the Polk Parkway, with easy access to I-4.
- Trailers can stay or go.



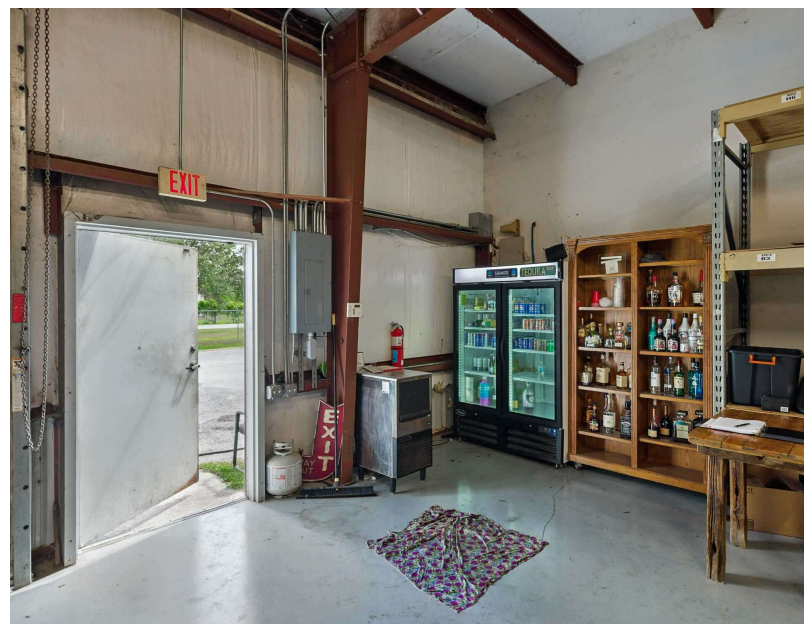
MARKET AREA MAP



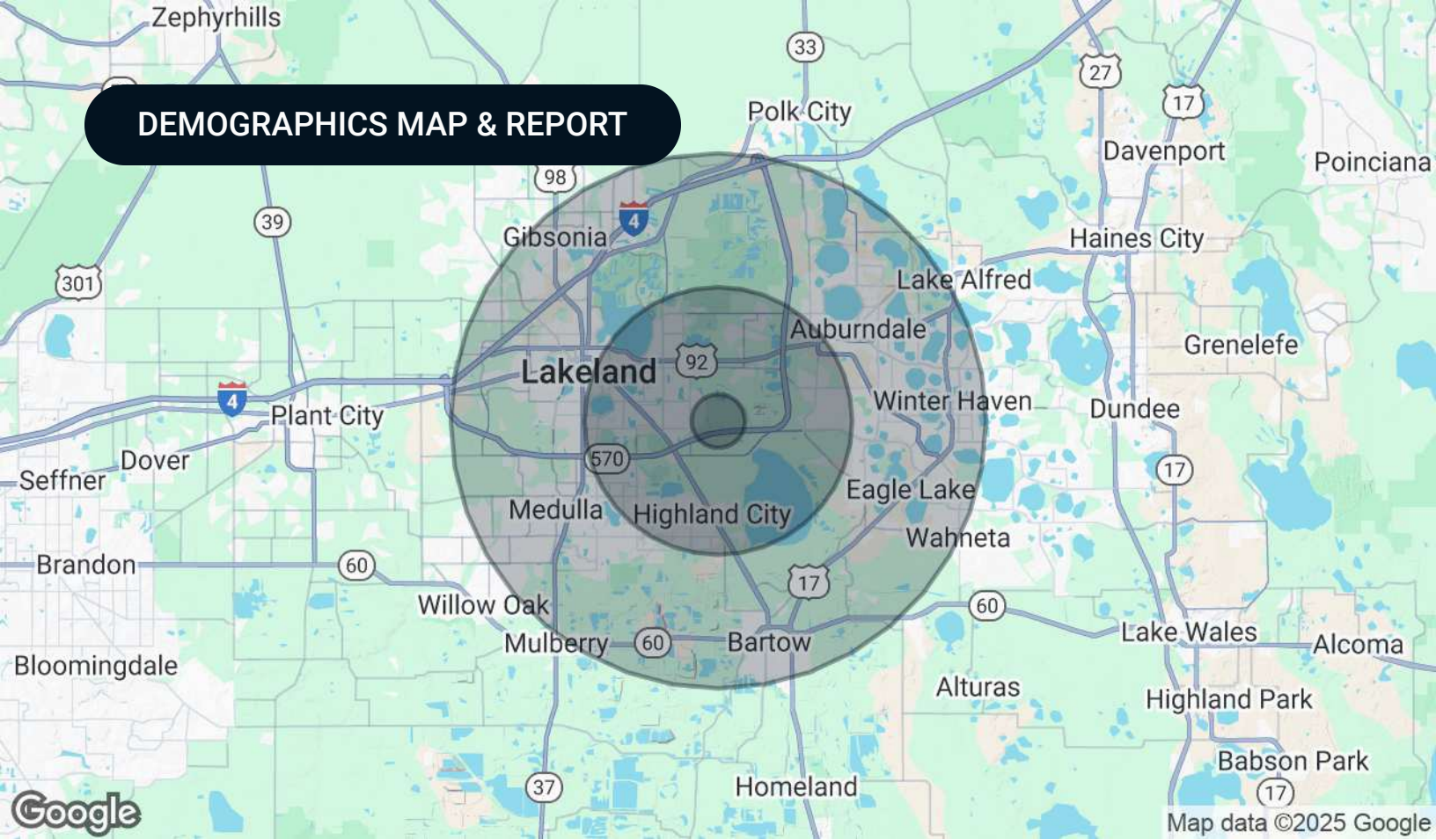
INTERIOR PHOTOS



INTERIOR PHOTOS



DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	5 Miles	10 Miles
Total Population	1,163	94,679	363,747
Average Age	46	40	41
Average Age (Male)	45	39	40
Average Age (Female)	48	41	42

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	488	35,242	139,656
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$67,428	\$84,575	\$86,665
Average House Value	\$134,842	\$260,109	\$278,765

Demographics data derived from AlphaMap



Lakeland

POLK COUNTY

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	lakelandgov.net

Major Employers	Publix
	Supermarkets
	Saddle Creek
	Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne
	Advance Auto
	Parts

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

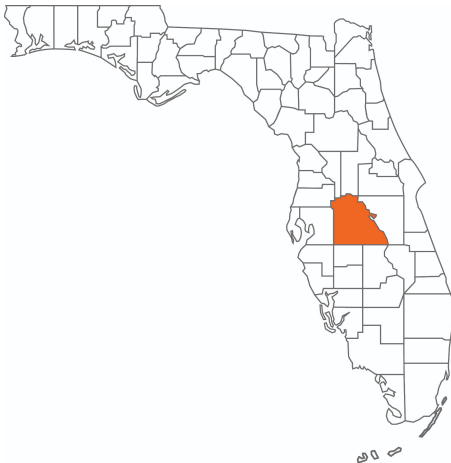
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.



Polk County

FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.

ADVISOR BIOGRAPHY



Craig Morby

Senior Advisor

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Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

Memberships

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board

ADVISOR BIOGRAPHY



Eric Ammon, CCIM

Senior Advisor

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Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member



For more information visit www.saundersrealestate.com

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