



FOR SALE AND LEASE

CENTRAL FLORIDA COLD STORAGE FACILITY

1005 SNIVELY AVE, WINTER HAVEN, FL 33880

ALEX DELANNOY, SIOR **TURNER WISEHART**

863.250.2502
adelannoy@ruthvens.com

770.654.4334
turner.wisehart@onpacepartners.com

1005 SNIVELY AVE, WINTER HAVEN, FL 33880

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Total of 53,184 SF cold storage distribution center located in Winter Haven, Florida. Located in an established industrial area and has an enclosed loading area on an active rail line located along the east side of the property with the potential for a loading spur.

The facility has been fully remodeled in 2013 with roof replaced in 2018. Total of 16 dock high access with 5 direct cold storage access, 2 ramps, ammonia system 32 degree and up with digital control and operating independently in all coolers. The cooler is 33,292 SF (63%) and dry storage 19,892 SF (37%) including 4,275 SF of office and amenities. Clear height is 25' in cold storage and 18' in dry storage/office.

Strategically located in Polk County between Tampa & Orlando, near major highways, close to the interstate and 3 miles from CSX Terminal and centrally located from food-service and retail distribution warehouse with the cold storage industry set for future growth as online grocery shopping demand increases.

OFFERING SUMMARY

Sale Price:	Call for pricing
Lease Rate	Call for pricing
Building Size:	53,184 SF
Lot Size:	3.46 Acres
Built:	1970
Renovated:	2013 & 2018
Loading:	16 dock high + 2 ramp
Cooler Size (4 rooms):	33,292 SF
Temperature:	32 degrees +
Office Size:	4,275 SF
Clear Height:	18' - 25'
Zoning:	IND (Industrial)
Power:	3ph 240/480V 300KVA
Market:	Tampa / St Petersburg

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PROPERTY DETAILS

LOCATION INFORMATION

Building Name	Central Florida Cold Storage Facility
Street Address	1005 Snively Ave
City, State, Zip	Winter Haven, FL 33880
County	Polk
Market	Tampa/St Petersburg
Sub-market	Lakeland-Winter Haven, FL
Road Type	Paved
Nearest Highway	Highway 17 & 60
Nearest Airport	Bartow Regional Airport

BUILDING INFORMATION

Building Size	53,184 SF
Year Built	1970
Year Renovated	2013 / 2018
Ceiling Height Cooler	25 ft
Ceiling Height Dry	18 ft
Cooler Temperatures	32 degrees +
Cooler System	Ammonia system (new in 2014)
Roof	Flat / Rubber Membrane
Low Roof Portion	Replaced in 2013
High Roof Portion	Replaced in 2013
Free Standing	Yes
Office Space	4,275 SF
Walls	Painted concrete
Ceilings	Insulated panels
Floor Coverings	Sealed concrete
Foundation	Poured concrete slab
Exterior Walls	Concrete Block
Mezzanine	1 - 2,175 SF
Office Buildout	Central Air Conditioning

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Refrigerated/Cold Storage
Zoning	IND (Polk County)
Lot Size	3.46 Acres
APN #	26-29-05-664500-000182
Lot Frontage	335 ft
Lot Depth	265 ft
Corner Property	Yes
Power	Yes
Rail Access	Former

PARKING & LOADING

Parking Type	Surface
Trailer Parking	On site
Car Parking	50+
Total Overhead Doors	16
Bay Doors with Direct Access to Cooler	5
Ramp Access	2 (north and south)
Door Size	10'x10' and 8'x10'

UTILITIES & AMENITIES

Central HVAC	Central Air Conditioning (Office)
Restrooms	2
Power	3ph-480V
Lighting	High Bay
Utilities	Public Water & Sewer

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FACILITY AERIAL VIEW



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BUILDING PHOTOS



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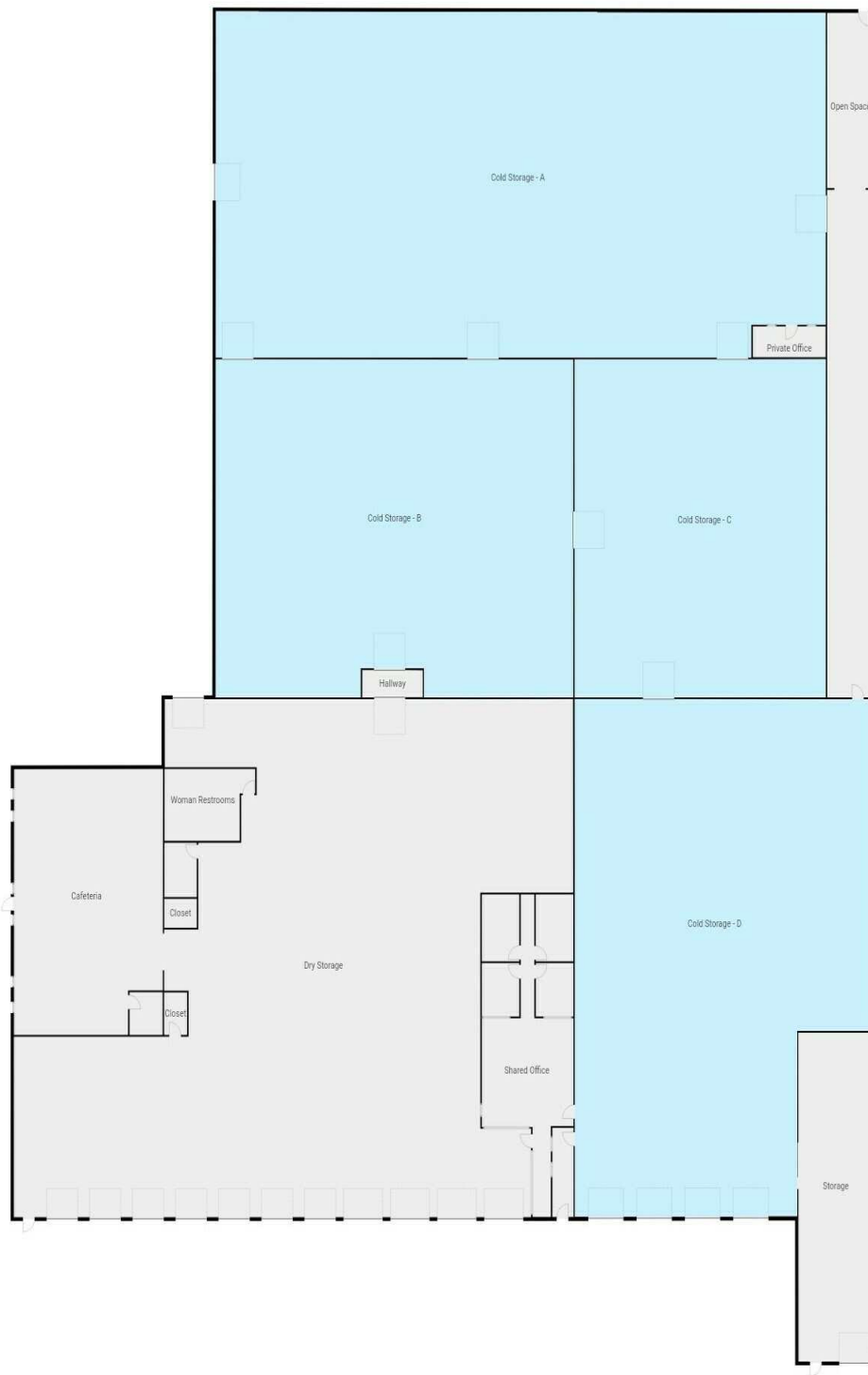
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FLOOR PLAN



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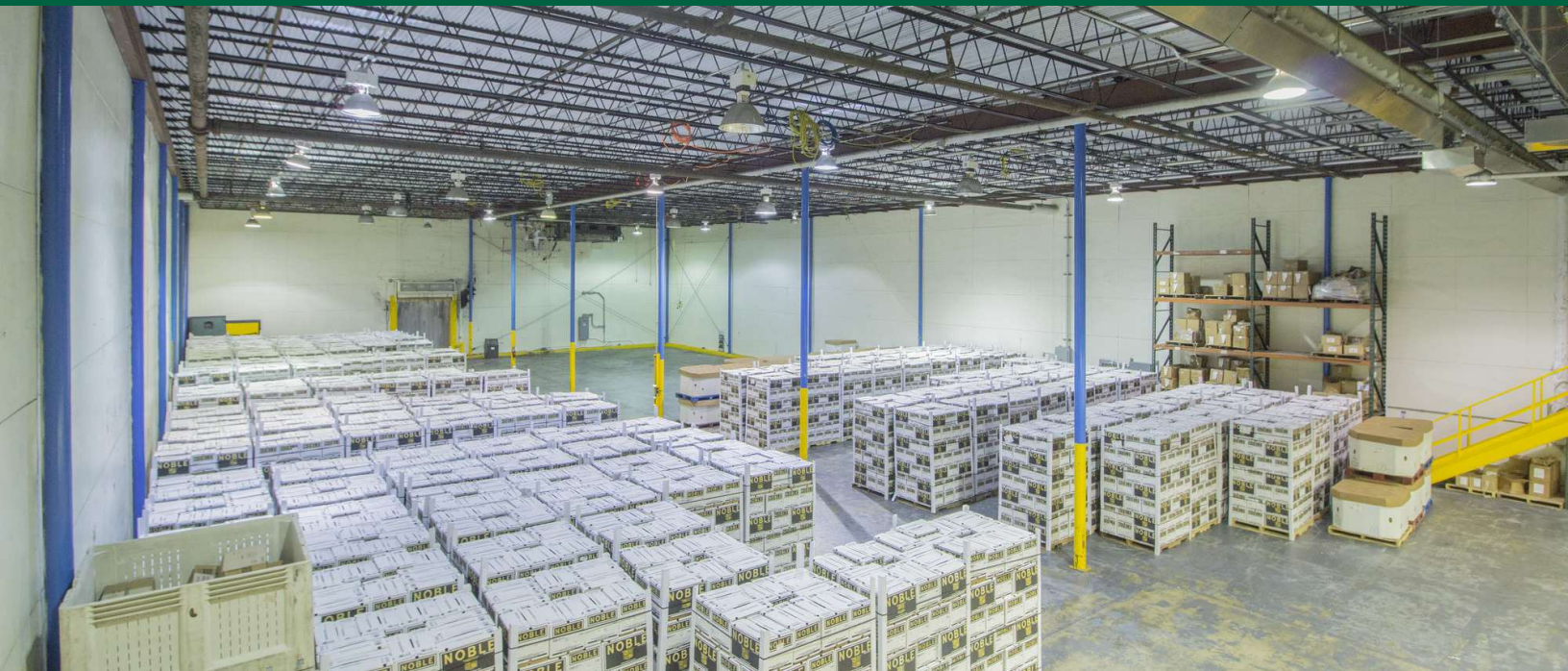
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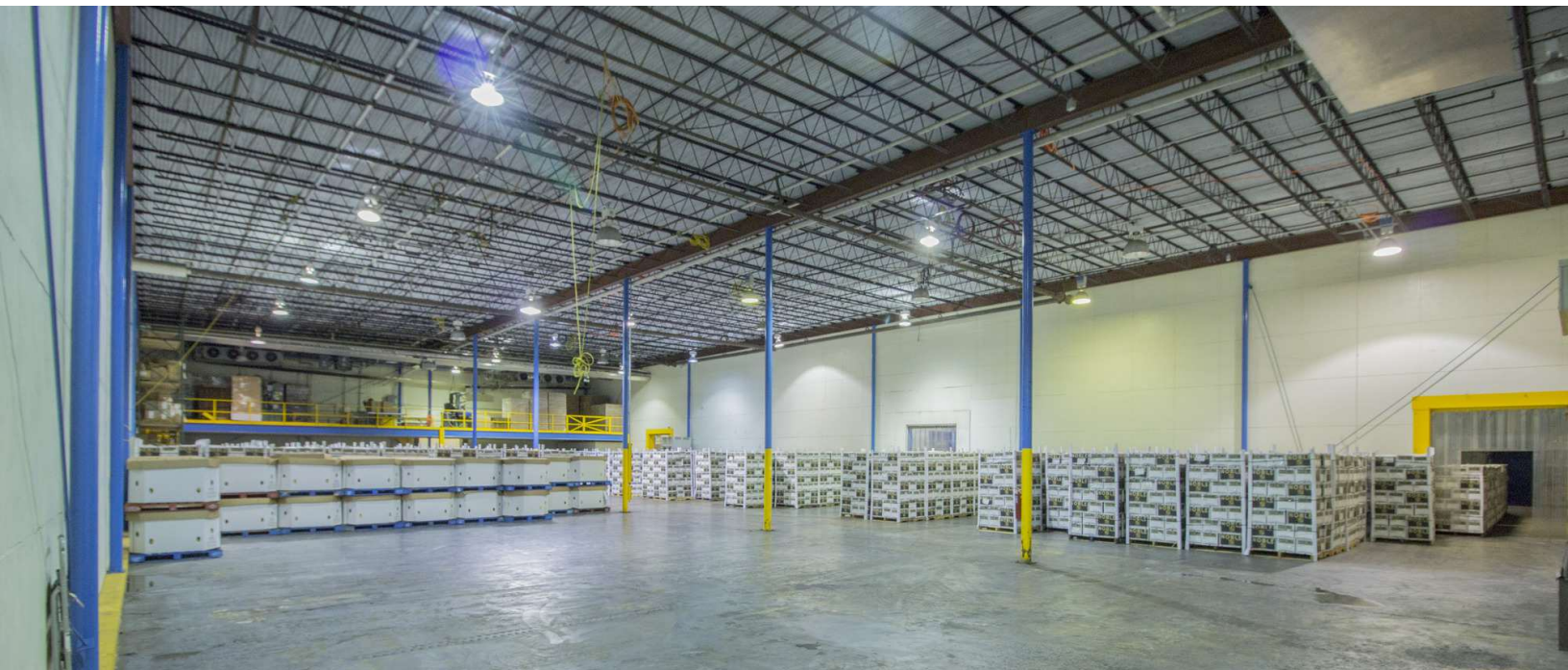
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INTERIOR PHOTOS



Cold Storage - Room A



Cold Storage - Room A

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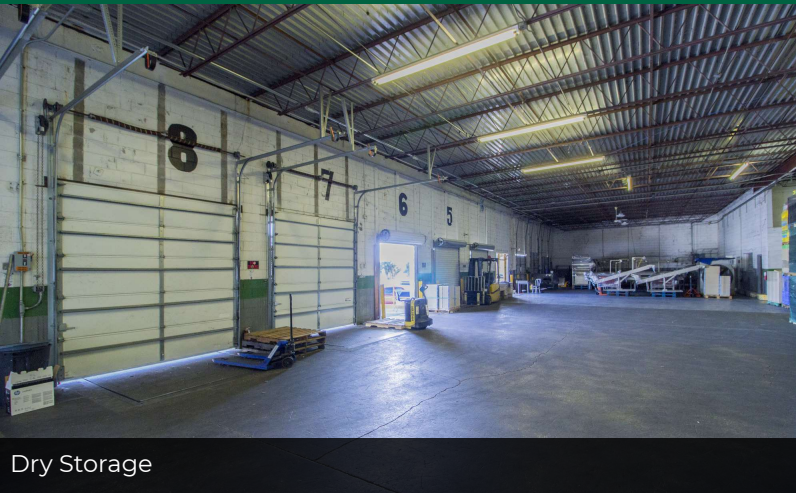
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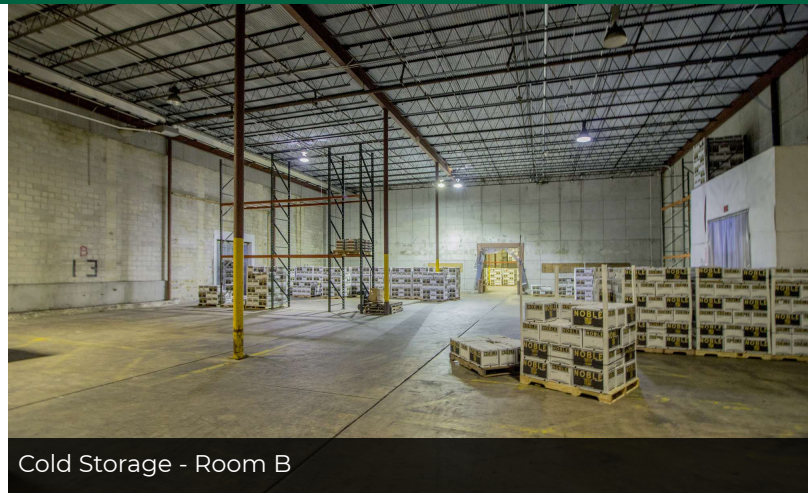
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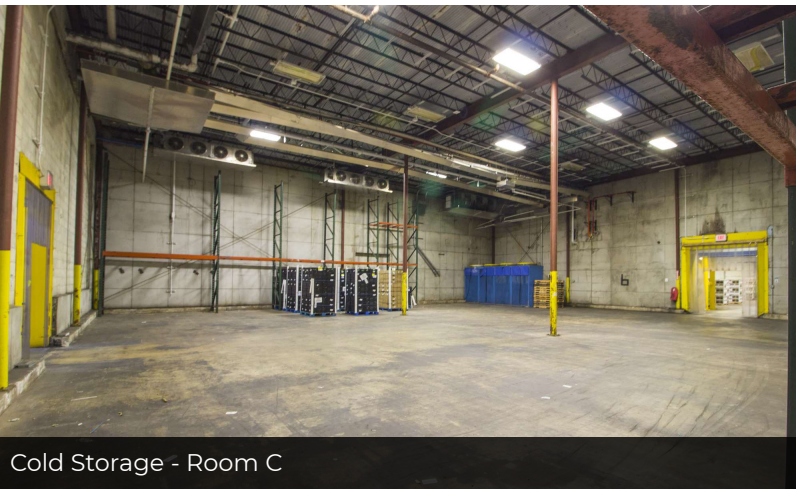
INTERIOR PHOTOS



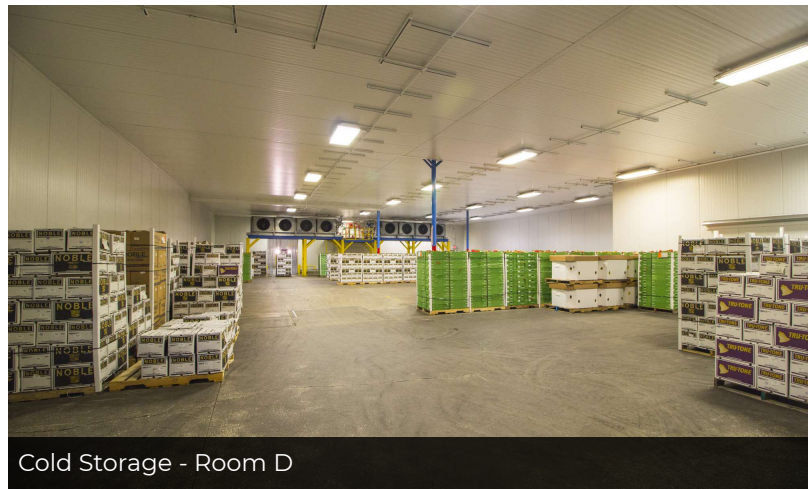
Dry Storage



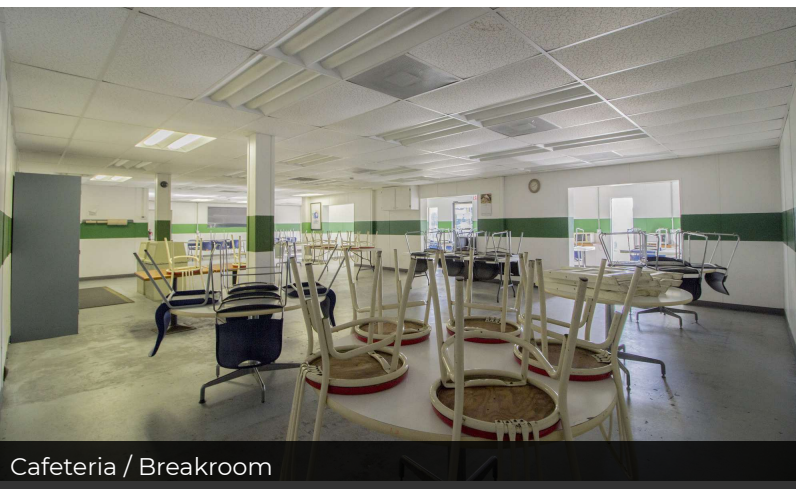
Cold Storage - Room B



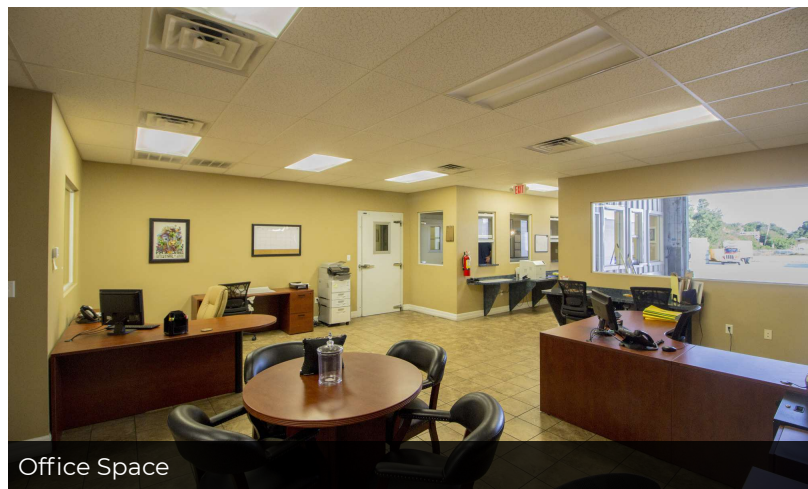
Cold Storage - Room C



Cold Storage - Room D



Cafeteria / Breakroom



Office Space

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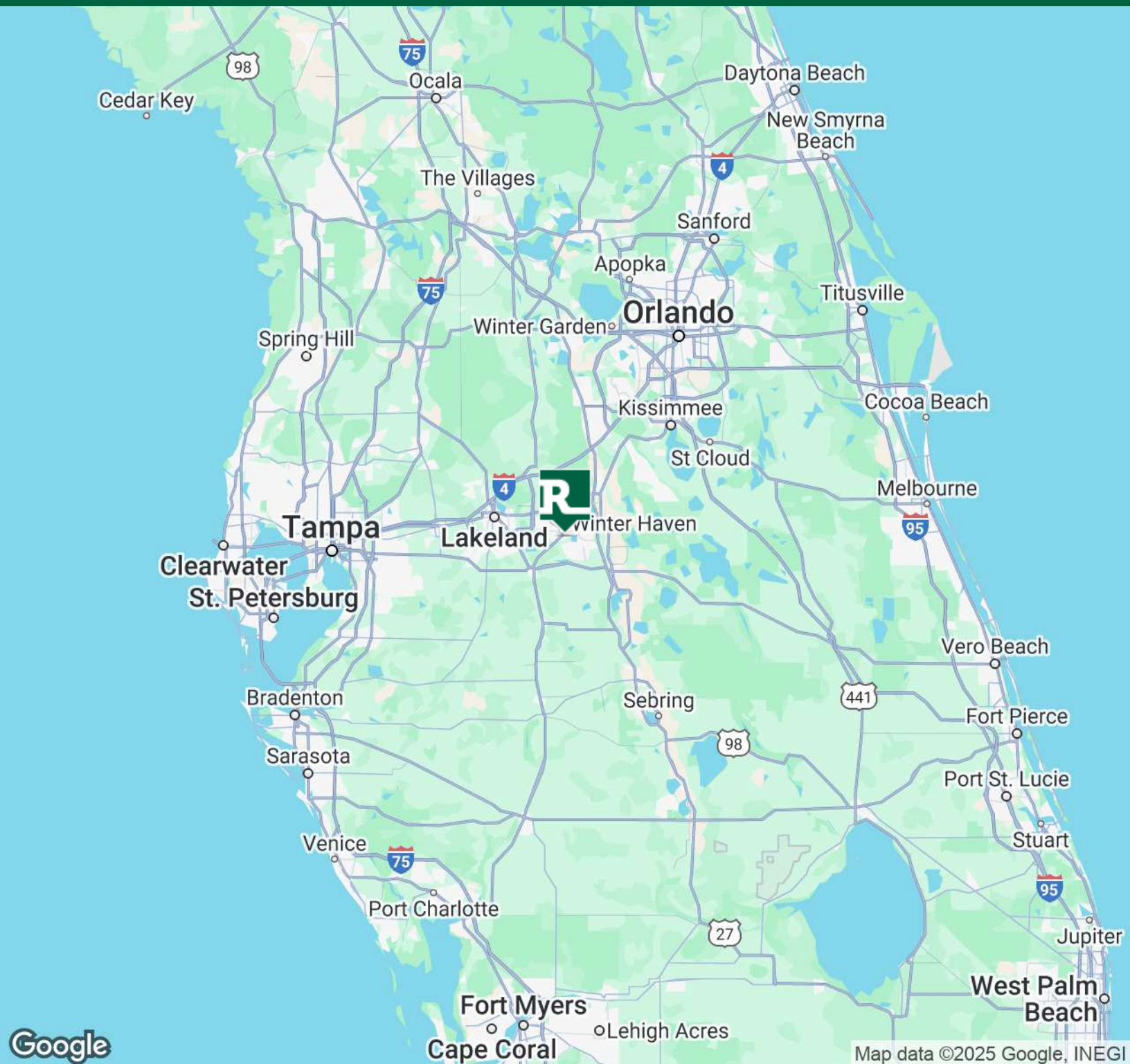
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REGIONAL MAP



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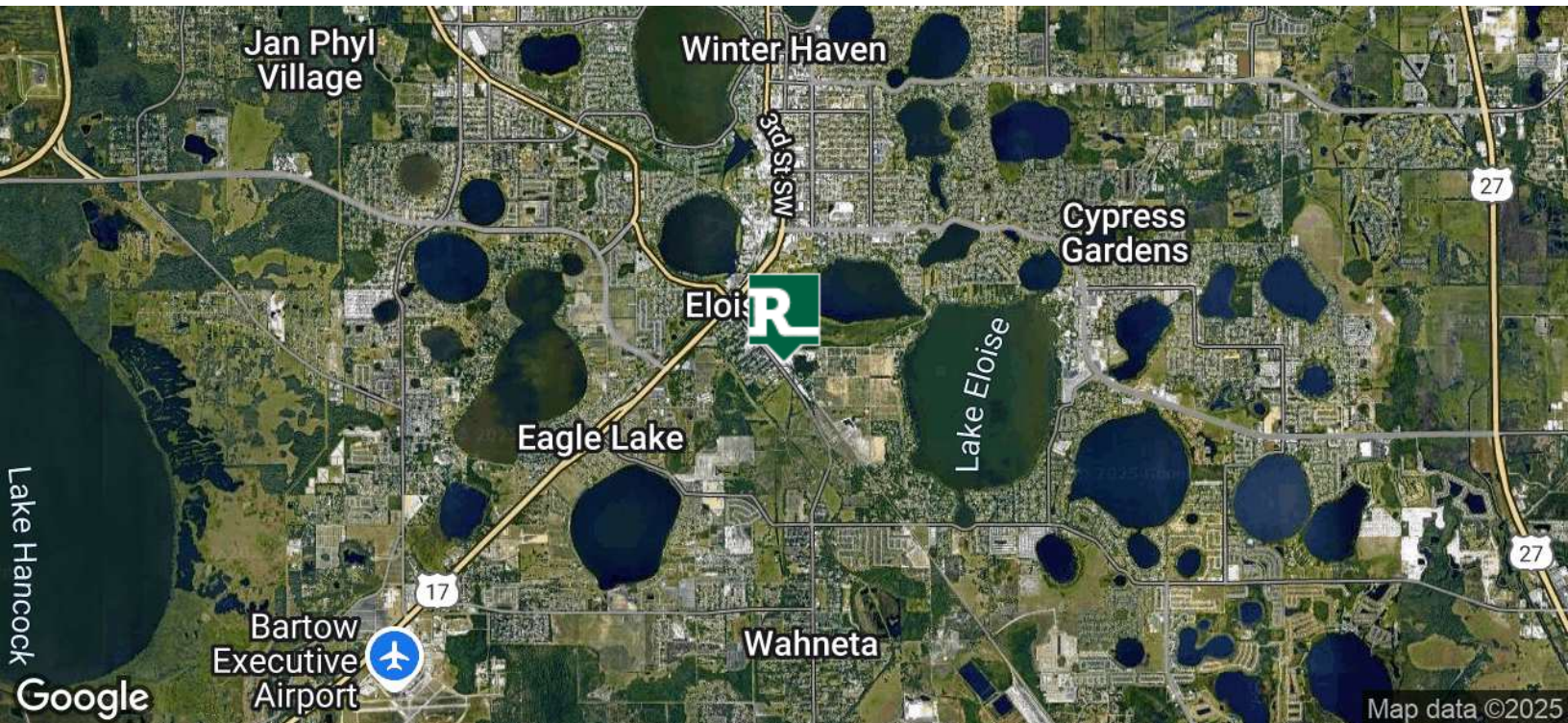
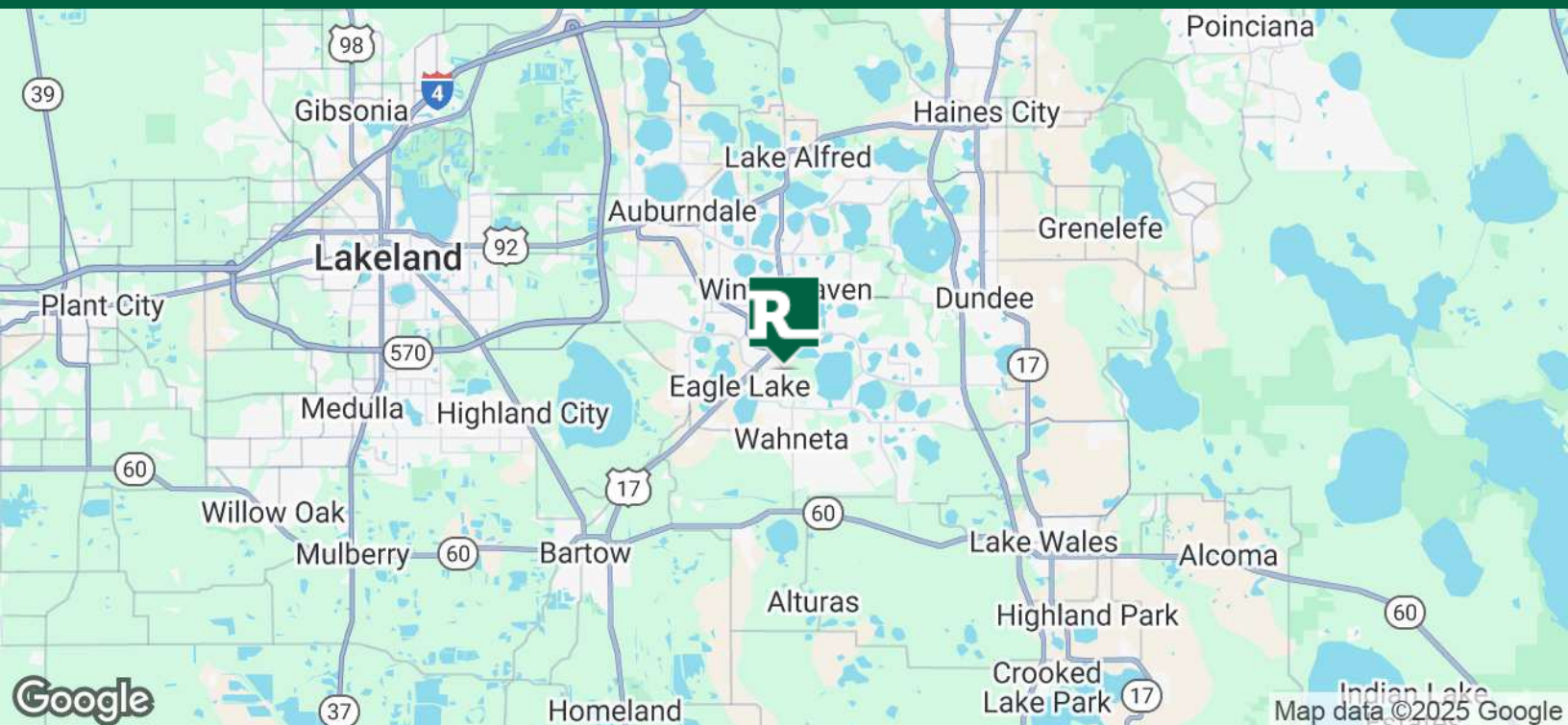
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LOCATION MAP



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LOCATION OVERVIEW



CITY OF WINTER HAVEN

Winter Haven shines as an authentic gem in the heart of Florida's Super Region—the 9th-largest regional economy in the United States.

Fueled by its unparalleled transportation and technology connectivity, diverse, well-prepared workforce and affordable lakeside lifestyle, Winter Haven has emerged as a choice destination for business and pleasure with enormous potential for growth. Home to LEGOLAND Florida Resort, this is a dynamic city with incredible momentum.

WORKFORCE

Florida Polytechnic and Polk State College are prime examples of educational institutions working directly with the private sector to conduct research and training that meets the needs of industry.

As Winter Haven expands its regional connectivity, Florida Polytechnic and Polk State are leading the way in workforce development to meet the growing demands of the region.

ACCESS & TRANSPORTATION INFRASTRUCTURE

Our strategic location positions you at the center of the state and at the mouth of the global marketplace. In addition to a comprehensive network of road and rail, Central Florida has two international airports within 40 miles and access to five deep-water seaports, making the region a smart choice for any business. International companies and those with a focus on global trade will appreciate our close proximity to seaports, including the second largest Foreign Trade Zone network in the country.

Winter Haven's recently-opened CSX Intermodal center, which handles more than 300,000 shipping containers each year. Whether you're looking for easy access to global markets or a strategic centralized location that keeps transportation costs down, Polk County's infrastructure will give you the competitive edge you need to stay ahead of the rest.



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DEMOGRAPHICS MAP & REPORT



POPULATION	25 MILES	50 MILES	100 MILES
Total Population	967,102	4,486,837	11,422,707
Average Age	41	40	45
Average Age (Male)	41	39	44
Average Age (Female)	42	41	45

HOUSEHOLDS & INCOME	25 MILES	50 MILES	100 MILES
Total Households	354,267	1,655,045	4,592,946
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$84,341	\$97,479	\$95,483
Average House Value	\$296,367	\$371,581	\$370,432

Demographics data derived from AlphaMap

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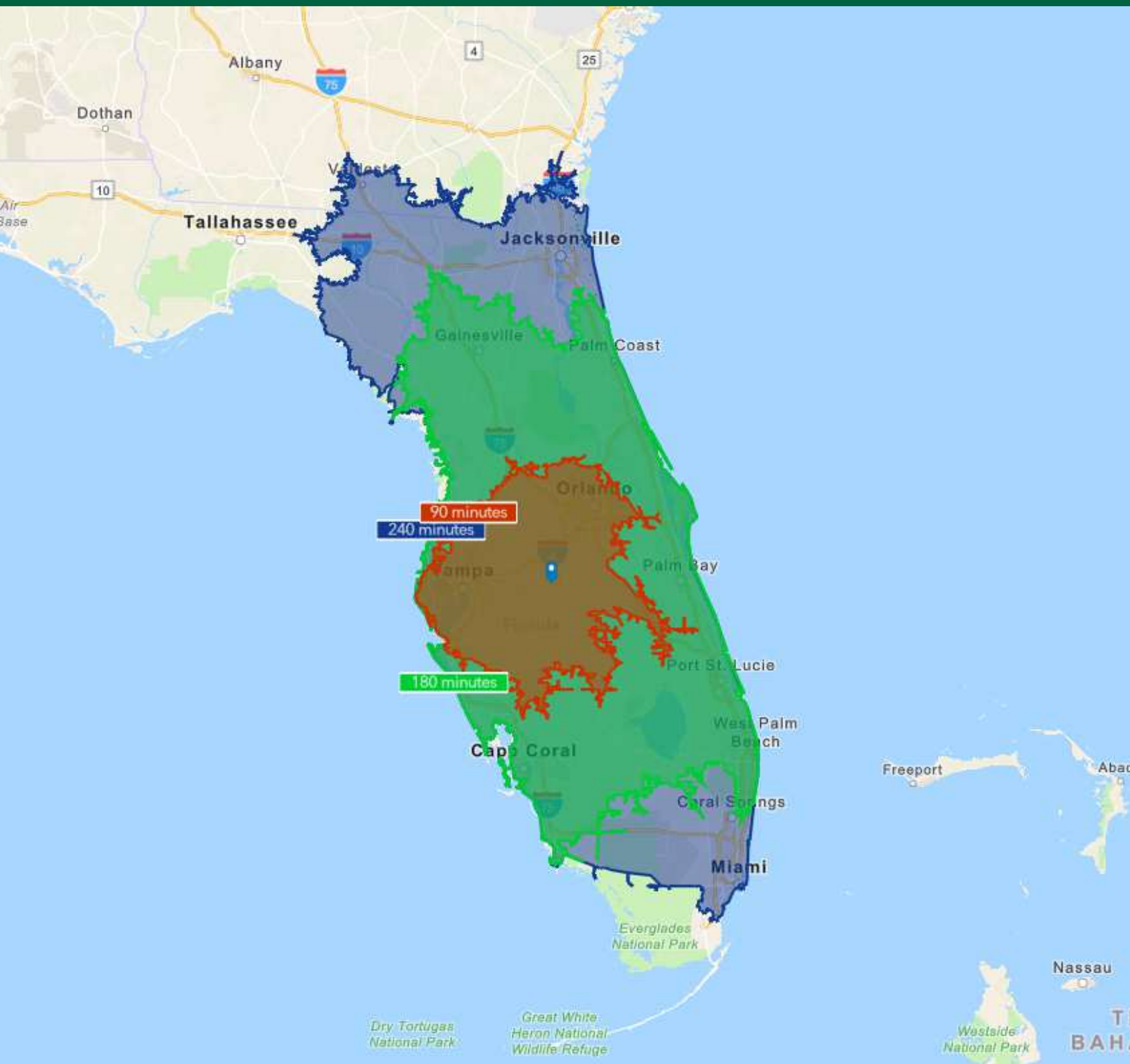
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DRIVING DISTANCE MAP



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1005 SNIVELY AVE, WINTER HAVEN, FL 33880

ADVISOR BIO



ALEX DELANNOY, SIOR

Vice President of Brokerage

adelannoy@ruthvens.com

Direct: **863.250.2502** | Cell: **863.250.2502**

PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

EDUCATION

FGCAR Commercial Real Estate University Courses

Lipsey School of Real Estate - Commercial MICP Designation

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR), Florida Regional Director & Tech Chair

Certified Commercial Investment Member Institute (CCIM), Candidate

Manufacturing & Supply Chain of Mid Florida

NAIOP Member of Central Florida

The Ruthvens, Inc.
41 LAKE MORTON DRIVE
LAKELAND, FL 33801
863.686.3173

ALEX DELANNOY, SIOR

863.250.2502

adelannoy@ruthvens.com



TURNER WISEHART

770.654.4334

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ADVISOR BIO



TURNER WISEHART

Cold Storage Specialist

turner.wisehart@onpacepartners.com

Direct: **770.654.4334**

PROFESSIONAL BACKGROUND

Turner specializes in providing strategic, long-term real estate advice to occupiers, landlords, and investors of cold storage, food distribution and food manufacturing facilities.

Turner approaches every challenge as an opportunity to invest in relationships and a chance to deliver enduring value to his clients in the food industry. In every interaction with his clients, he positions himself as a long-term partner, looking beyond immediate needs to build and grow his client's food industry businesses. Turner started his career at Colliers International in 2009 and has worked as a food-related industrial specialist since then.

Turner has remained involved in the business school of his Alma Mater, the University of Georgia. He has served as a Young Alumni Board member, fundraising ambassador, and an alumni mentor for current Terry College of Business students. At home, Turner enjoys spending time with his wife and two kids.



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1776 Peachtree St NW ste 550N
Atlanta, GA 30309
770.654.4334

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770.654.4334
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