

# Warehouse/Flex Space Near Polk Parkway

3110 Reynolds Rd, Lakeland, Florida 33803

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## TABLE OF CONTENTS

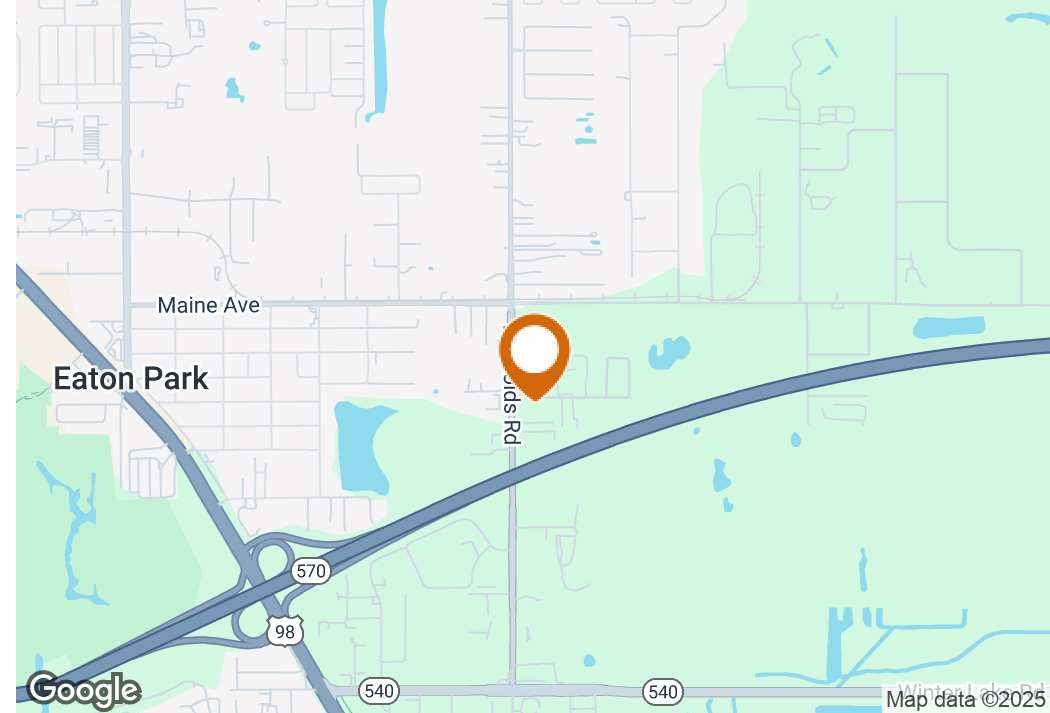


## Table of Contents

Property Summary	3
Location Description	4
Lease Spaces	5
Regional & Location Map	6
Drive Time Map	7
Employment Overview	8
County	9
City	10
Market Area Map	11
Suite 125 Photos	12
Advisor Biography	13
Advisor Biography	14



## PROPERTY SUMMARY



### Lease Rate

13.00 SF/yr  
(NNN)

## Property Overview

Versatile warehouse/flex space at 3110 Reynolds Rd, Lakeland, FL 33803. This NNN lease opportunity offers a highly functional industrial facility ideal for distribution, light manufacturing, or service-based operations. Strategically positioned in the heart of Central Florida's logistics network, 3110 Reynolds Rd provides a cost-effective and adaptable solution for growing businesses.

## Offering Summary

Building Size:	45,000 SF
Available SF:	2,125 SF
Number of Units:	4
Year Built:	1973
Zoning:	IND

## Property Highlights

- 45,000 SF total building area
- NNN lease structure (tenant responsible for taxes, insurance, and maintenance)
- Multiple roll-up bay doors for grade-level access
- Dock-high loading docks for seamless shipping and receiving
- Flexible office/warehouse layout to fit a variety of operational needs
- Ample on-site parking and truck maneuverability
- Located in a well-established industrial zone with convenient access to US-98, Polk Parkway, and I-4
- Suitable for a wide range of industrial or commercial uses (verify zoning as needed)

## LOCATION DESCRIPTION



## Lakeland's Industrial Corridor

Discover the prime location of CEZ Automotive Inc in Lakeland, FL. Nestled in the heart of Central Florida, the area seamlessly blends industrial functionality with a vibrant surrounding community. Convenient access to major transportation arteries including I-4, US Highway 98, and the Polk Parkway ensures efficient distribution channels for your business. This prime location in Lakeland's established industrial corridor ensures efficient distribution throughout the state and beyond.

## LEASE SPACES



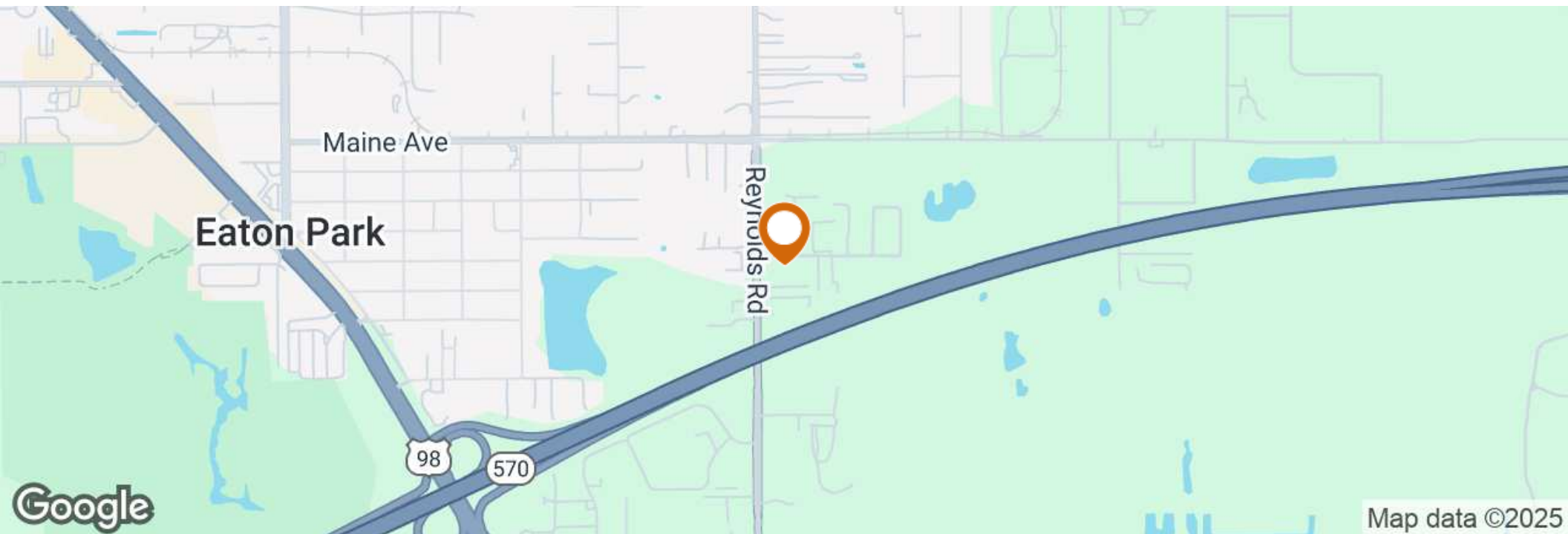
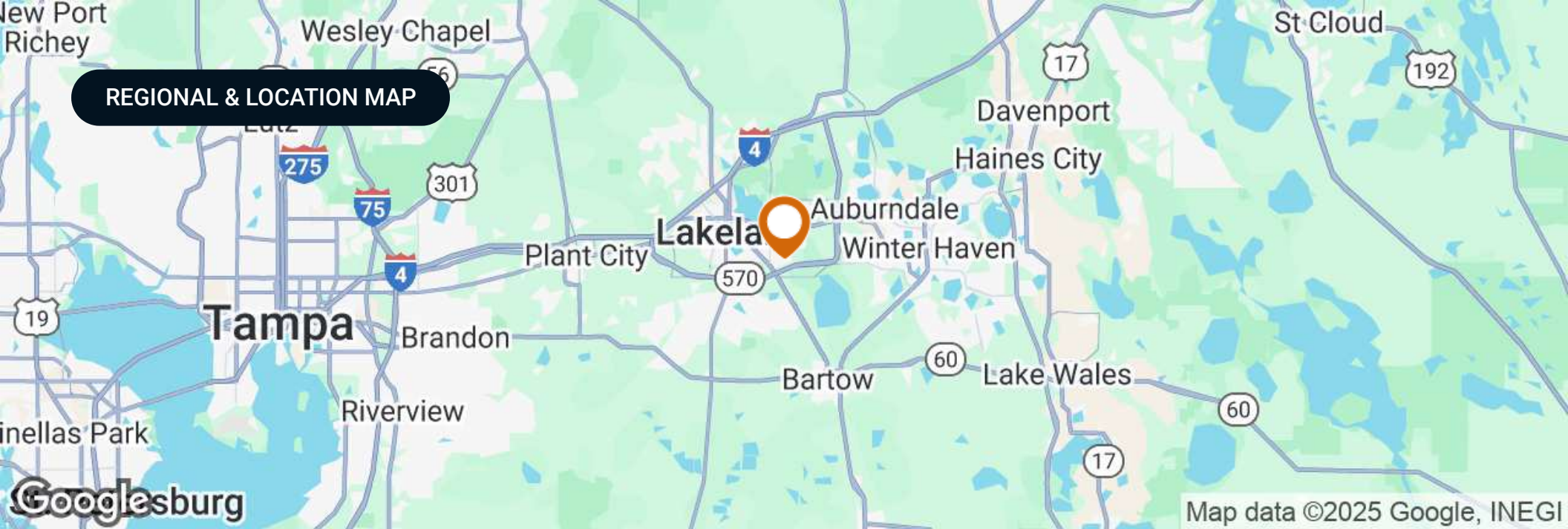
### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,125 SF	Lease Rate:	\$13.00 SF/yr

### Available Spaces

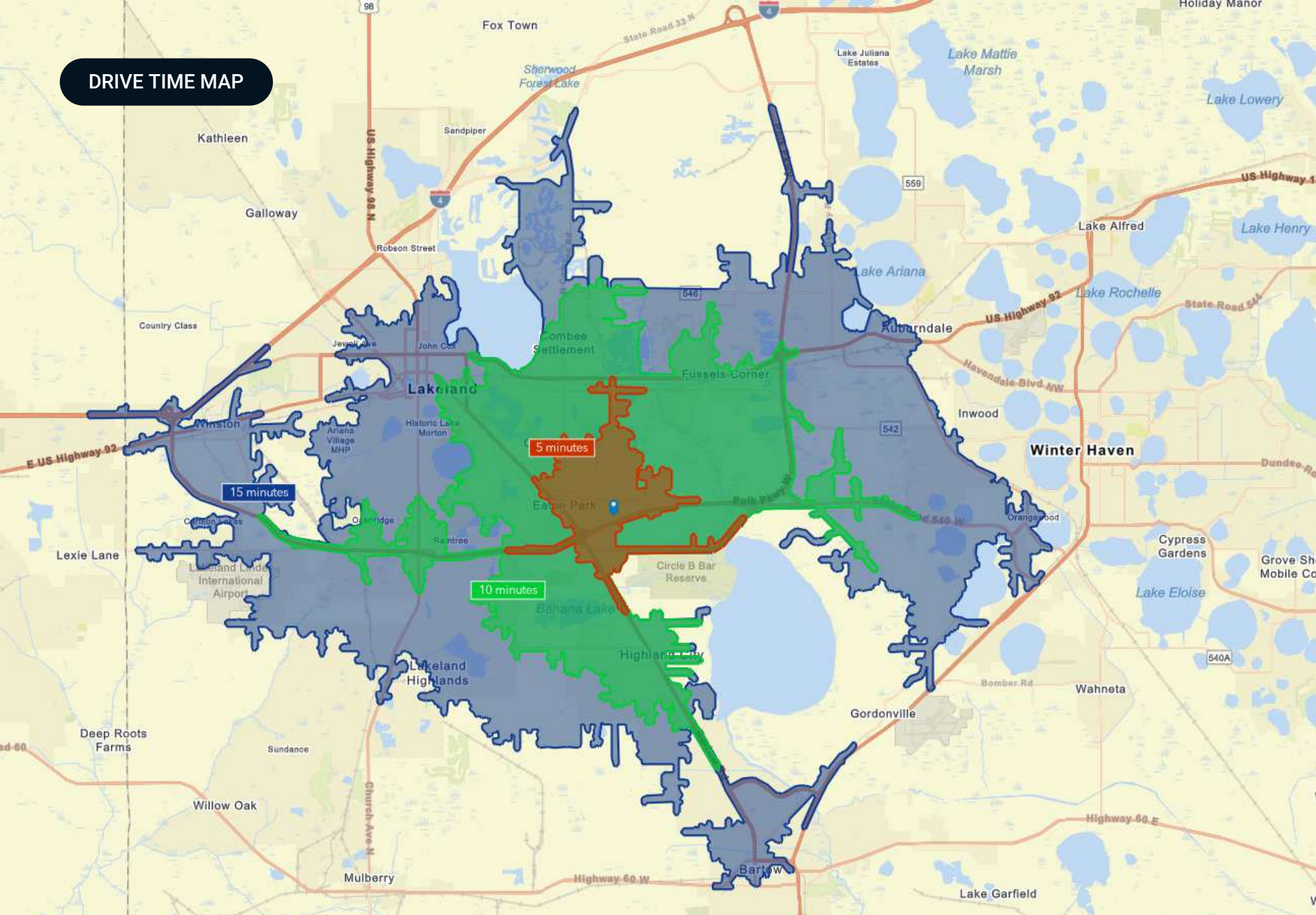
Address	Status	Size (SF)	Lease Type	Lease Rate
3110 Reynolds Rd (Suite 125)	Available	2,125 SF	NNN	\$13.00 SF/yr







## DRIVE TIME MAP

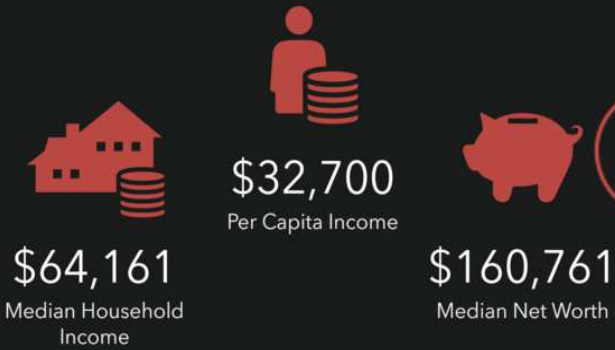


# Employment Overview

3102-3198 Reynolds Rd, Lakeland, Florida, 33803

Drive time of 15 minutes

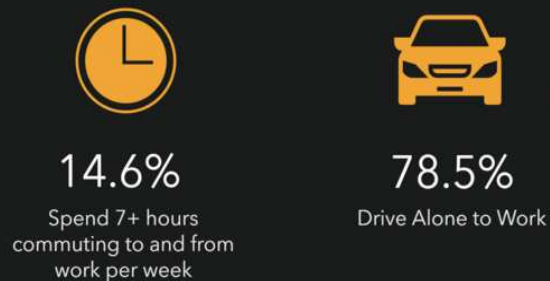
## INCOME



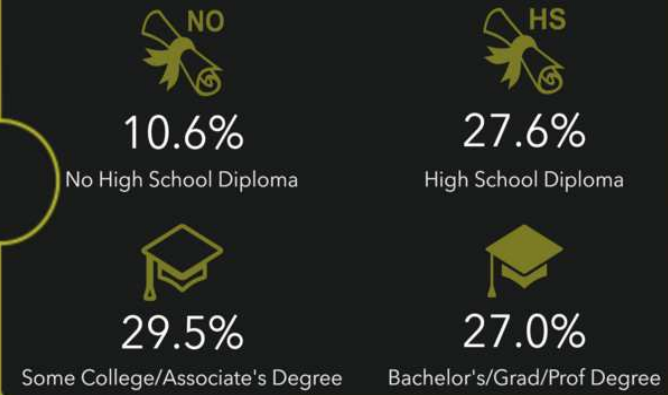
## BUSINESS



## COMMUTERS



## EDUCATION



## KEY FACTS



## EMPLOYMENT



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-MRI-Simmons (2024), ACS (2018-2022).

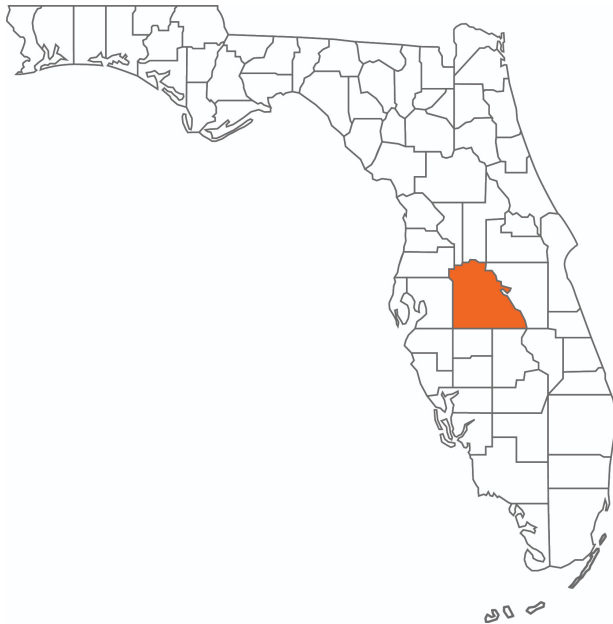
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COUNTY

## Polk County FLORIDA



<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	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.





# Lakeland

## POLK COUNTY

<b>Founded</b>	1885
<b>Population</b>	117,606 (2023)
<b>Area</b>	74.4 sq mi
<b>Website</b>	<a href="http://lakelandgov.net">lakelandgov.net</a>
<b>Major Employers</b>	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 under 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.



## MARKET AREA MAP





SUITE 125 PHOTOS





## ADVISOR BIOGRAPHY



### Lauren Ralston Smith, CCIM, CPM

Senior Advisor

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## Professional Background

Lauren Ralston Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development

## ADVISOR BIOGRAPHY



### Jill Howard

Property Manager/ Associate Advisor

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## Professional Background

Jill Howard is a Property Manager and Associate Advisor at Saunders Real Estate, bringing a wealth of expertise and a proven track record in property management to every client partnership. With a dedicated focus on optimizing commercial properties and fostering strong tenant relationships, Jill consistently delivers exceptional results.

Throughout her career, Jill has held various roles in commercial property management, refining her skills in:

- Enhancing operational procedures
- Streamlining information flow
- Improving business processes

Jill has also overseen the financial operations and rental requirements for single-family homes, achieving success both domestically and internationally. In her current role at Saunders Real Estate, Jill plays a pivotal part in managing the seamless operation, maintenance, and financial performance of commercial properties.

#### Core Responsibilities:

- Lease Administration
- Rent Collection
- Bill Pay Approval
- Bank Reconciliations
- Maintenance Coordination
- Vendor Management
- Property Inspections
- Onboarding & Property Closeout

Jill's extensive background, combined with her exceptional skills in property management, makes her a valuable asset for commercial real estate investors. Her dedication to fostering tenant relationships, optimizing property operations, and achieving financial objectives has granted excellence to each of her clients.

#### Jill specializes in:

- Retail Properties
- Office Space

As a CPM Candidate, Jill's attention to detail, strategic mindset, and commitment to excellence enable her to create value for real estate investors by optimizing property operations and achieving financial objectives.





For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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