

West Lakeland Industrial Warehouse

304 Winston Creek Pkwy, Lakeland, Florida 33810

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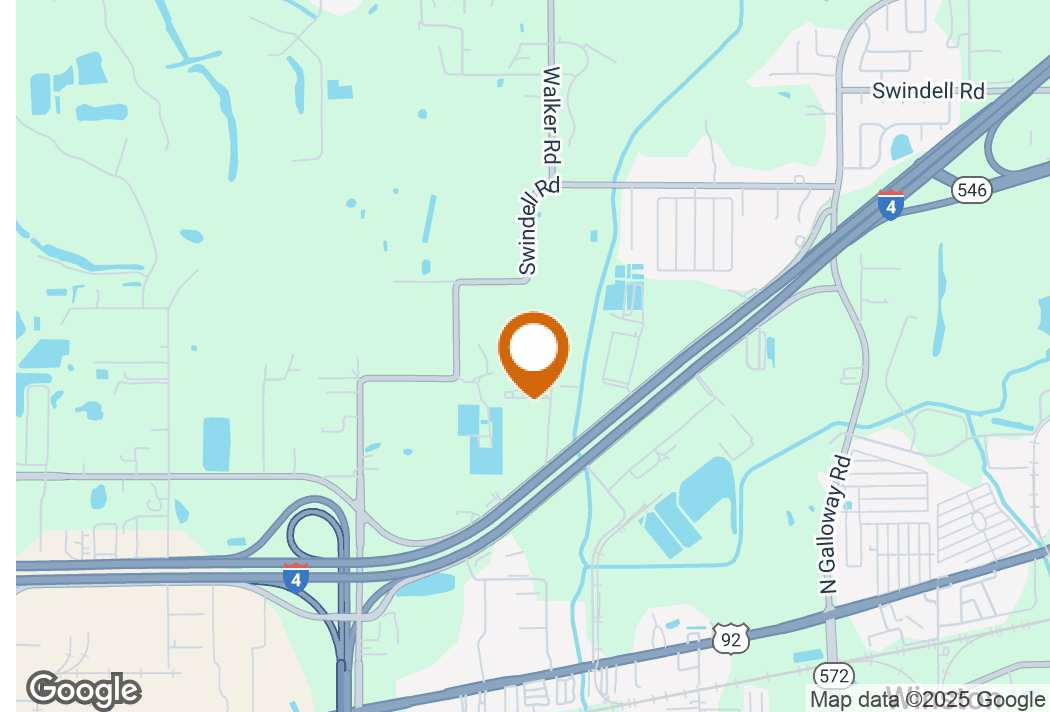


Winston Creek Pkwy

SECTION 1

Property Information

PROPERTY SUMMARY



360° VIRTUAL TOUR

Offering Summary

Sale Price:	\$3,800,000
Building Size:	31,500 SF
Lot Size:	4.98 Acres
Number of Units:	2
Price / SF:	\$120.63
Year Built:	1981
Zoning:	BPC-2

Property Overview

Experience an exceptional industrial Owner/User opportunity with this impressive property in Lakeland, FL. Boasting a 31,500 SF building with 5,000 SF of recently remodeled offices, this versatile asset offers ample room for expansion across 4.98 acres of prime land. The property, built in 1981 and zoned BPC-2, ensures a flexible environment for a range of industrial, warehouse, light manufacturing or distribution applications. Strategically positioned near I-4 between Tampa and Orlando, and in close proximity to the Lakeland Linder International Airport, this property presents an ideal logistical advantage for industrial operations of all kinds.

Property Highlights

- 31,500 SF building zoned BPC-2
- Room to expand
- Close to I-4 between Tampa and Orlando
- Close proximity to Lakeland Regional Airport

LOCATION DESCRIPTION



Strategic Industrial Location in Lakeland, FL

Explore the excellent location of this property in Lakeland, an ideal hub for industrial building owners/users. With close proximity to Interstate 4, the Polk Parkway, and other major transportation routes, the area provides seamless access for logistics and distribution operations. Lakeland is home to the Central Florida Intermodal Logistics Center, enhancing connectivity for businesses. Nearby, the Lakeland Linder International Airport offers global cargo and freight services, facilitating efficient supply chain management.

The area also features a strong network of manufacturing and industrial facilities, creating a dynamic environment for industrial enterprises. With its prime location and robust infrastructure, Lakeland presents an exceptional opportunity for industrial owners/users seeking logistical advantages.

PROPERTY DETAILS

Location Information

Street Address	304 Winston Creek Pkwy
City, State, Zip	Lakeland, FL 33810
County	Polk

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	BPC-2
Lot Size	4.98 Acres
APN #	232817086500000403



Building Information

Building Size	31,500 SF
Occupancy %	100%
Tenancy	Single
Number of Cranes	1
Ceiling Height	20 ft
Minimum Ceiling Height	16 ft
Ground Level Doors	4
Dock High Doors	2
Office Space	5,000 SF
Number of Floors	1
Year Built	1981
Number of Buildings	1

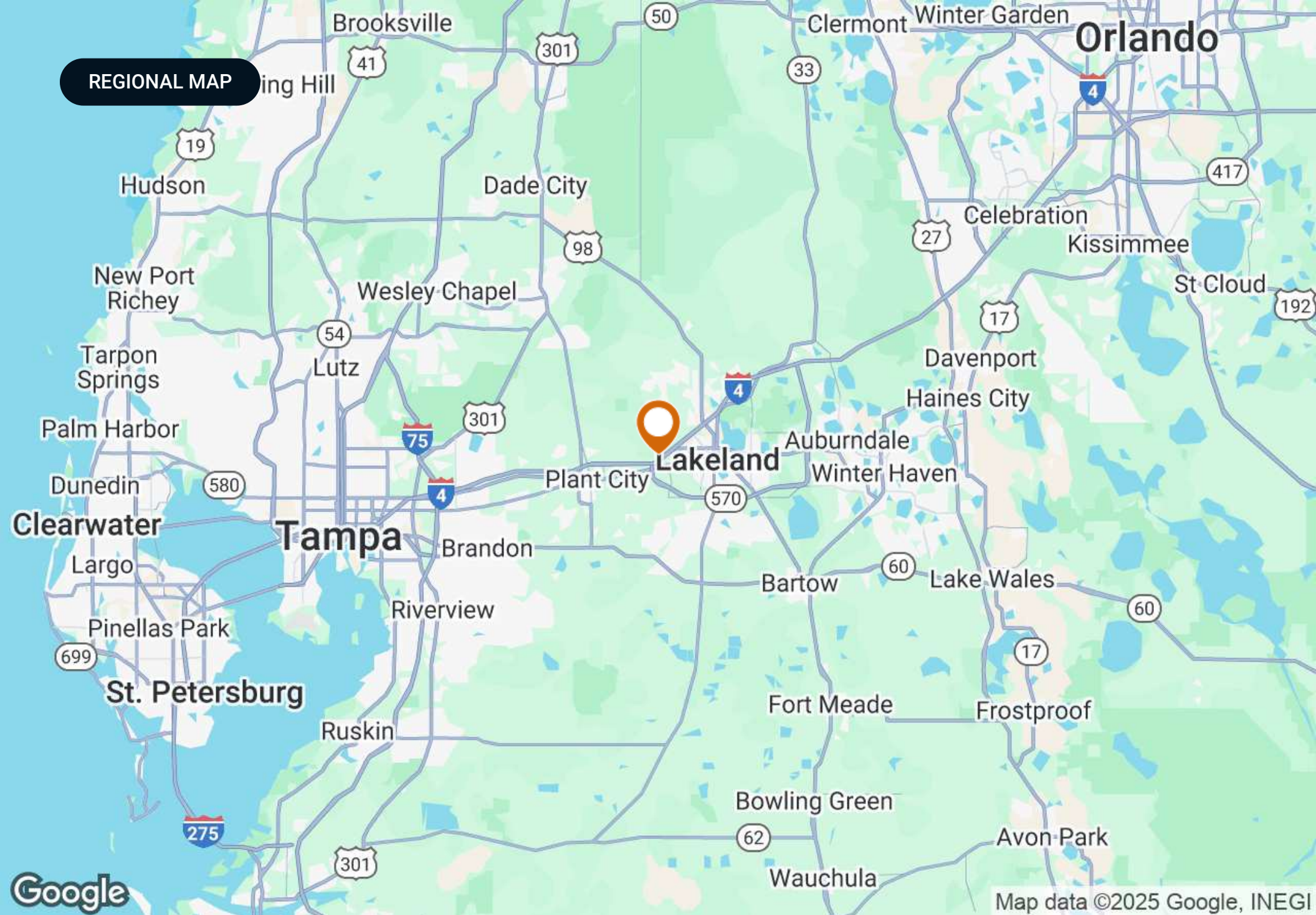


120,500 ±
Cars/Day

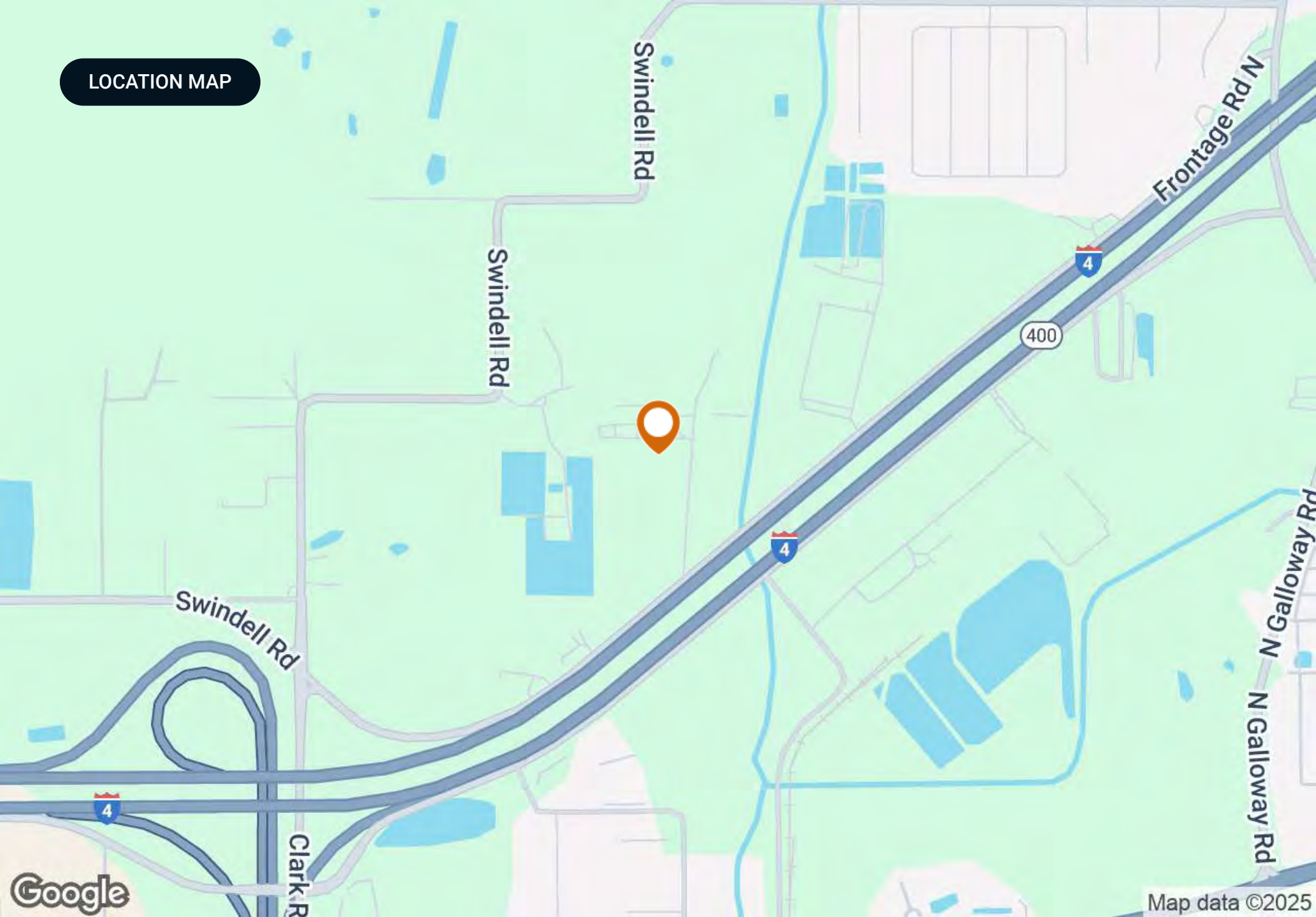
Winston Creek Pkwy

SECTION 2

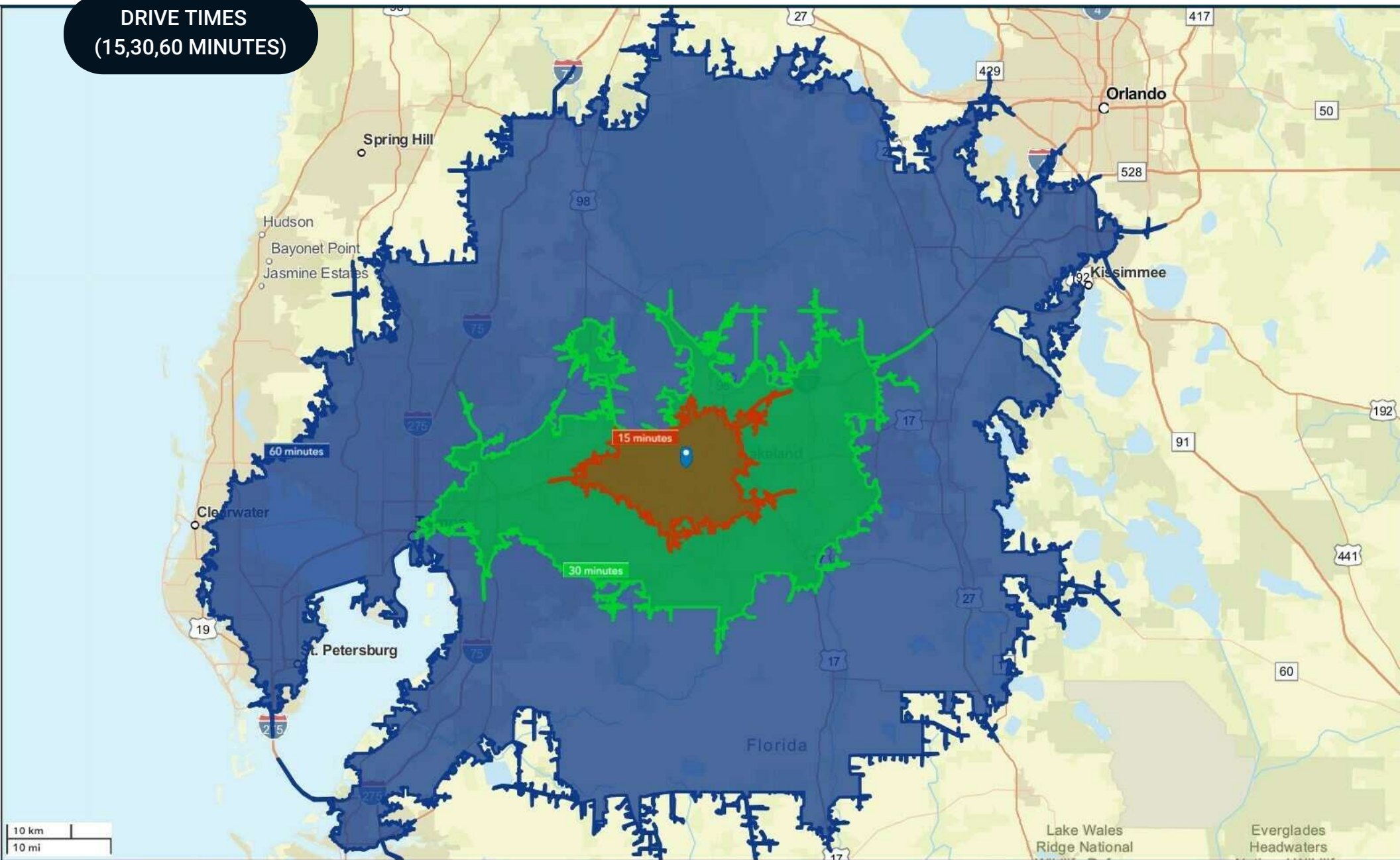
Location Information



LOCATION MAP



**DRIVE TIMES
(15,30,60 MINUTES)**





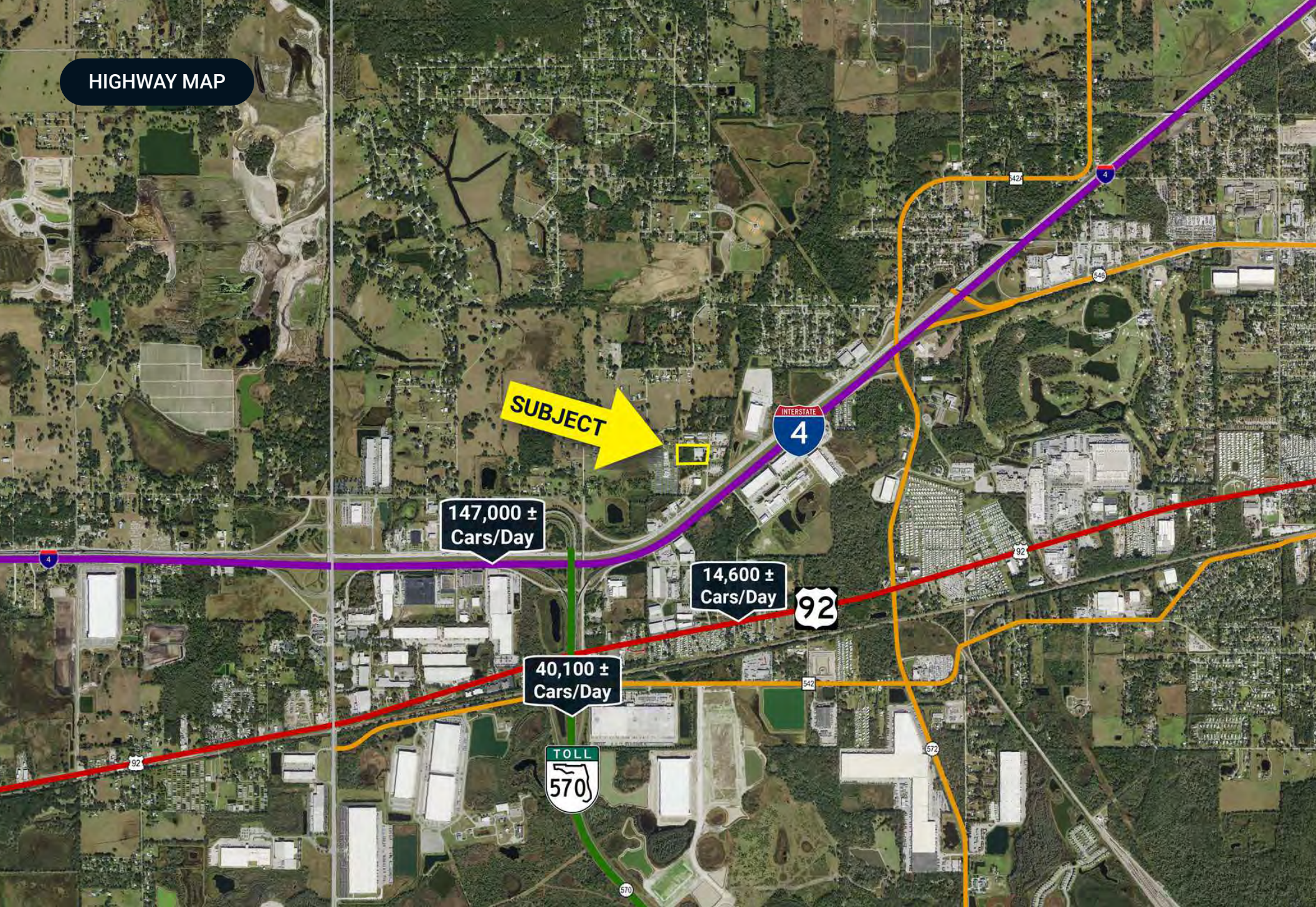
SECTION 3

Maps And Photos

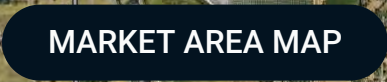
AERIAL MAP



HIGHWAY MAP



MARKET AREA MAP



EXTERIOR PHOTOS



WAREHOUSE PHOTOS



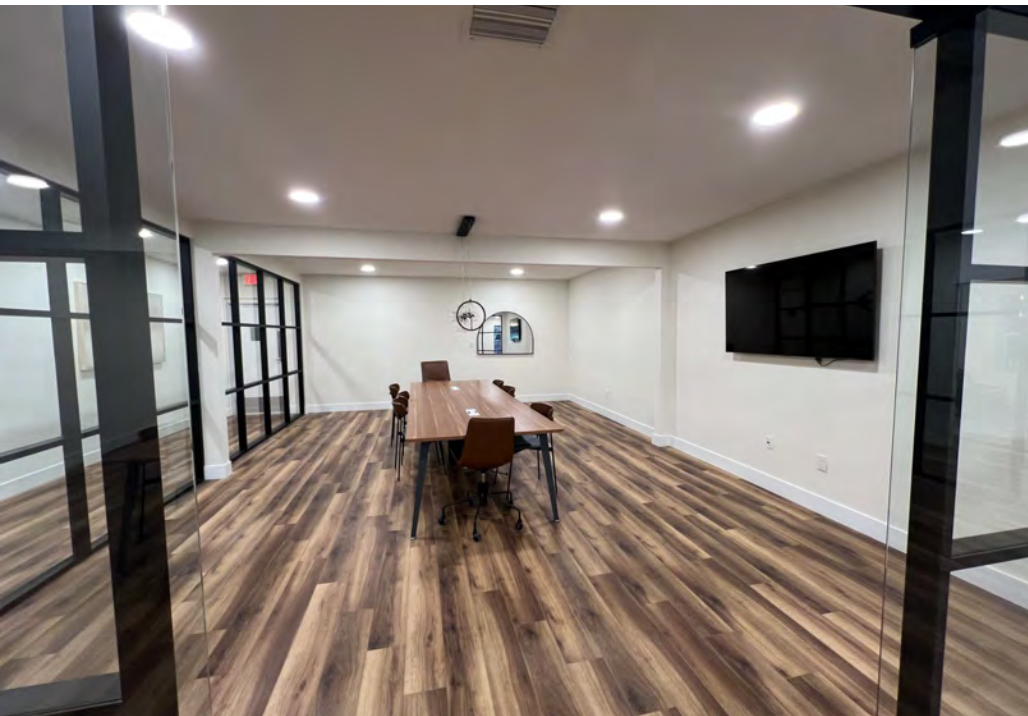
WAREHOUSE PHOTOS



OFFICE PHOTOS



OFFICE PHOTOS



OFFICE PHOTOS





120,500 ±
Cars/Day

SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



David Goffe, CCIM

Senior Advisor

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Professional Background

David A. Goffe, CCIM is a Senior Advisor at Saunders Real Estate.

David is a Florida native with a rich legacy in Florida real estate. His family was one of the earliest settlers in the Englewood Florida area in the 1800s and his father established HT Goffe Realty in Palm Beach Florida in the 1960s.

David has been active in the local real estate market for over 29 years and is a Certified Commercial Investment Member designee (CCIM). He also holds the Short Sale Resource certification (SFR) and the Certified Distressed Property Expert (CDPE) professional designations.

His broad range of experience includes sales and leasing for retail and industrial properties, single family investment portfolios, property development, and medical office and single tenant sales and leasing.

David uses computer-based models and mapping tools in combination with his years of experience in real estate to identify locations where businesses will succeed.

This level of detailed property knowledge allows David to excel both in “user seeking site” (site selection) as well as “site seeking use” (lease marketing for property owners/landlords) transactions. He is particularly talented in matching tenants with available space and/or sites for development.

David specializes in:

- Retail Properties
- Commercial Properties
- Industrial Properties
- Tenant Site Selection



For more information visit www.saundersrealestate.com

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