

12k SF Warehouse & Self Storage

2621 Skyview Dr, Lakeland, Florida 33801

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FL #SL3611309

Skyview Drive

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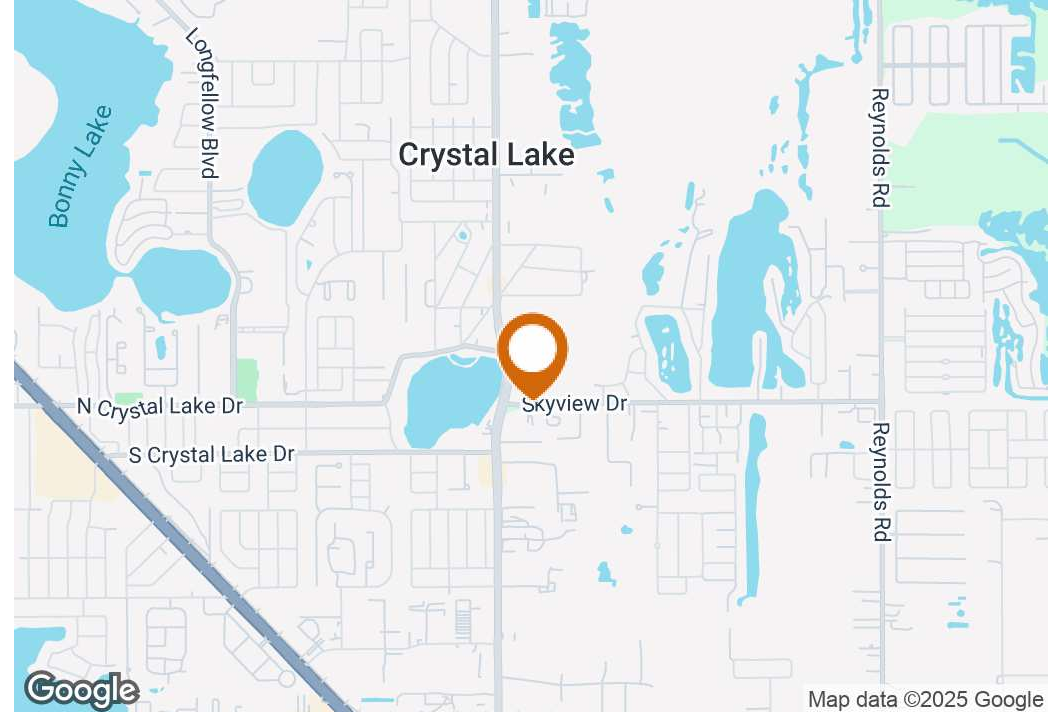
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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$780,000
Building Size:	12,320 SF
Lot Size:	0.68 Acres
Price / SF:	\$63.31/SF
Zoning:	BPC-1
Grade Door:	One 12' x 12'
Warehouse Clear Height:	15.15 Apex / 12' Eave
Offices:	2x
Restroom:	1x
Self-Storage Units:	20x
Water:	City
Waste:	Septic (Drained '21)
Taxes (2024):	\$5,499.93

Property Overview

2621 Skyview Dr consists of a 5,600-square-foot warehouse and 6,720-square-foot self-storage units. The warehouse will be delivered vacant, while the self-storage units are fully occupied. There are no active agreements in place for the storage units, and they are all MTM. Self-storage and 2x small grass lots gross \$4,772/mo.

One tenant receives free rent for collecting payments. \$238/unit/month (19 units paying) and \$100/lot/month (2x).

Call Vinh with questions at (863) 315-4595.

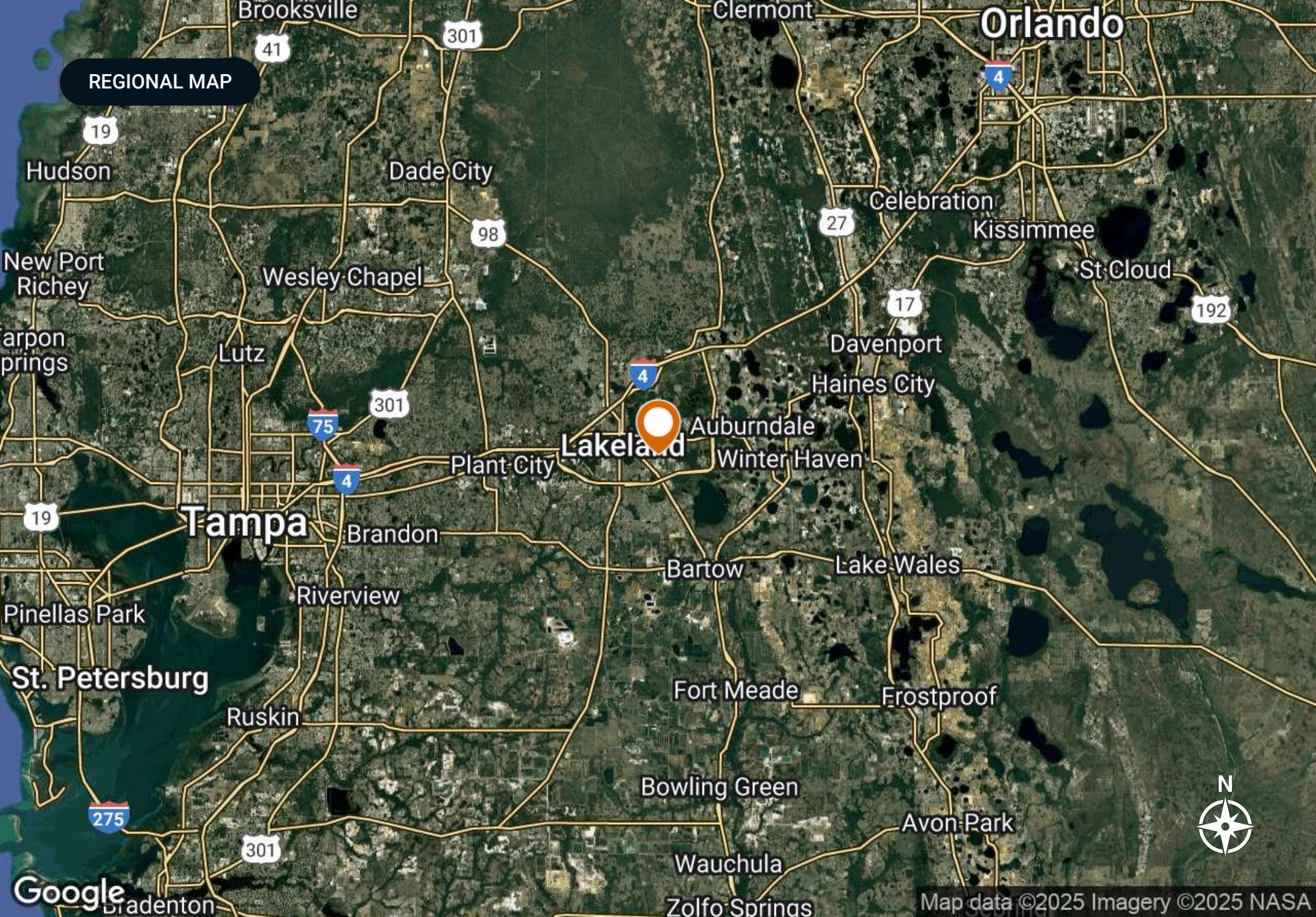
Location Highlights

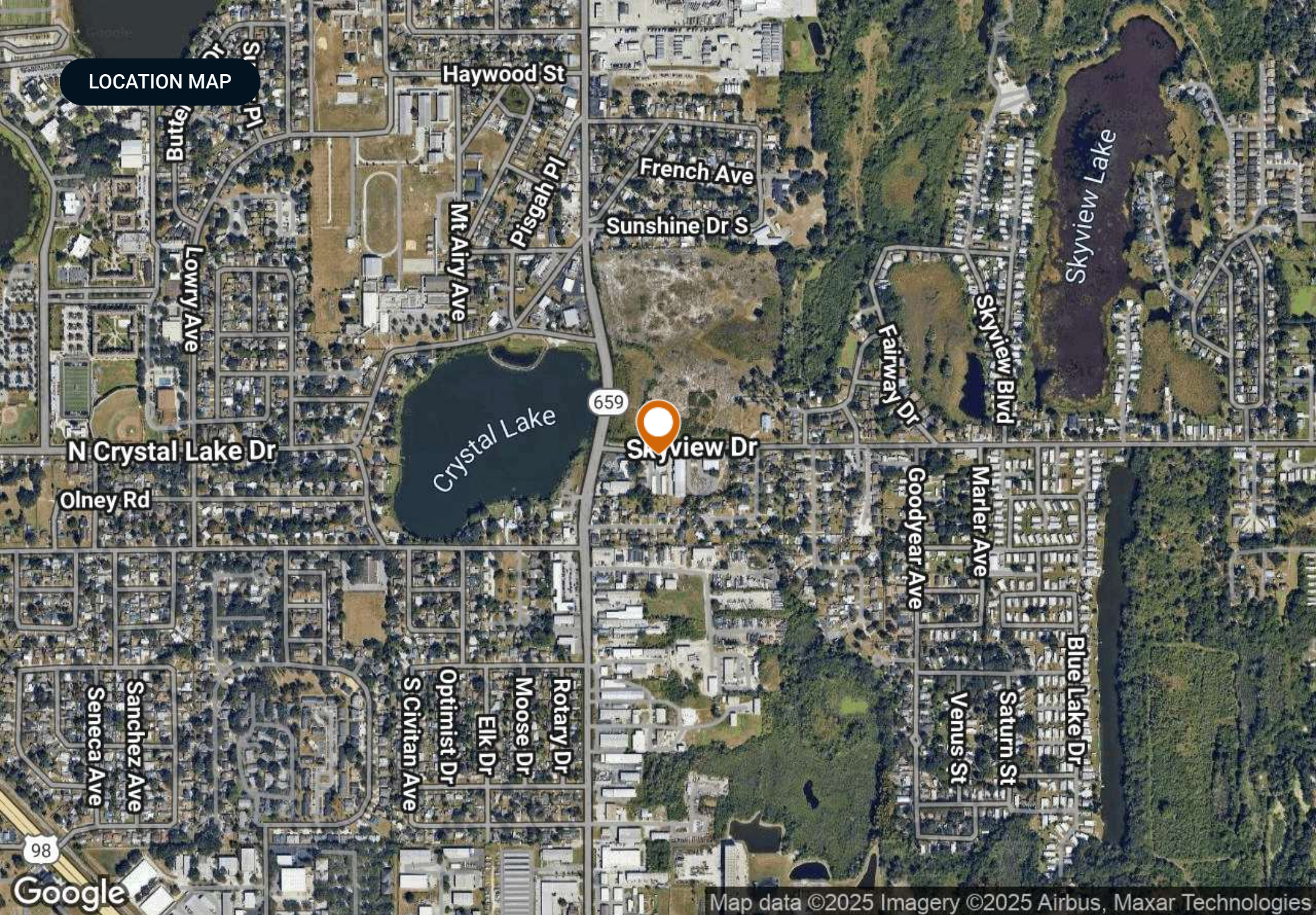
- Located 1 ± mile east of US Hwy 98 (42,000 VPD)
- Sits just off of S Combee Rd (17,600 VPD).
- 6 ± miles from Interstate-4



SECTION 2

Location Information





LOCATION MAP

Haywood St

French Ave

Sunshine Dr S

Skyview Lake

Idygas Pl

Mt Airy Ave

Skyview Blvd

Fairway Dr

659

Skyview Dr

Crystal Lake

N Crystal Lake Dr

Olney Rd

Goodyear Ave

Marler Ave

Blue Lake Dr

Saturn St

Venus St

Rotary Dr

Moose Dr

Elk Dr

Optimist Dr

S Civician Ave

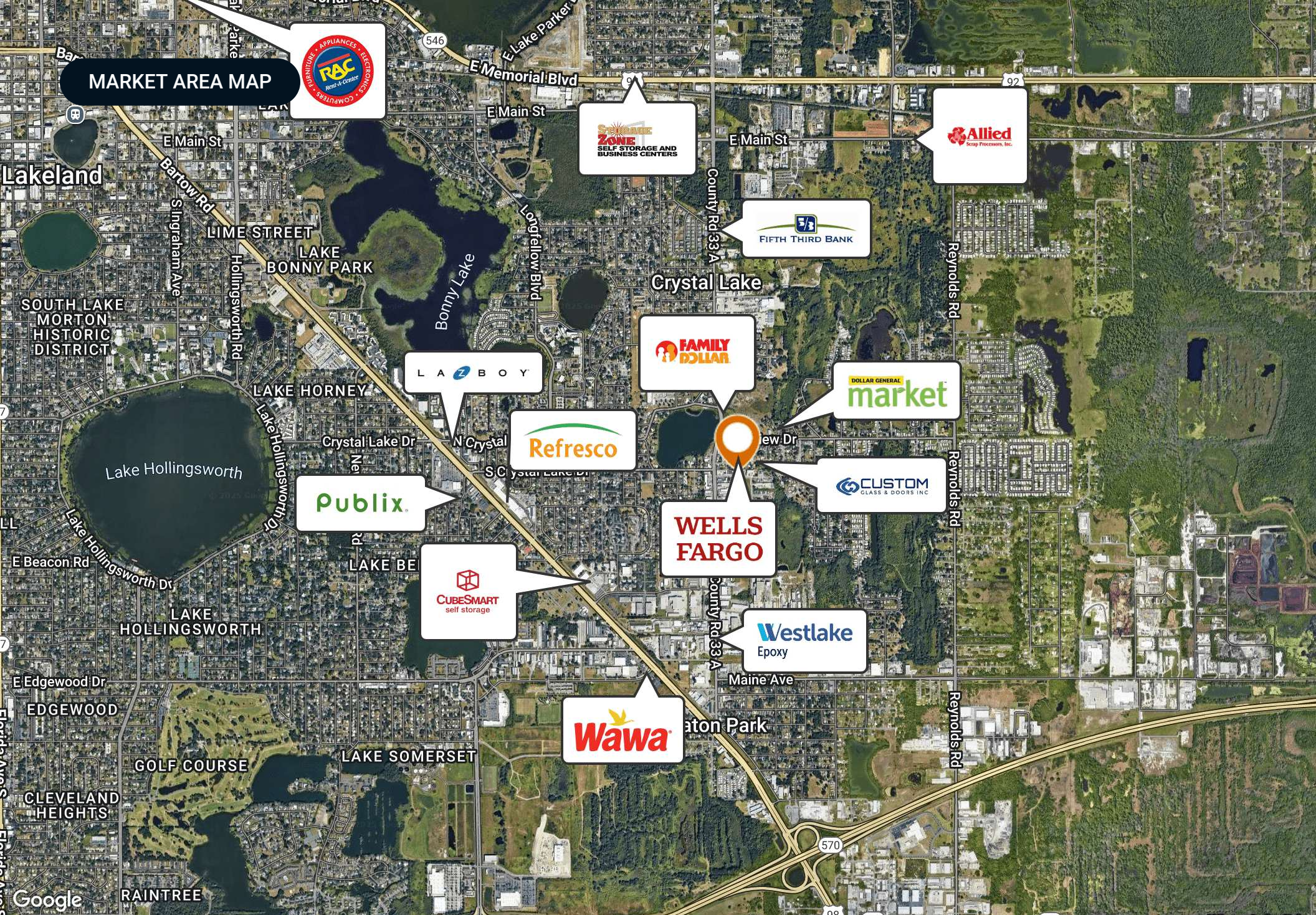
Sanchez Ave

Seneca Ave

98

Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies



DEMOGRAPHICS MAP & REPORT

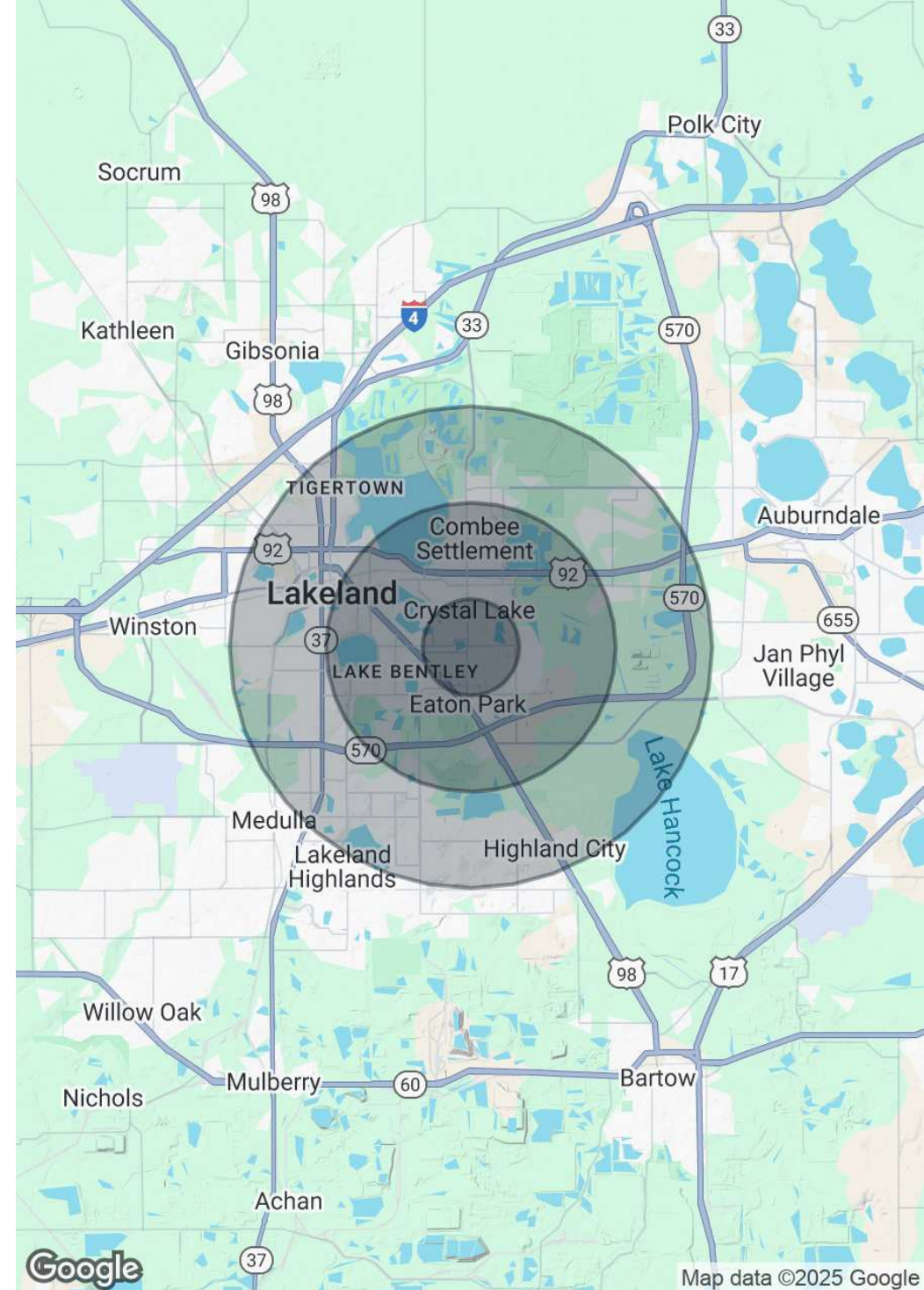
Population

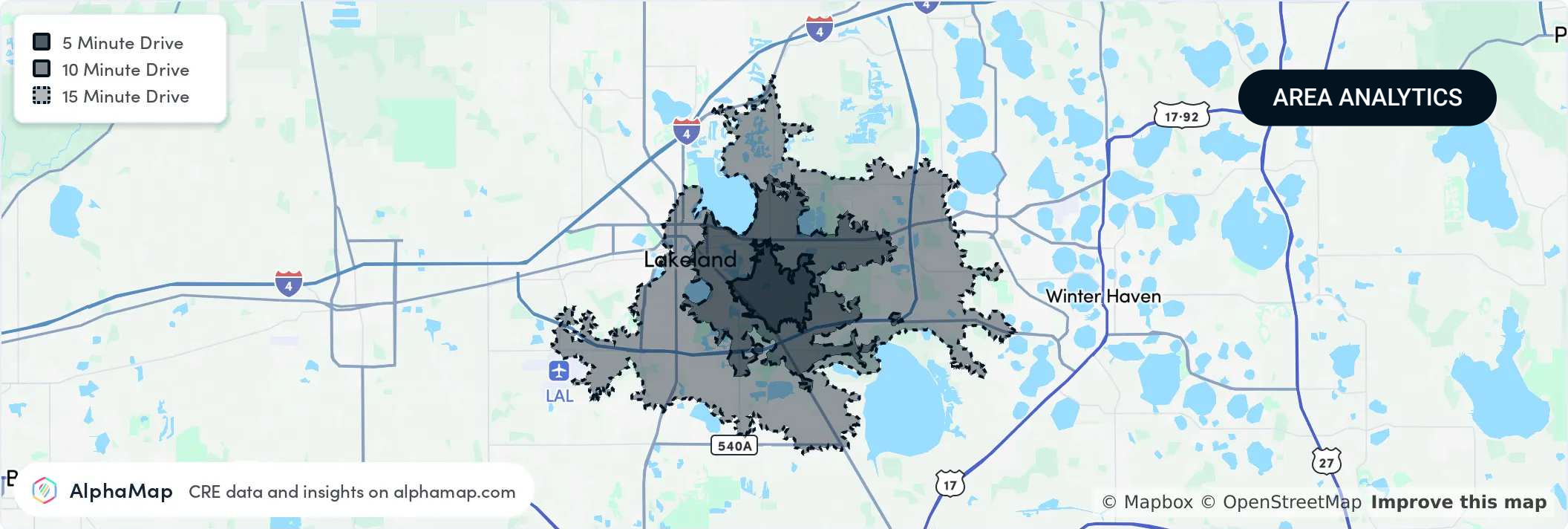
	1 Mile	3 Miles	5 Miles
Total Population	10,650	51,917	121,866
Average Age	36	38	41
Average Age (Male)	35	38	40
Average Age (Female)	36	39	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,652	19,046	47,312
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$57,297	\$75,272	\$80,810
Average House Value	\$180,825	\$249,107	\$255,180

Demographics data derived from AlphaMap





Population

	5 Minutes	10 Minutes	15 Minutes
Total Population	13,252	42,849	111,494
Average Age	38	38	41
Average Age (Male)	37	37	40
Average Age (Female)	39	38	41

Household & Income

	5 Minutes	10 Minutes	15 Minutes
Total Households	5,020	15,169	42,706
Persons per HH	2.6	2.8	2.6
Average HH Income	\$59,274	\$72,100	\$83,835
Average House Value	\$185,514	\$224,038	\$265,731
Per Capita Income	\$22,797	\$25,750	\$32,244

Map and demographics data derived from AlphaMap

ADDITIONAL PHOTOS





SECTION 3

Agent And Company Info

ADVISOR BIOGRAPHY



Vinh Dawkins

Associate Advisor

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FL #SL3611309

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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