



Protel
INC.
INNOVATION IS OUR BUSINESS

Lakeland Airport Flex Building

4150 Kidron Road, Lakeland, Florida 33811

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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$3,000,000
Price per SF	\$100.00
Lot Size:	3.20 ± Acres*
Building Size:	30,000 ± SF
Year Built:	1988
Jurisdiction:	City of Lakeland
Zoning:	PUD 4428 A-1 (I-2)
Utilities:	Water and Sewer (City of Lakeland)
Taxes (Year):	\$25,787.58 (2024)
PIN:	232905139580000130

Property Description

Positioned in the highly sought-after Lakeland Airport submarket, this 30,000 ± SF commercial building offers an unparalleled location on a generous 3.20-acre* parcel. Strategically situated adjacent to the Amazon Air Cargo Hub and the Ruthven Air Park complex, this property provides prime proximity for corporate headquarters, aviation, manufacturing, and logistics companies looking to capitalize on Central Florida's booming industrial sector.

The majority of the floor plan is built-out as office space, with some warehouse and loading areas. However, the metal A-frame building could be reconfigured for warehouse or manufacturing uses.

**Parcel lines are not consistent with building and driveway footprints, and may need altered at closing, and/or easements need granted.*

ADDITIONAL INFORMATION



Open Work Area

Building Features:

- Power: Two-Phase 120/208V, 2,500 Amps
- Diesel generator, with 120-gallon diesel tank (underground)
- Roof original to building (1988)
- 18 ± total A/C units (3 units for server room)
- Fully sprinkled
- Drop Ceiling: 10' to 15'
- 5 entrances into the office space
- 83 parking spaces

Warehouse Features:

- Clear Height: 15'6"
- 12' x 12' roll-up door
- Climate controlled

Location:

- County Line Rd: 4 ± Minutes
- Polk Parkway (FL-570): 6 ± Minutes
- Interstate 4: 8 ± Minutes
- Downtown Tampa: 38 ± Minutes
- Port of Tampa Bay: 48 ± Minutes
- Downtown Orlando: 90 ± Minutes



Private Office

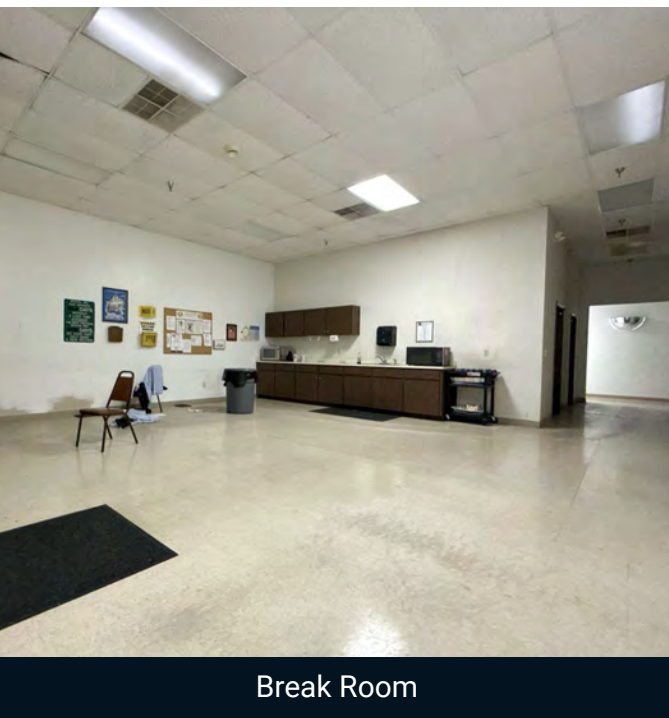
ADDITIONAL PHOTOS



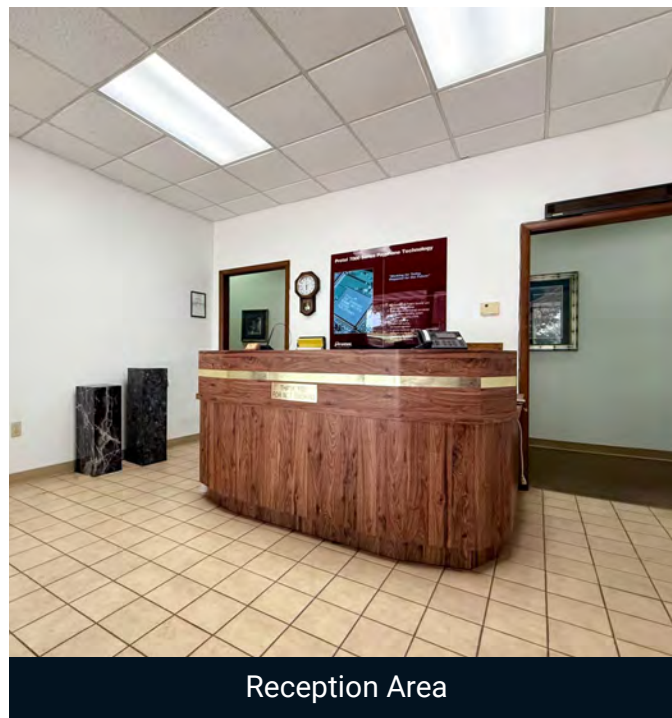
Warehouse



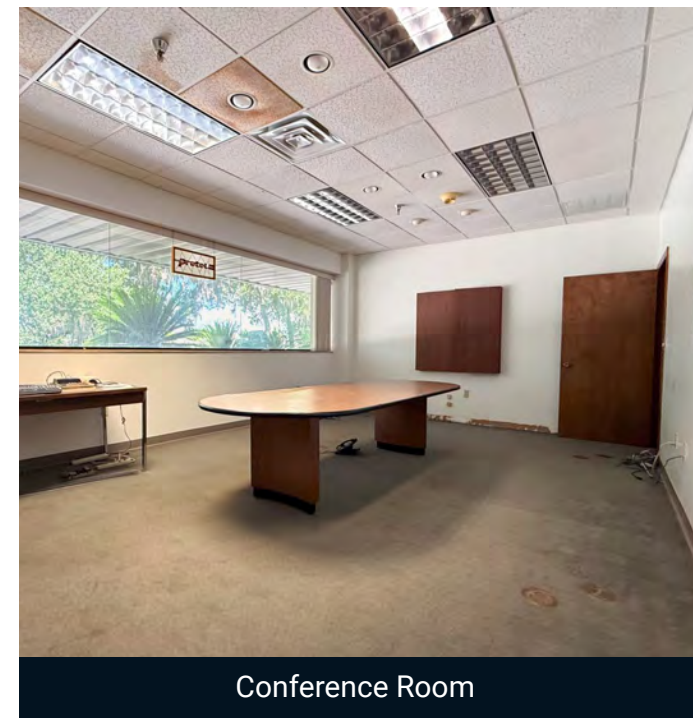
Office Space



Break Room

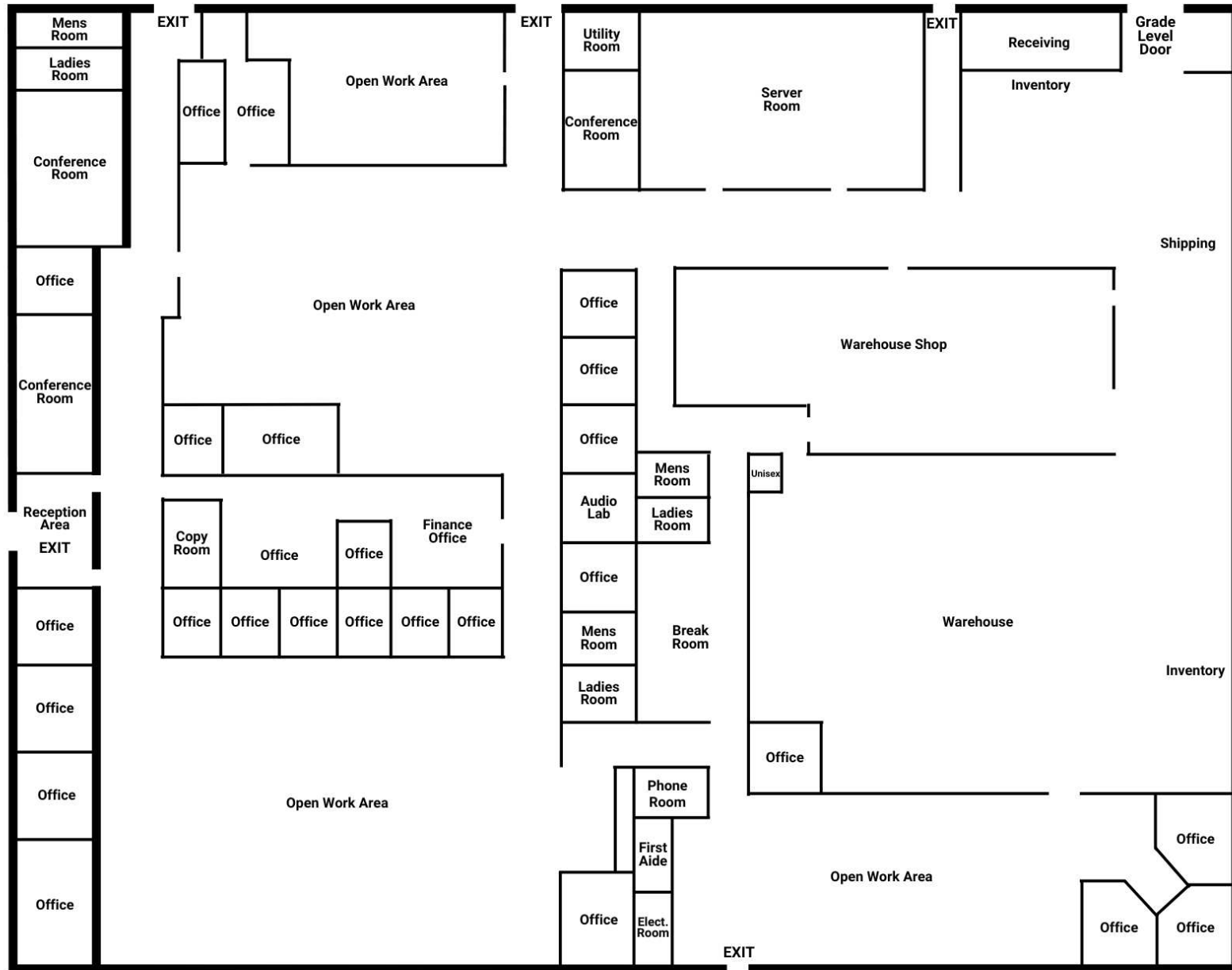


Reception Area



Conference Room

FLOOR PLAN



UTILITIES MAP

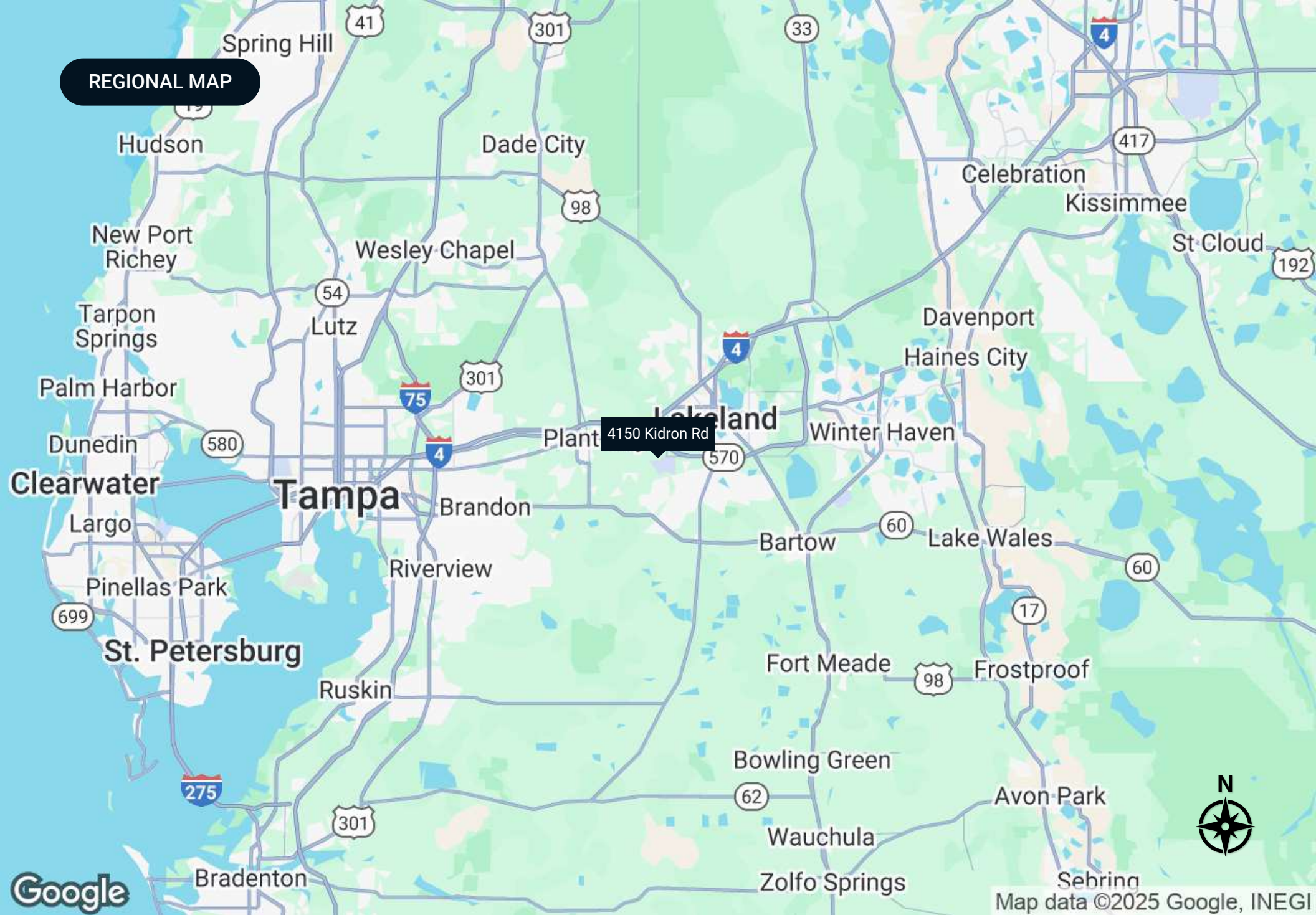




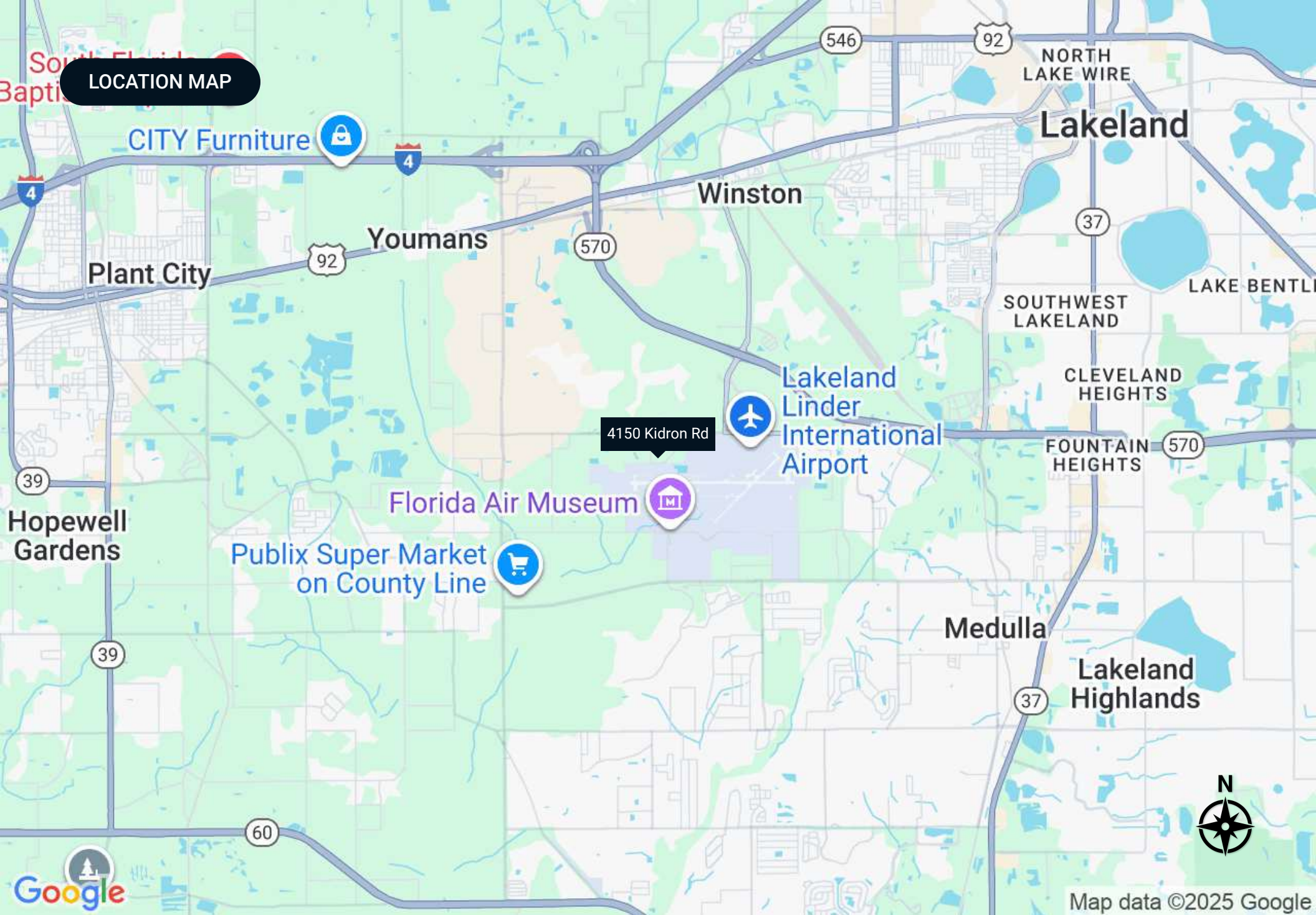
SECTION 2

Location Information

REGIONAL MAP



Map data ©2025 Google, INEGI



DEMOGRAPHICS MAP & REPORT

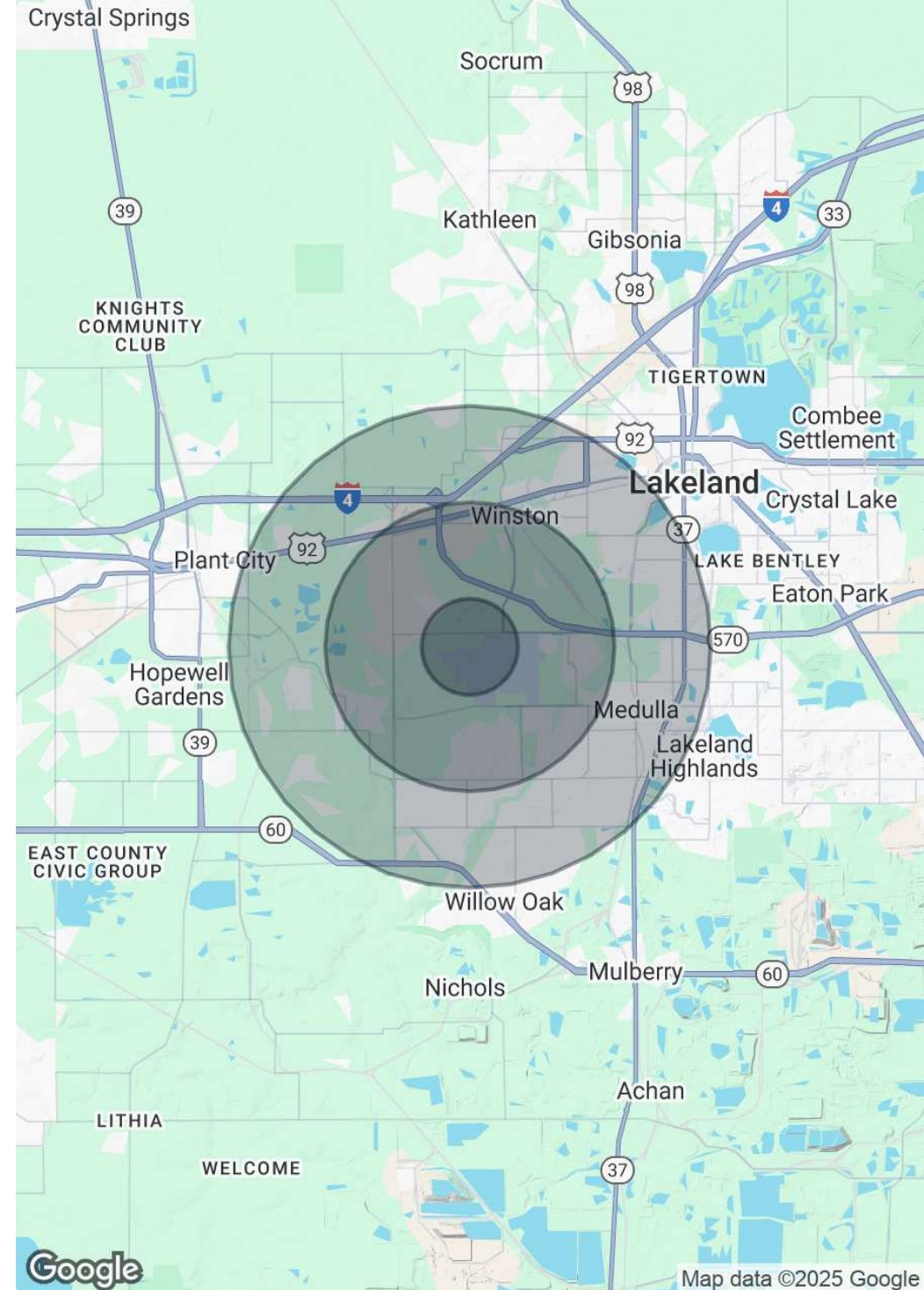
Population

	1 Mile	3 Miles	5 Miles
Total Population	780	19,784	91,321
Average Age	49	42	41
Average Age (Male)	47	41	40
Average Age (Female)	50	43	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	332	7,593	35,675
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$123,162	\$104,134	\$86,727
Average House Value	\$339,448	\$353,122	\$291,281

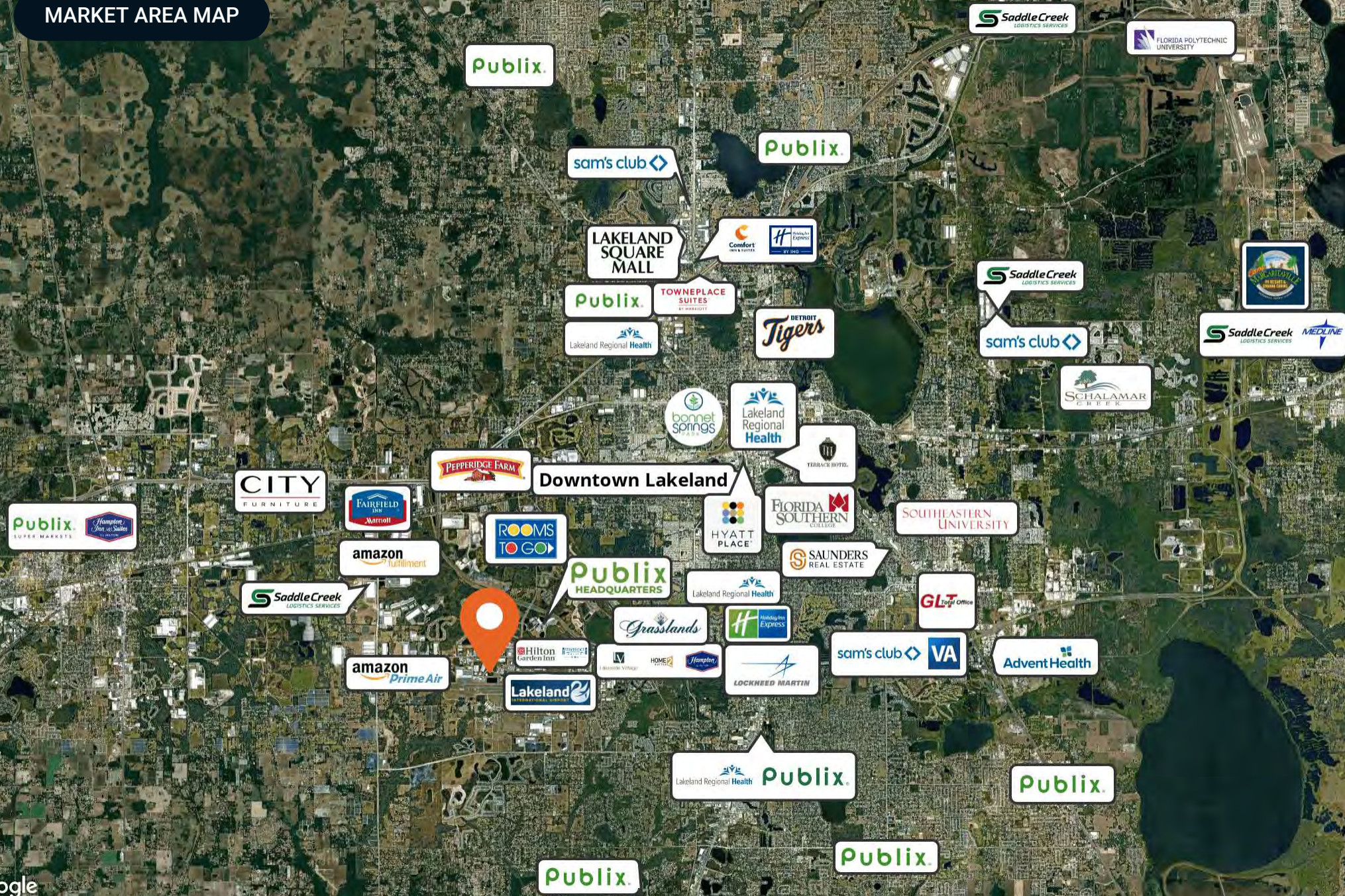
Demographics data derived from AlphaMap



MARKET AREA MAP

Gatorade Distribution Warehouse (Saddle Creek Logistics)

Quaker Distribution Warehouse





NEIGHBORHOOD AERIAL

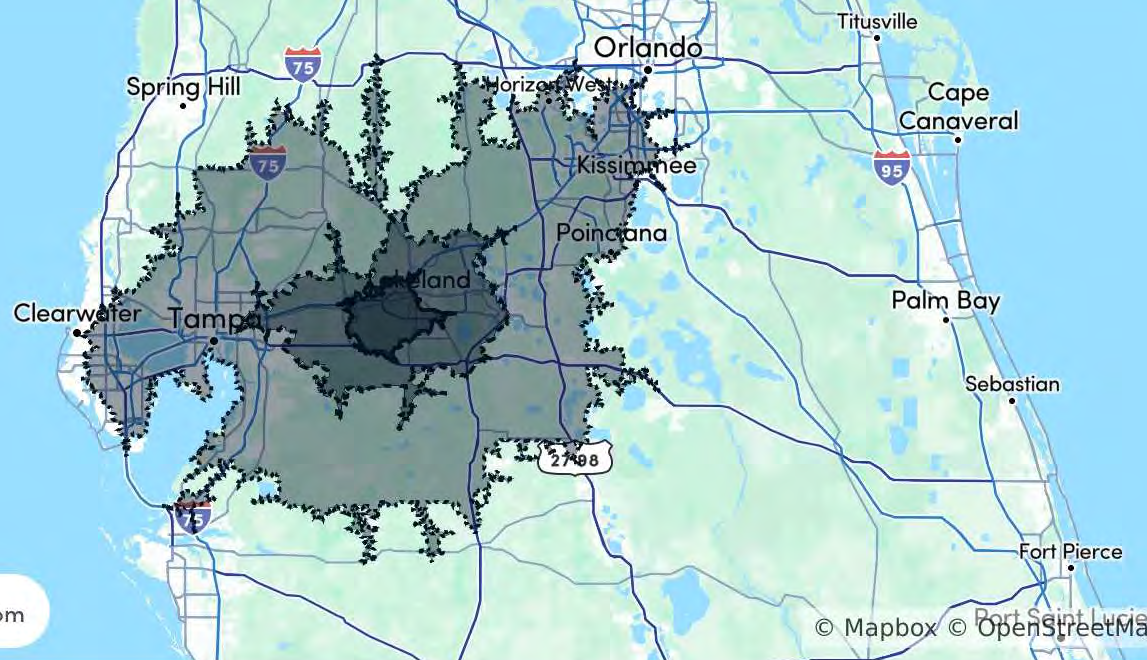


15 Minute Drive

30 Minute Drive

60 Minute Drive

AREA ANALYTICS



AlphaMap CRE data and insights on alphamap.com

© Mapbox © OpenStreetMap [Improve this map](#)

Population

	15 Minutes	30 Minutes	60 Minutes
Total Population	133,216	645,852	3,396,865
Average Age	41	41	42
Average Age (Male)	39	40	41
Average Age (Female)	42	42	42

Household & Income

	15 Minutes	30 Minutes	60 Minutes
Total Households	51,333	240,080	1,336,725
Persons per HH	2.6	2.7	2.5
Average HH Income	\$84,989	\$88,063	\$98,979
Average House Value	\$280,436	\$298,252	\$374,467
Per Capita Income	\$32,688	\$32,615	\$39,591

Map and demographics data derived from AlphaMap



COUNTY

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.



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 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.



SECTION 3

Agent And Company Info

ADVISOR BIOGRAPHY



David Hungerford, CCIM, SIOR

Senior Advisor

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Professional Background

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics

ADVISOR BIOGRAPHY



Joey Hungerford, MiCP

Associate Advisor

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Direct: **877-518-5263 x348** | Cell: **863-660-3511**

Professional Background

Joey Hungerford is an Associate Advisor at Saunders Real Estate in Lakeland, Florida.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. His prior posts include serving as the Communications Director for a Congresswoman in the United States House of Representatives, as Communications Advisor and Digital Director to the Chairman of the House Judiciary Committee, and as a personal travel videographer for the President of the United States of America.

Before relocating to Washington, D.C., Joey was born and raised in Lakeland, where he earned a Bachelor of Science degree in Communications, with an emphasis in Broadcasting, and a minor in Theology, from Southeastern University. During his academic tenure, Joey was an active student leader on campus and concurrently began his professional career at Saunders Real Estate within the marketing department.

Joey is an active member of Lakeland REALTORS®, serving on its Public Policy Committee, and in the Lakeland REALTORS® Leadership Academy, class of 2025. He is also an active member of the International Council of Shopping Centers (ICSC) and the CCIM Florida West Coast District.

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service to his clients.

Joey and his wife, Hope, are proud parents of a son, Levi. They attend Family Worship Center in Lakeland.

Joey specializes in:

- Commercial Properties
- Industrial Real Estate
- Office Space
- Site Identification



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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