

# Winter Haven 14k SF Warehouse

111 Industrial Blvd, Winter Haven, Florida 33880

Vinh Dawkins  
863-315-4595  
[vinh@saundersrealestate.com](mailto:vinh@saundersrealestate.com)  
FL #SL3611309

Ali Manekia, CCIM, SIOR  
516-655-8700  
[ali@saundersrealestate.com](mailto:ali@saundersrealestate.com)  
FL #SL3347290

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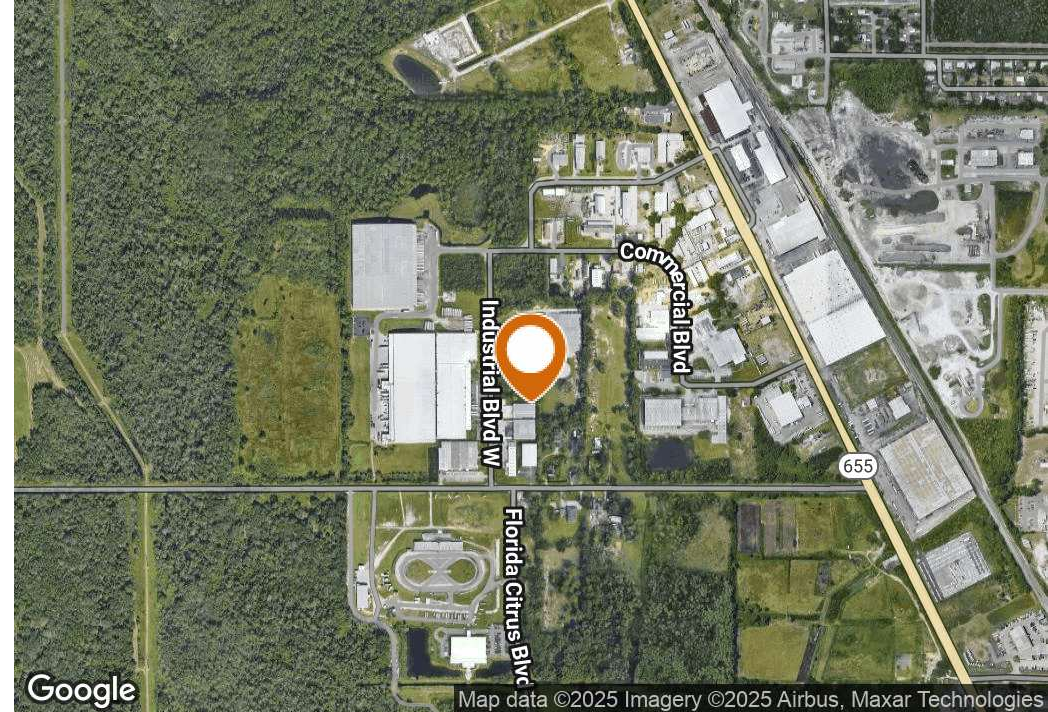


SECTION 1

# Property Information



## PROPERTY SUMMARY



## Offering Summary

Lease Rate:	\$10.00 SF/yr (NNN)
Est. OpEx:	\$3.00/SF/yr
Building Size:	14,250 SF
Lot Size:	1.03 Acres
Ramp Door:	1x (14')
Year Built:	2004
Zoning:	BPC-2
Office (A/C):	3,000+ SF
Power:	3 Phase 480v
Fire Sprinkler System:	Yes
Clear Height:	24' Apex
Bathrooms:	3x

## Property Overview

14,250 SF single-tenant warehouse in exceptional condition located in Winter Haven.

Building has 24' clear height, 3-Phase, fire suppression, and just over 3,000 SF of newly renovated/air conditioned office space. See Page 13 for the floor plan. The property is fenced with gated access and has a 14-foot overhead door with a ramp.

Located just off of US Hwy 542, there is excellent access to US Hwy 17 (36k VPD), the Polk Parkway (21k VPD), SR 540 (35k VPD), and Recker Hwy (24k VPD).

Drone and Interior Video available upon request. Call Vinh or Ali at (863) 315-4595 to schedule a tour.

## Property Highlights

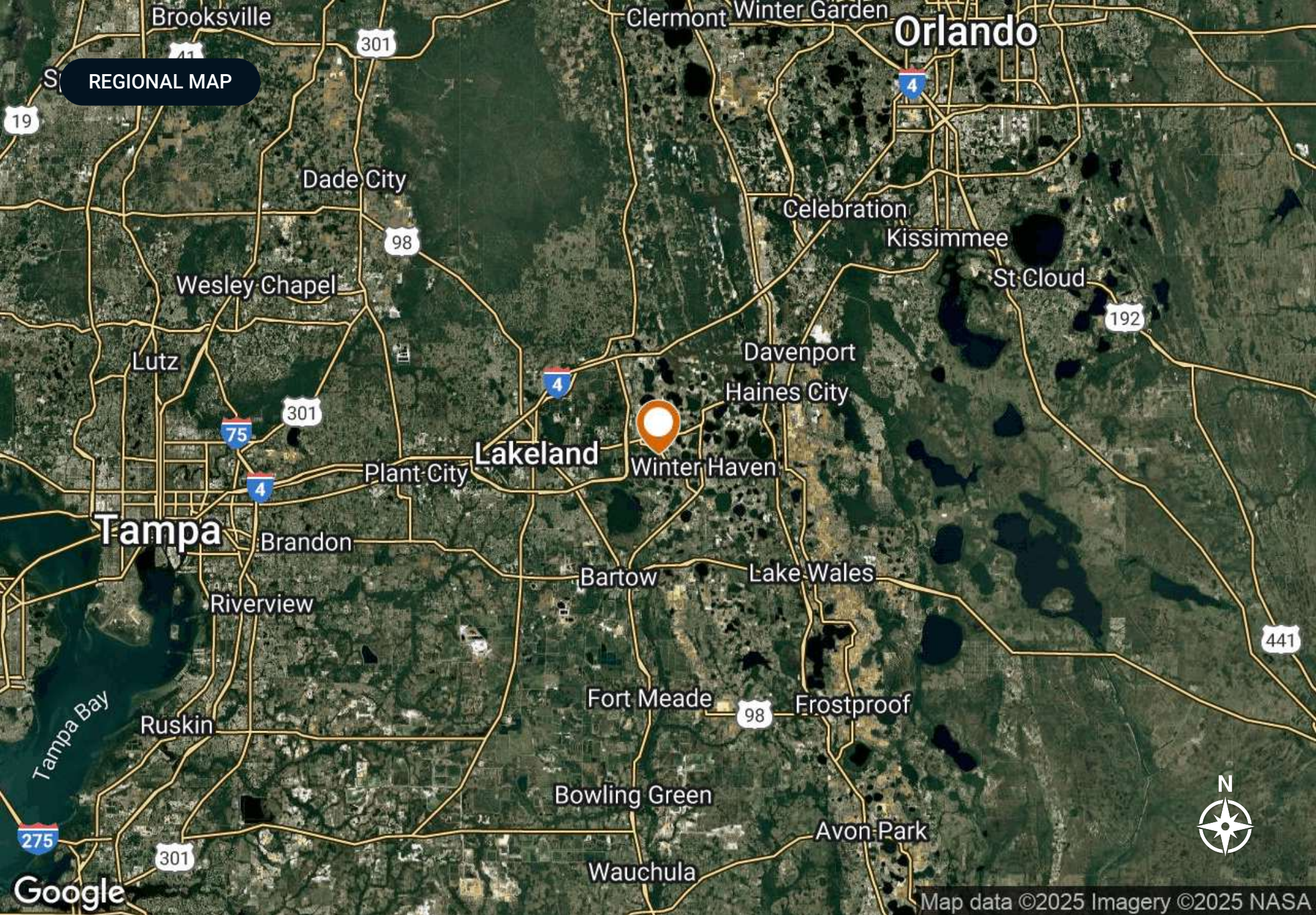
- 14,250 SF warehouse with 24' clear height and 3,000+ SF of renovated office
- Gated property with 3-phase power, fire suppression, and 14' overhead door
- Prime Winter Haven location near US 17, SR 540, and Polk Parkway



SECTION 2

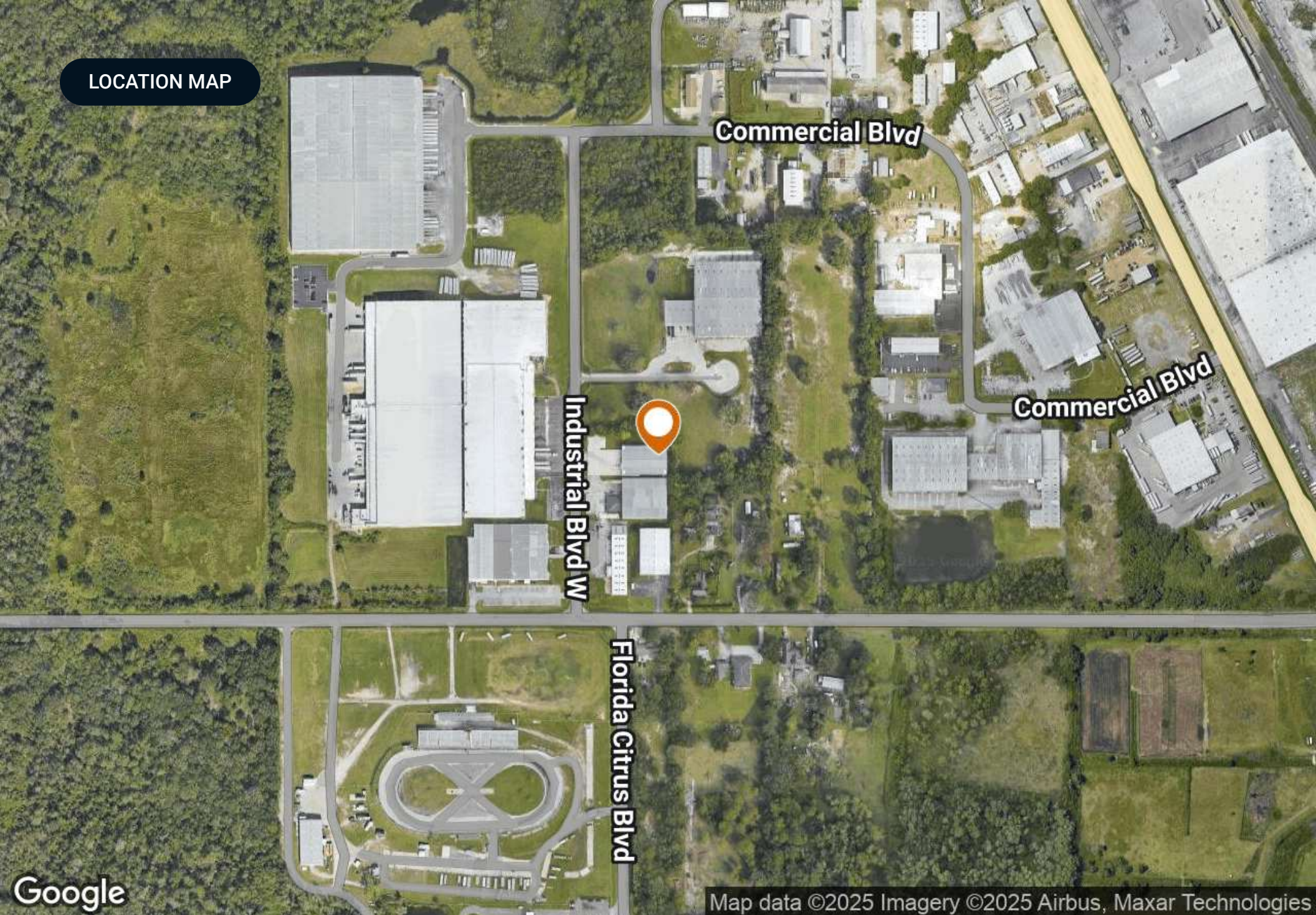
# Location Information







LOCATION MAP



Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies



## DEMOGRAPHICS MAP & REPORT

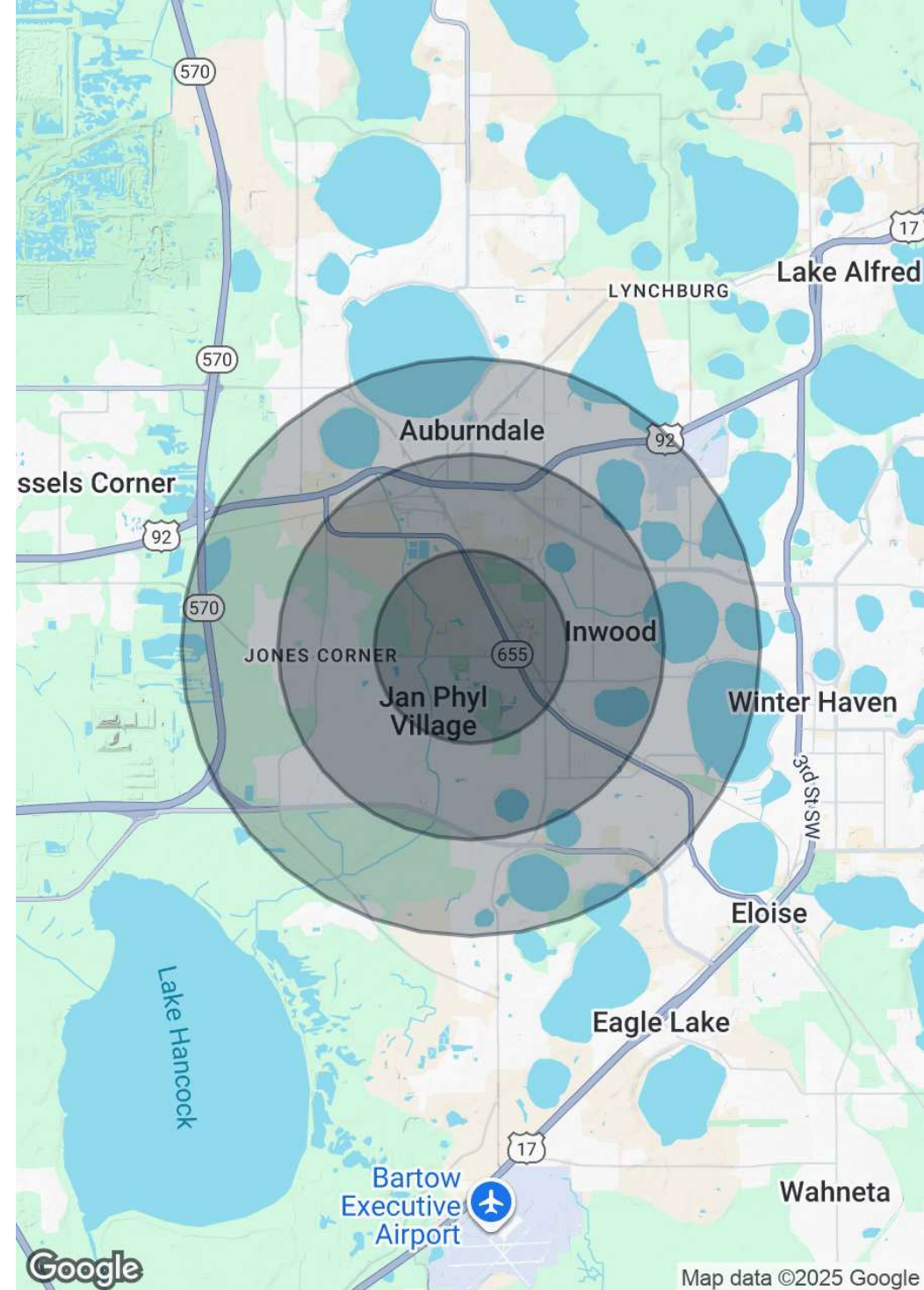
### Population

	1 Mile	2 Miles	3 Miles
Total Population	1,171	19,460	42,176
Average Age	40	40	40
Average Age (Male)	40	39	39
Average Age (Female)	41	40	41

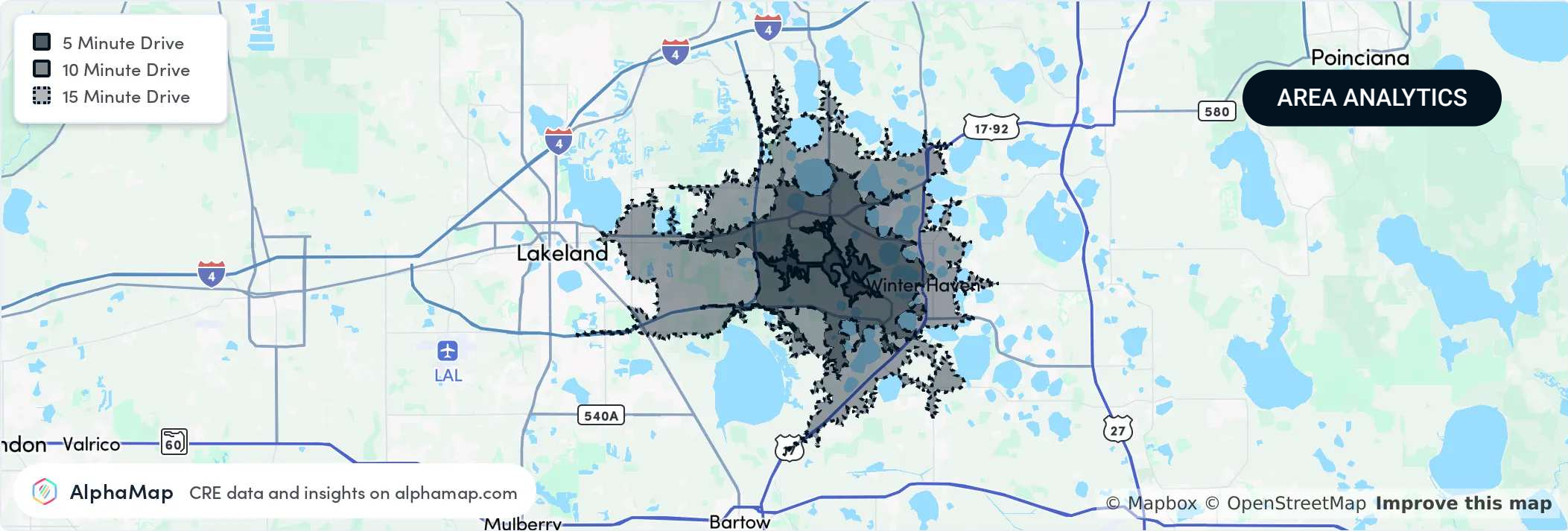
### Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	440	7,200	16,036
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$66,171	\$67,596	\$74,075
Average House Value	\$243,453	\$238,742	\$238,163

Demographics data derived from AlphaMap







## Population

	5 Minutes	10 Minutes	15 Minutes
Total Population	667	30,699	84,163
Average Age	41	40	42
Average Age (Male)	40	39	41
Average Age (Female)	41	41	43

## Household & Income

	5 Minutes	10 Minutes	15 Minutes
Total Households	243	11,594	32,901
Persons per HH	2.7	2.6	2.6
Average HH Income	\$85,711	\$70,452	\$74,989
Average House Value	\$281,291	\$230,432	\$236,284
Per Capita Income	\$31,744	\$27,096	\$28,841

Map and demographics data derived from AlphaMap





SECTION 3

# Maps And Photos



## MARKET AREA MAP





## FLOOR PLAN



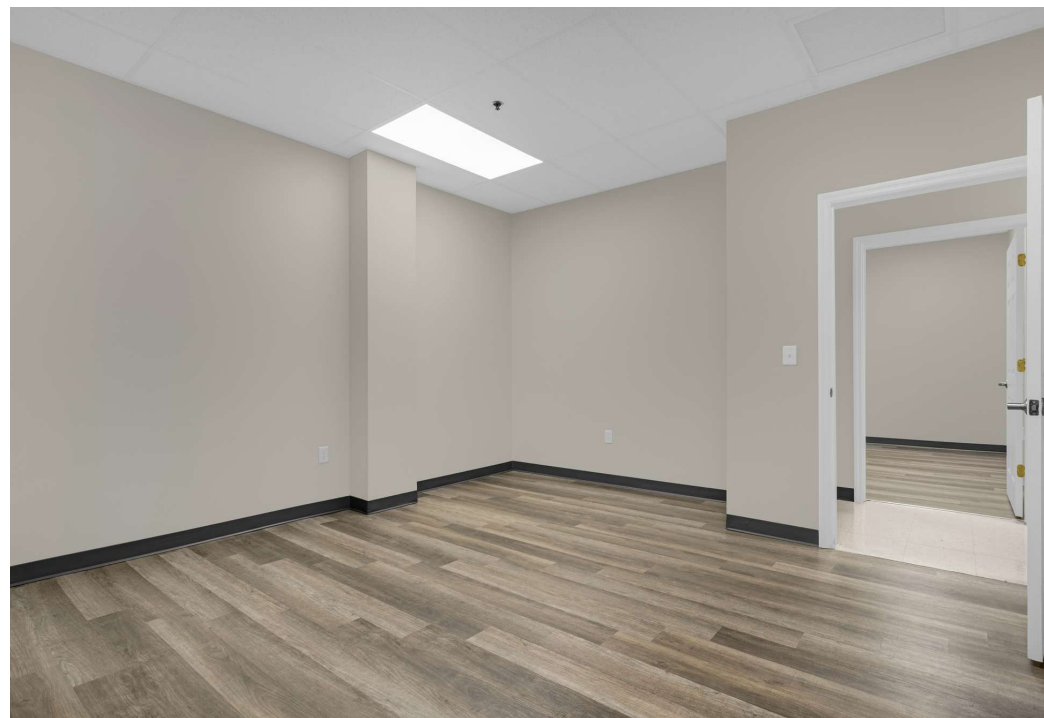
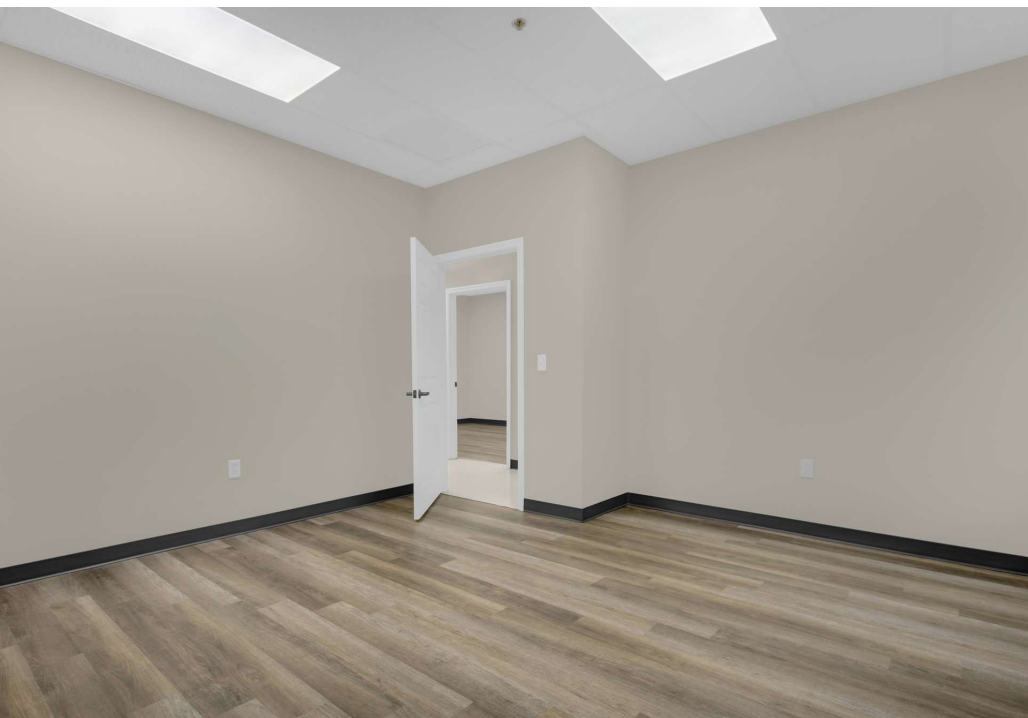


## WAREHOUSE PHOTOS





OFFICE PHOTOS







SECTION 4

# Agent And Company Info



## ADVISOR BIOGRAPHY



### Vinh Dawkins

Associate Advisor

[vinh@saundersrealestate.com](mailto:vinh@saundersrealestate.com)

Direct: **877-518-5263 x342** | Cell: **863-315-4595**

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



## ADVISOR BIOGRAPHY



### Ali Manekia, CCIM, SIOR

Senior Advisor

ali@saundersrealestate.com

Direct: **877-518-5263 x482** | Cell: **516-655-8700**

FL #SL3347290

## Professional Background

Ali Manekia, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

As a seasoned professional in the dynamic world of real estate, Ali brings a wealth of knowledge and experience to his role as Senior Advisor at Saunders Real Estate. With a career spanning since 2016, Ali has consistently demonstrated his expertise in investment sales and leasing, solidifying his reputation as a trusted advisor in the industry.

Ali's impressive track record extends across the Sunshine State, where he has successfully executed transactions in 13 different counties. His comprehensive understanding of Florida's diverse real estate market enables him to identify unique opportunities and deliver exceptional results for his clients. Whether it's a prime flex building in Kissimmee, Florida or an industrial gem in Pasco County, Ali's market knowledge is second to none.

Ali's dedication to his craft has also taken him beyond Florida's borders. He has closed deals in six different states, showcasing his adaptability and versatility in the ever-evolving real estate landscape. His ability to seamlessly transition between markets while consistently exceeding client expectations is a testament to his expertise.

Ali's niche specialization in Industrial/Flex properties sets him apart in the real estate industry. His in-depth understanding of this segment, coupled with a keen eye for emerging trends, positions him as a trusted advisor for clients seeking opportunities in this dynamic sector. From warehouse facilities to flexible-use spaces, Ali's insights guide clients toward profitable investments and strategic leasing decisions.

Ali's professional journey is underpinned by a commitment to excellence, which is exemplified by his CCIM (Certified Commercial Investment Member) and SIOR (Society of Industrial and Office Realtors) designations. These esteemed certifications reflect his dedication to staying at the forefront of industry best practices and continuing education, ensuring that his clients receive the highest level of service and expertise.

Ali specializes in:

- Industrial
- Flexible-Use Spaces





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