

Bridgewater Commercial Park

FLEX SPACE - FOR LEASE / 2318 Old Combee Rd, Lakeland, FL 33805

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TABLE OF CONTENTS



Table of Contents

Property Information	3
Property Description / Availability	4
Photos	5
Regional & Location Map	6
Drive Times	7
Park Layout	8
Demographics Map & Report	9
Industrial Market	10
Neighborhood Area Map	11
Agent And Company Info	12
Advisor Biography	13



SECTION 1

Property Information



PROPERTY DESCRIPTION / AVAILABILITY

Offering Summary

Asking Lease Rate:	\$12 SF/yr (NNN)
Available SF:	5,100 SF
Est. Operating Expenses:	\$2.18/SF
Zoning:	I-2
Year Built:	'08-'19

Property Overview

Less than 5 minutes from Interstate 4, Bridgewater Commercial Park is just south of one of America's fastest growing Industrial Corridors (I-4 Corridor).

This park is exceptionally maintained and has strong proximity to Florida's major roadways. It consists of 13 steel and masonry warehouse buildings with up to 20' ceilings and grade-level roll-up doors—the commercial park features a shared dock-high ramp for tenant use.

Contact Vinh to schedule a tour at (863) 315-4595.

Available Space Overview

2350 Old Combee Rd (Unit 107)

Asking Lease Rate:

\$12.00 SF/yr

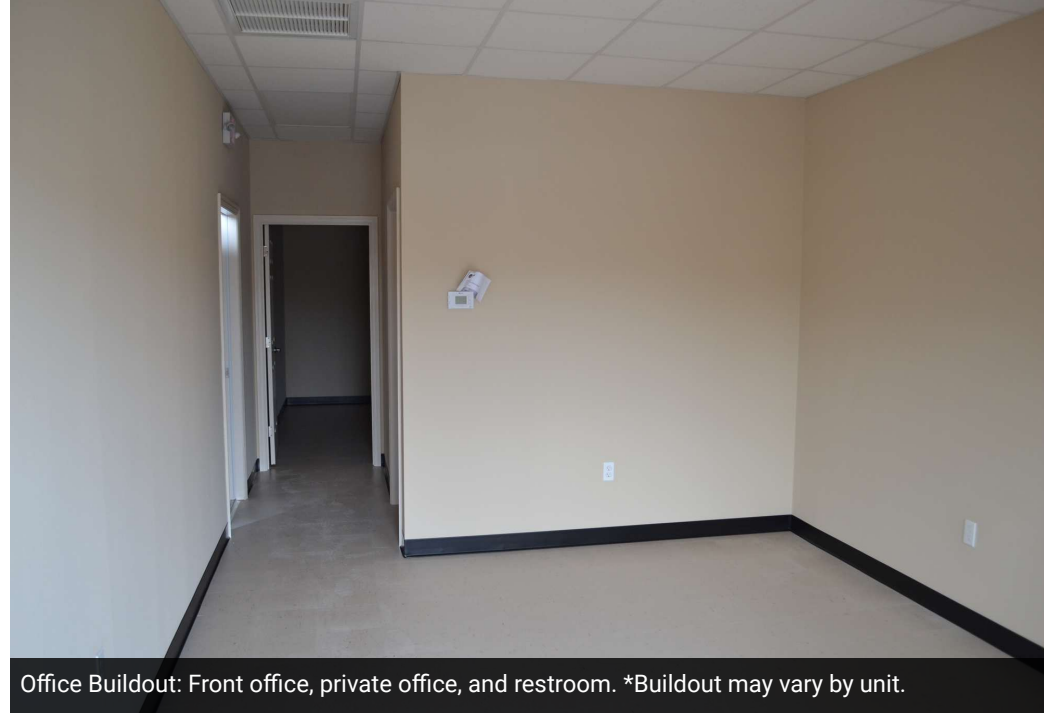
Space Size

5,100 SF

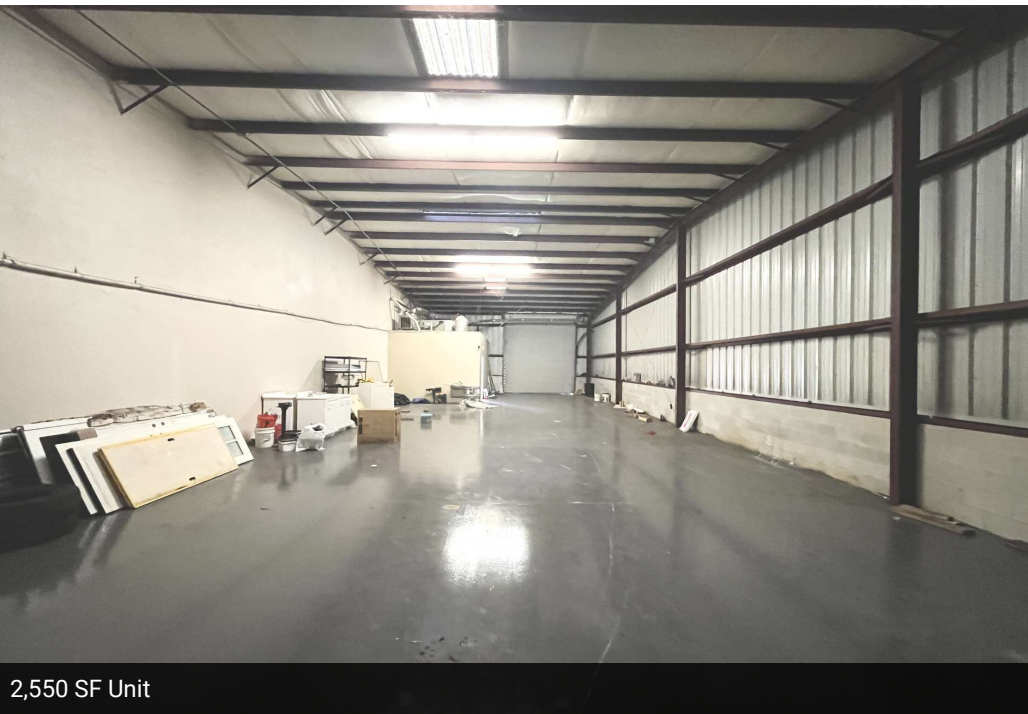
PHOTOS



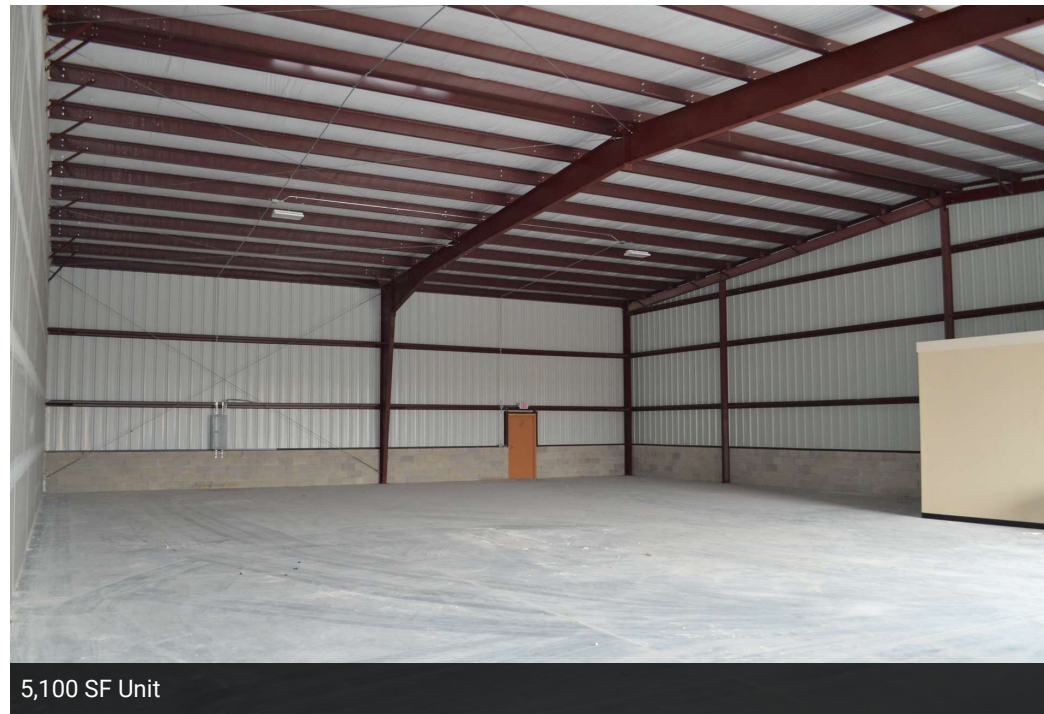
Exterior



Office Buildout: Front office, private office, and restroom. *Buildout may vary by unit.

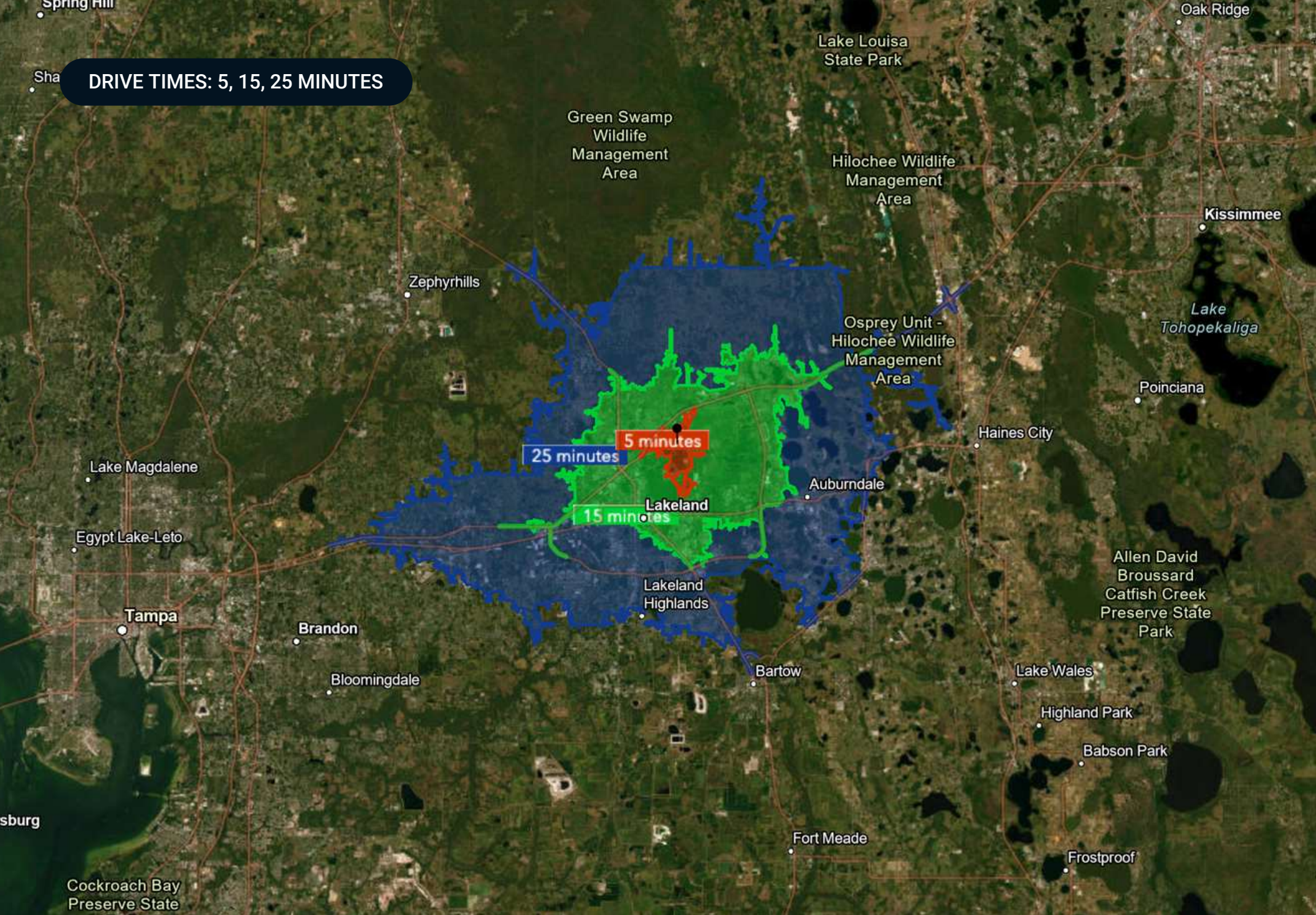


2,550 SF Unit



5,100 SF Unit





DEMOGRAPHICS MAP & REPORT

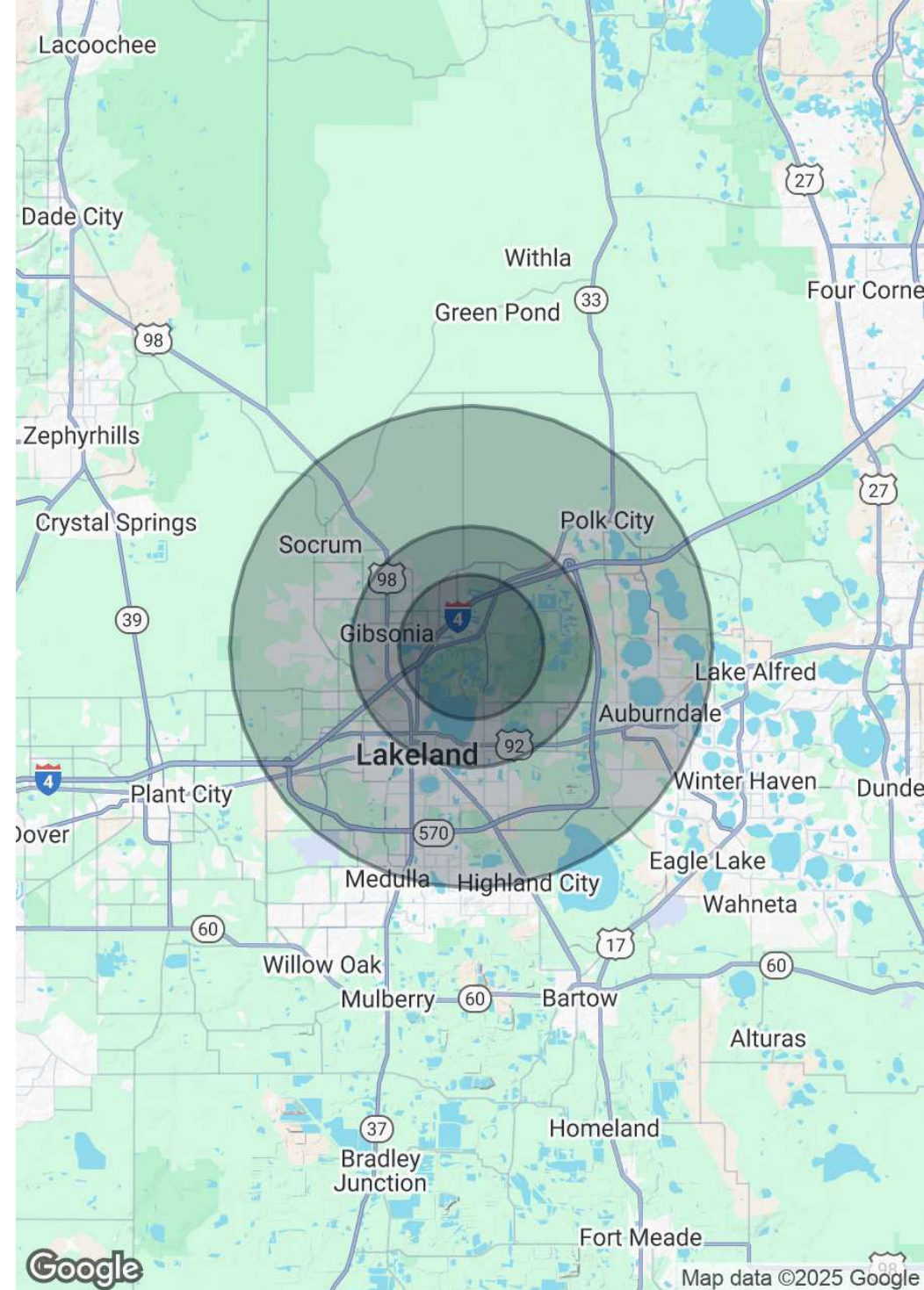
Population

	3 Miles	5 Miles	10 Miles
Total Population	30,913	90,883	262,386
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	43	43

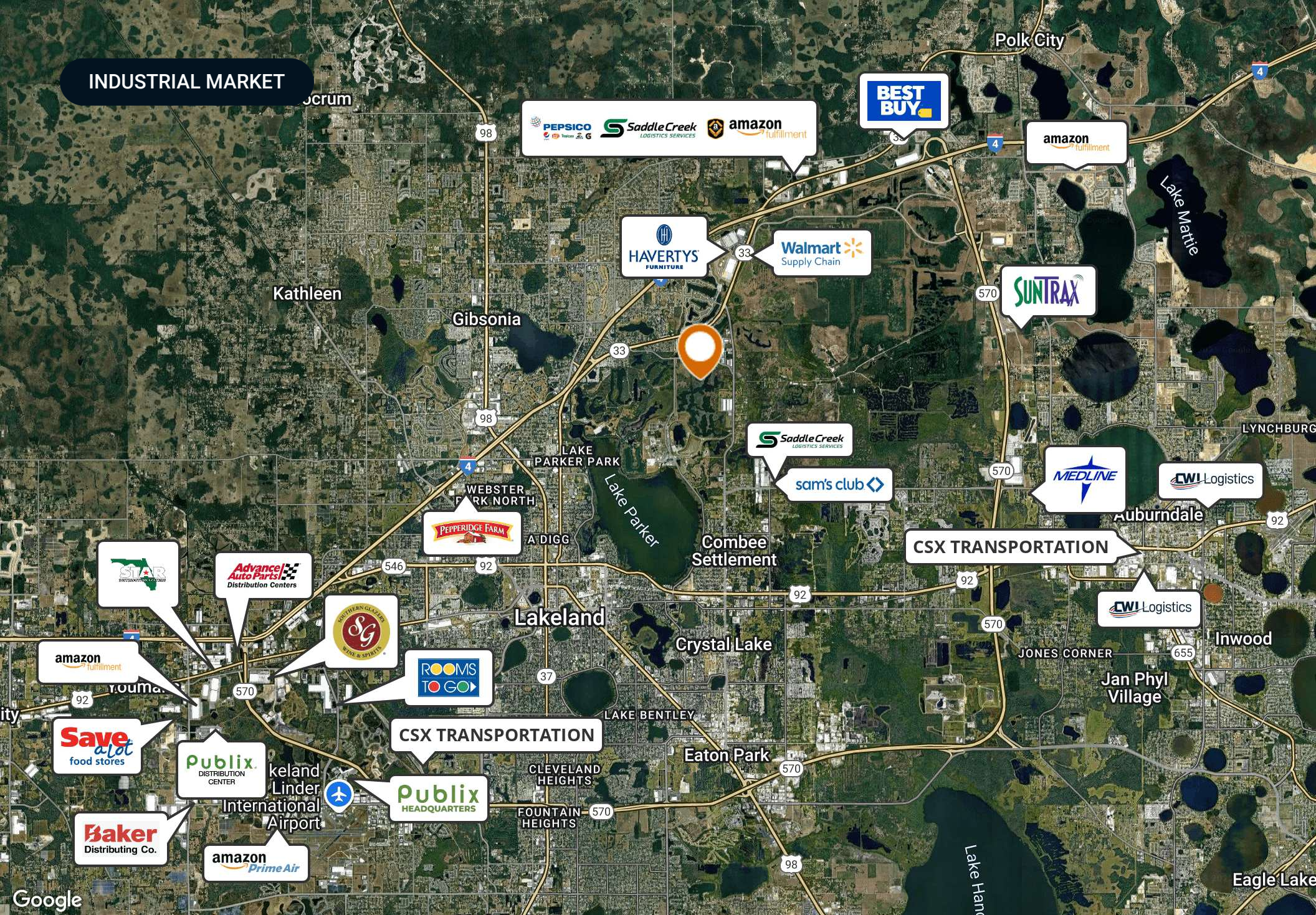
Households & Income 3 Miles 5 Miles 10 Miles

Total Households	12,304	35,515	101,563
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$86,947	\$75,556	\$81,395
Average House Value	\$245,575	\$241,156	\$262,098

Demographics data derived from AlphaMap



INDUSTRIAL MARKET





NEIGHBORHOOD AREA MAP



SECTION 2

Agent And Company Info

ADVISOR BIOGRAPHY



Vinh Dawkins

Associate Advisor

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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



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