



32,000 ±  
Cars/Day



1 ± Mile

# 44k SF Cold Storage Facility

8 Railroad Ave, Haines City, Florida 33844

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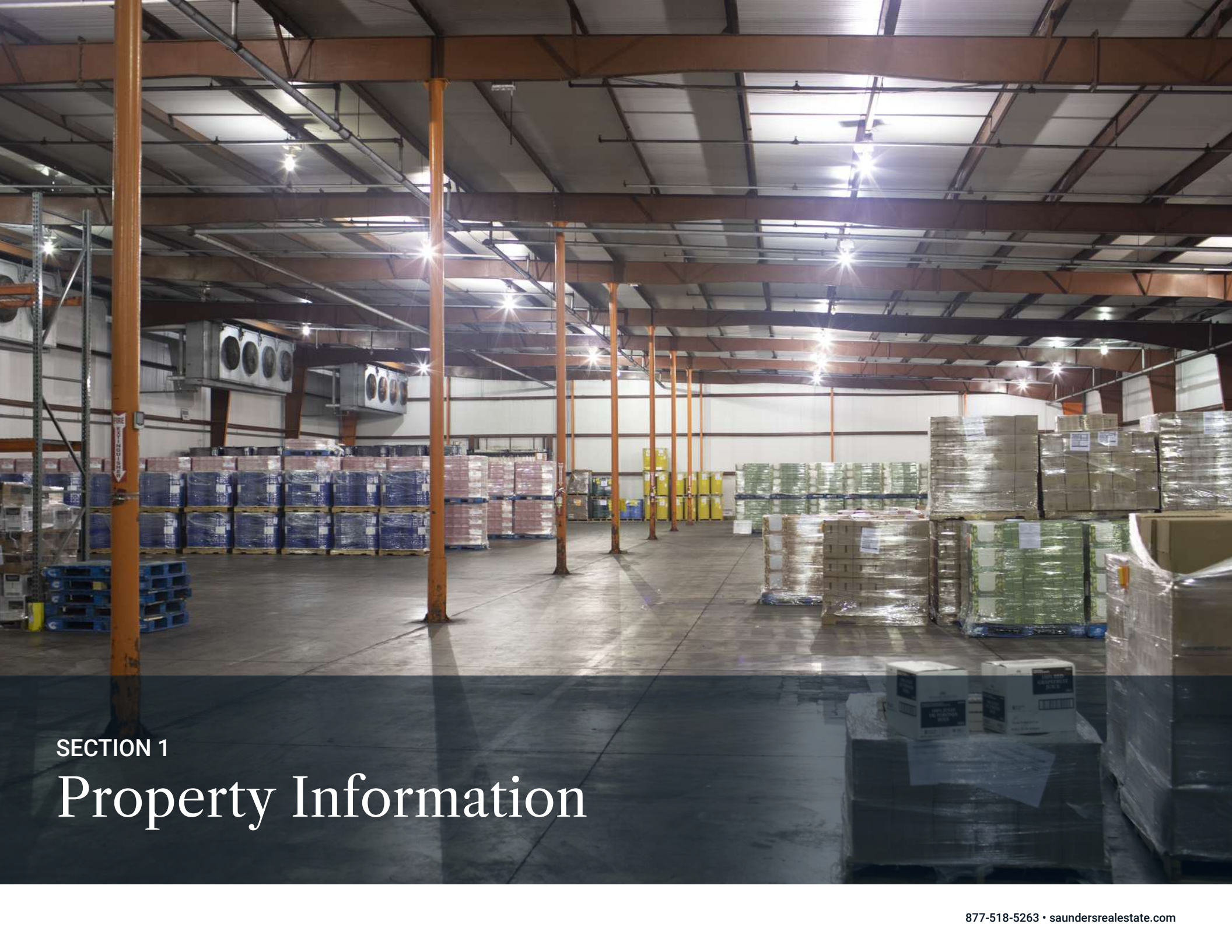
## TABLE OF CONTENTS



## Table of Contents

Property Information	3
Property Summary	4
Location Information	5
Regional Map	6
Location Map	7
Vehicles Per Day	8
Drive Times - 30/60/90 Minutes	9
Benchmark Demographics	10
Benchmark Demographics	11
Maps And Photos	12
Market Area Map	13
Additional Photos	14
Survey	15
Building Sketch	16
Agent And Company Info	17
Advisor Biography	18
Advisor Biography	19



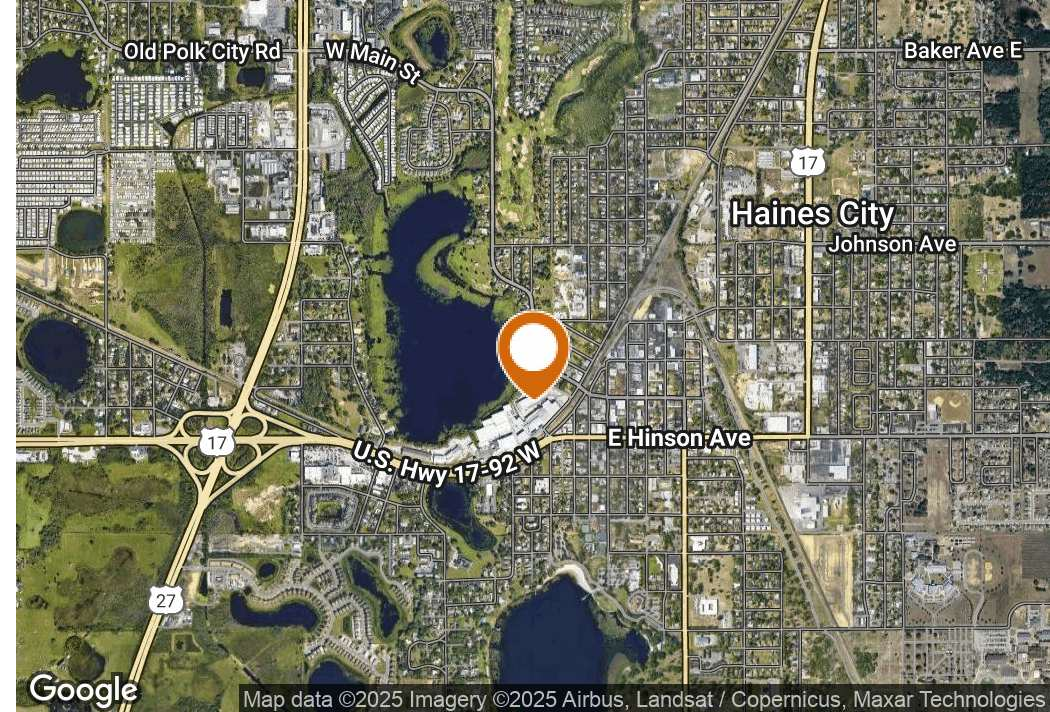


SECTION 1

# Property Information



## PROPERTY SUMMARY



## Offering Summary

Lease Rate:	\$19.00 SF/YR (FS)
Available SF:	43,984 ± SF
Clear Height:	22.25' to 17.67'
Fire Sprinklers:	Yes
Truck Court Depth:	± 130' to 200'
Year Built:	1998
Zoning:	IH

## Property Overview

Located on US Hwy 17-92 W, this 43,984 ± SF cold storage facility will be available for lease starting September 1, 2025. Roughly 75% of the building is refrigerated space, with the remaining square footage comprising a dock area, office, and non-cooler warehouse. The rear truck court spans over 2 acres and offers two points of access.

The cooler system uses R-717 ammonia and can reach temperatures as low as 33°F. The cooling tower was replaced in July 2022.

Interstate 4 is just 10 miles north, offering quick access to both US Highway 17 and Highway 27.

Call (863) 315-4595 with any questions.

## Property Highlights

- 43,984 ± SF cold storage facility available for lease starting September 1, 2025
- Approximately 75% refrigerated space; balance includes dock area, office, and dry warehouse
- Located on US Hwy 17-92 W, just 10 miles south of I-4 with access to US 17 and Hwy 27

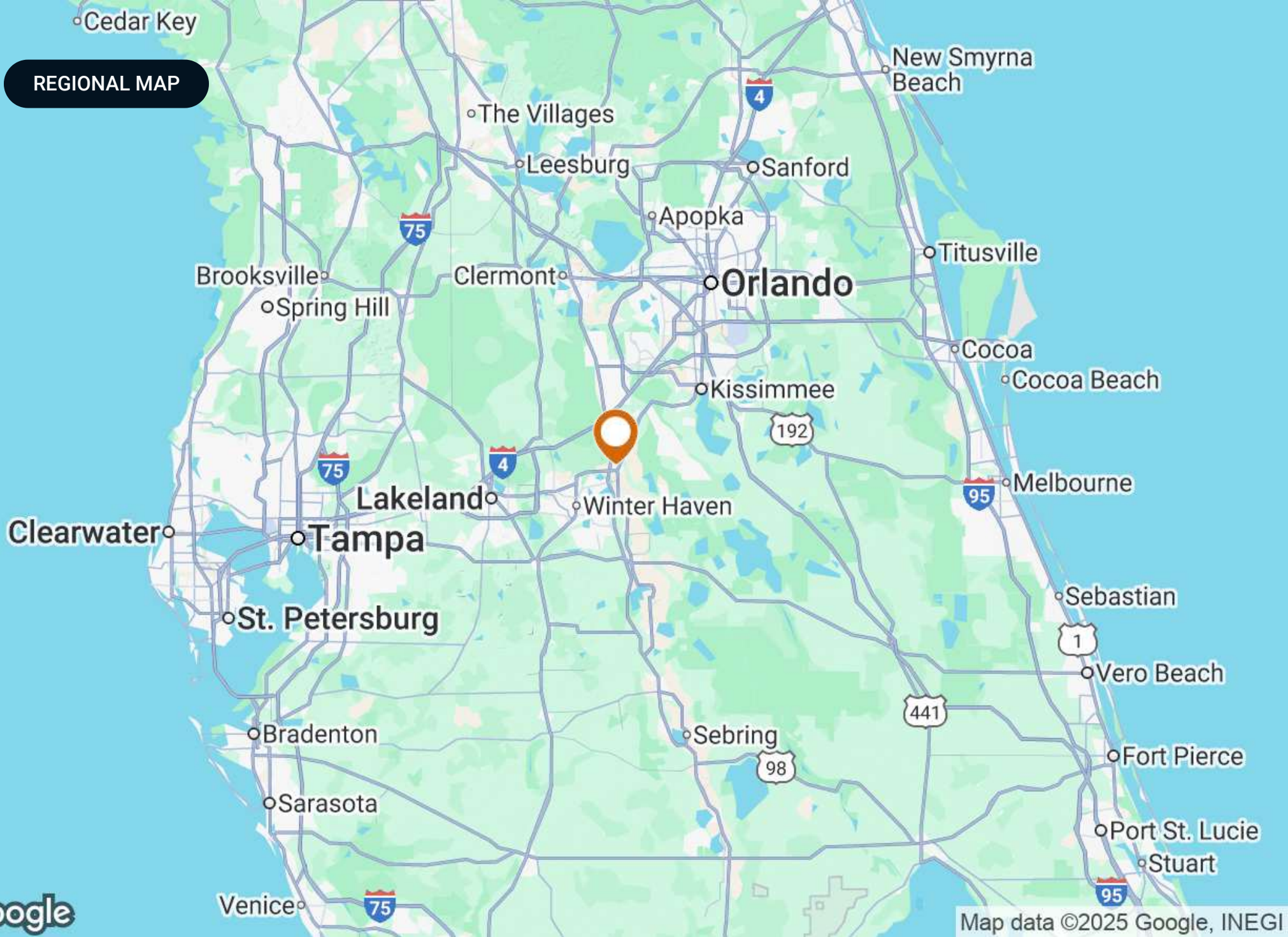




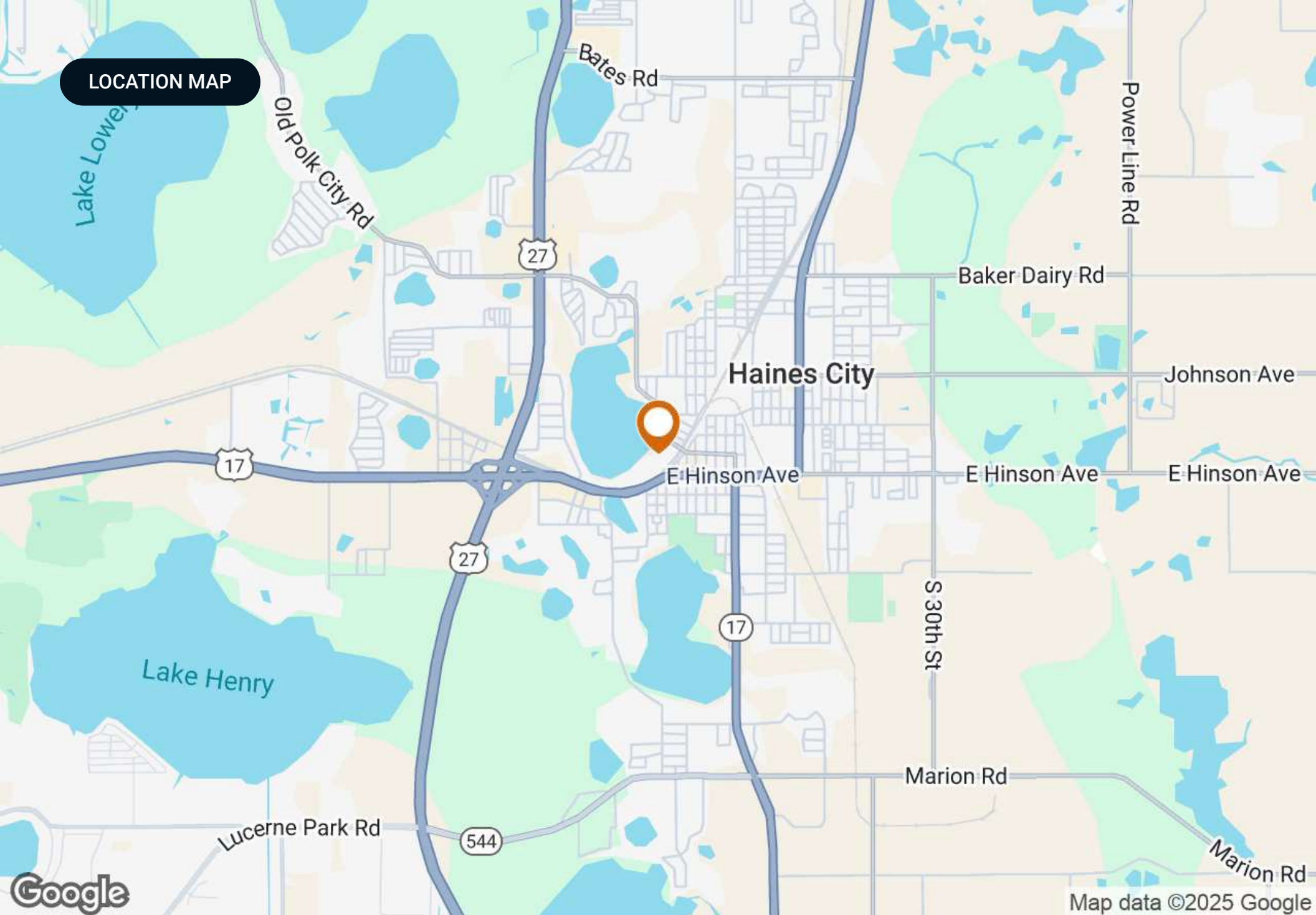
SECTION 2

# Location Information





LOCATION MAP

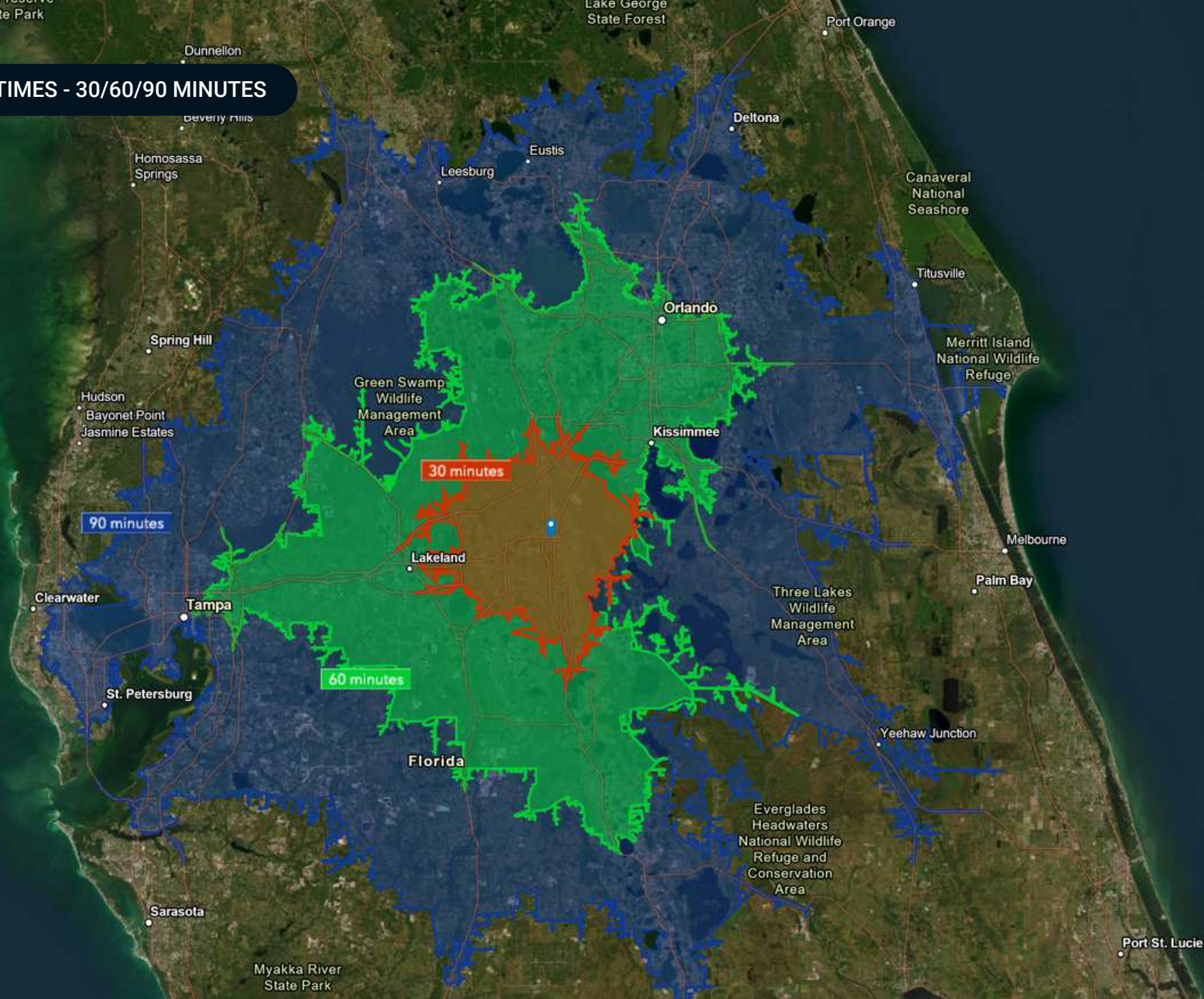








## DRIVE TIMES - 30/60/90 MINUTES





## BENCHMARK DEMOGRAPHICS

	5 MINS	10 MINS	15 MINS	30 MINS	60 MINS	90 MINS	ZIP 33844	HAINES CITY	POLK COUNTY	FL	US
Population	13,092	56,565	115,819	498,641	2,764,879	6,604,726	59,061	43,721	822,142	23,027,836	339,887,819
Households	4,723	20,305	42,153	184,266	1,014,089	2,548,100	21,118	14,831	313,012	9,263,074	132,422,916
Families	3,316	14,746	30,291	130,678	699,988	1,679,903	15,421	11,134	215,849	6,004,732	84,464,295
Average Household Size	2.75	2.77	2.74	2.68	2.69	2.54	2.79	2.94	2.57	2.43	2.50
Owner Occupied Housing Units	3,059	16,086	33,739	134,069	641,964	1,653,895	16,617	11,174	224,755	6,222,143	85,052,805
Renter Occupied Housing Units	1,664	4,219	8,414	50,197	372,125	894,205	4,501	3,657	88,257	3,040,931	47,370,111
Median Age	39.2	40.9	41.7	41.2	39.0	40.2	39.7	37.7	41.3	43.6	39.6
INCOME											
Median Household Income	\$57,592	\$66,179	\$67,243	\$70,951	\$76,914	\$79,476	\$67,528	\$68,649	\$70,958	\$78,205	\$81,624
Average Household Income	\$81,397	\$83,690	\$85,331	\$90,484	\$103,160	\$108,126	\$84,928	\$85,165	\$91,650	\$111,382	\$116,179
Per Capita Income	\$29,657	\$30,280	\$31,513	\$33,512	\$37,919	\$41,821	\$30,378	\$28,904	\$34,967	\$44,891	\$45,360
TRENDS: 2024 - 2029 ANNUAL GROWTH RATE											
Population	2.23%	2.78%	2.95%	2.68%	1.86%	1.52%	2.80%	3.11%	2.36%	1.08%	0.42%
Households	2.40%	2.89%	3.05%	2.83%	1.94%	1.65%	2.95%	3.23%	2.57%	1.28%	0.64%
Families	2.38%	2.89%	3.06%	2.79%	1.95%	1.68%	2.99%	3.02%	2.55%	1.30%	0.54%
Owner HHs	3.40%	3.42%	3.42%	3.31%	2.59%	2.23%	3.45%	3.64%	3.08%	1.83%	0.91%
Median Household Income	2.34%	2.36%	2.50%	2.37%	2.57%	2.82%	2.52%	2.49%	2.34%	2.85%	2.53%



## BENCHMARK DEMOGRAPHICS

	5 MINS	10 MINS	15 MINS	30 MINS	60 MINS	90 MINS	ZIP 33844	HAINES CITY	POLK COUNTY	FL	US
HOUSEHOLDS BY INCOME											
<\$15,000	10.10%	7.20%	7.20%	7.10%	7.20%	7.50%	6.90%	7.20%	7.40%	8.00%	8.30%
\$15,000 - \$24,999	5.50%	6.50%	7.10%	6.10%	5.80%	5.60%	5.10%	5.10%	6.10%	5.80%	5.90%
\$25,000 - \$34,999	8.40%	7.50%	7.30%	7.00%	6.70%	6.40%	7.40%	7.00%	7.20%	6.70%	6.30%
\$35,000 - \$49,999	16.10%	13.50%	12.30%	12.20%	10.90%	10.30%	14.00%	13.30%	12.00%	10.50%	9.80%
\$50,000 - \$74,999	23.40%	22.30%	22.00%	20.30%	18.00%	17.20%	22.20%	22.20%	19.80%	16.90%	15.60%
\$75,000 - \$99,999	13.60%	15.20%	15.30%	15.50%	13.90%	13.40%	16.10%	17.50%	14.60%	12.90%	12.50%
\$100,000 - \$149,999	11.20%	14.90%	15.40%	17.60%	19.00%	19.20%	15.30%	14.60%	18.10%	18.40%	17.80%
\$150,000 - \$199,999	3.50%	7.60%	8.00%	7.70%	9.00%	9.10%	7.70%	8.30%	8.10%	8.70%	9.80%
\$200,000+	8.20%	5.30%	5.30%	6.60%	9.60%	11.30%	5.20%	5.10%	6.60%	12.10%	14.00%
POPULATION BY AGE											
0 - 4	6.30%	5.50%	5.40%	5.30%	5.40%	5.10%	5.60%	5.90%	5.30%	4.70%	5.40%
5 - 9	6.50%	5.80%	5.80%	5.60%	5.70%	5.40%	5.90%	6.30%	5.60%	5.00%	5.80%
10 - 14	6.70%	6.50%	6.30%	6.10%	6.10%	5.80%	6.50%	7.10%	6.00%	5.30%	6.00%
15 - 19	7.10%	6.70%	6.40%	6.20%	6.30%	6.40%	6.90%	7.40%	6.30%	5.80%	6.50%
20 - 24	6.80%	5.90%	5.70%	6.00%	6.60%	6.50%	6.30%	6.60%	6.20%	6.00%	6.70%
25 - 34	11.60%	11.90%	11.80%	13.00%	14.40%	13.80%	12.60%	13.10%	12.60%	12.40%	13.60%
35 - 44	12.50%	13.10%	12.80%	12.60%	13.70%	13.40%	13.20%	13.70%	12.60%	12.40%	13.20%
45 - 54	10.80%	11.30%	11.50%	11.70%	12.50%	12.30%	11.70%	12.10%	11.50%	11.90%	12.00%
55 - 64	11.50%	11.60%	11.80%	12.00%	11.70%	12.20%	11.60%	11.20%	12.10%	13.10%	12.10%
65 - 74	10.80%	11.60%	11.90%	11.80%	10.00%	10.70%	10.70%	9.60%	11.90%	12.40%	10.70%
75 - 84	7.10%	7.70%	8.10%	7.60%	5.80%	6.50%	6.90%	5.50%	7.70%	8.10%	6.10%
85+	2.20%	2.30%	2.40%	2.10%	1.70%	2.00%	2.10%	1.50%	2.20%	2.70%	2.00%
RACE AND ETHNICITY											
White Alone	34.20%	42.10%	45.60%	49.30%	46.50%	53.20%	41.00%	36.90%	56.00%	56.30%	60.00%
Black Alone	21.20%	18.00%	17.70%	16.60%	16.80%	14.90%	16.50%	17.70%	15.30%	14.90%	12.50%
American Indian Alone	1.00%	0.80%	0.90%	0.70%	0.60%	0.50%	1.10%	1.00%	0.60%	0.50%	1.10%
Asian Alone	1.20%	1.50%	1.70%	2.00%	4.00%	4.50%	1.20%	1.40%	2.10%	3.30%	6.40%
Pacific Islander Alone	0.20%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	21.90%	18.10%	16.20%	14.00%	13.10%	9.90%	20.00%	21.40%	10.90%	7.60%	8.80%
Two or More Races	20.30%	19.30%	17.90%	17.30%	18.80%	16.90%	20.00%	21.50%	15.00%	17.40%	10.80%
Hispanic Origin (Any Race)	53.60%	47.50%	42.50%	37.90%	36.10%	29.80%	50.70%	54.20%	30.60%	27.70%	19.70%





## SECTION 3

# Maps And Photos





## MARKET AREA MAP

31 Logistics Inc (Baskin Robbins Distribution)

**ABC**  
Supply Co. inc.

**Publix**

**Lineage**

**Save**  
a lot

**SOFIDEL**  
ENDLESS CARE, INNOVATIVE LIFE

**AERCON**  
AUTOCLAVED AERATED CONCRETE

Whore Restaurant's Shop  
**RESTAURANT SPOT**



ADDITIONAL PHOTOS



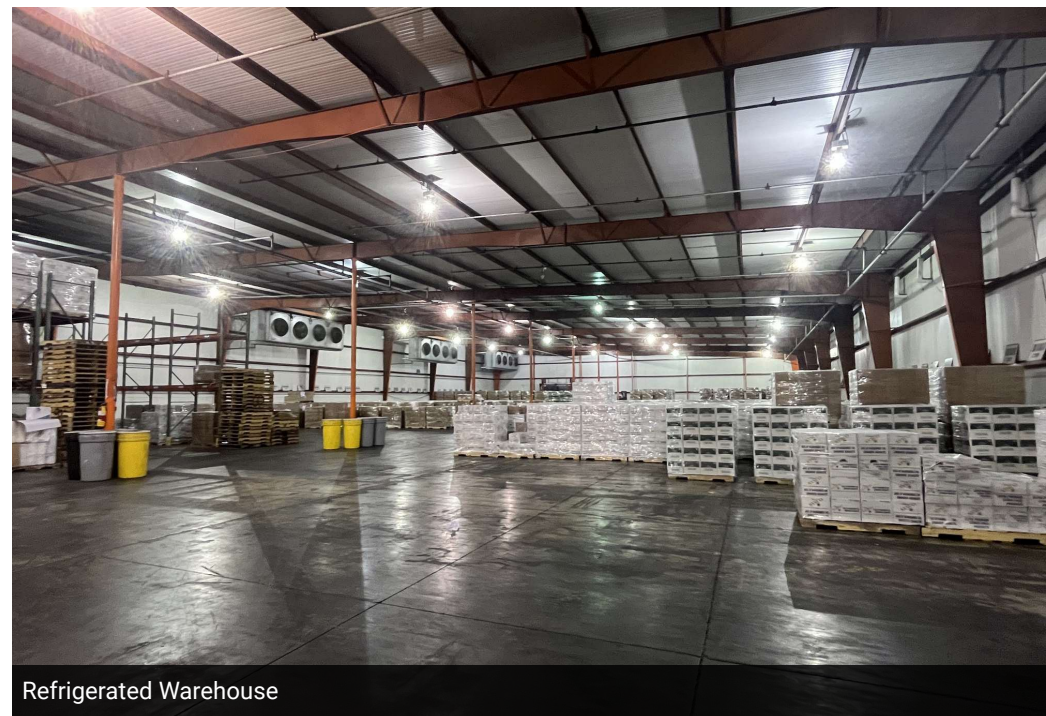
Loading Dock Area



Non-Cooler Warehouse



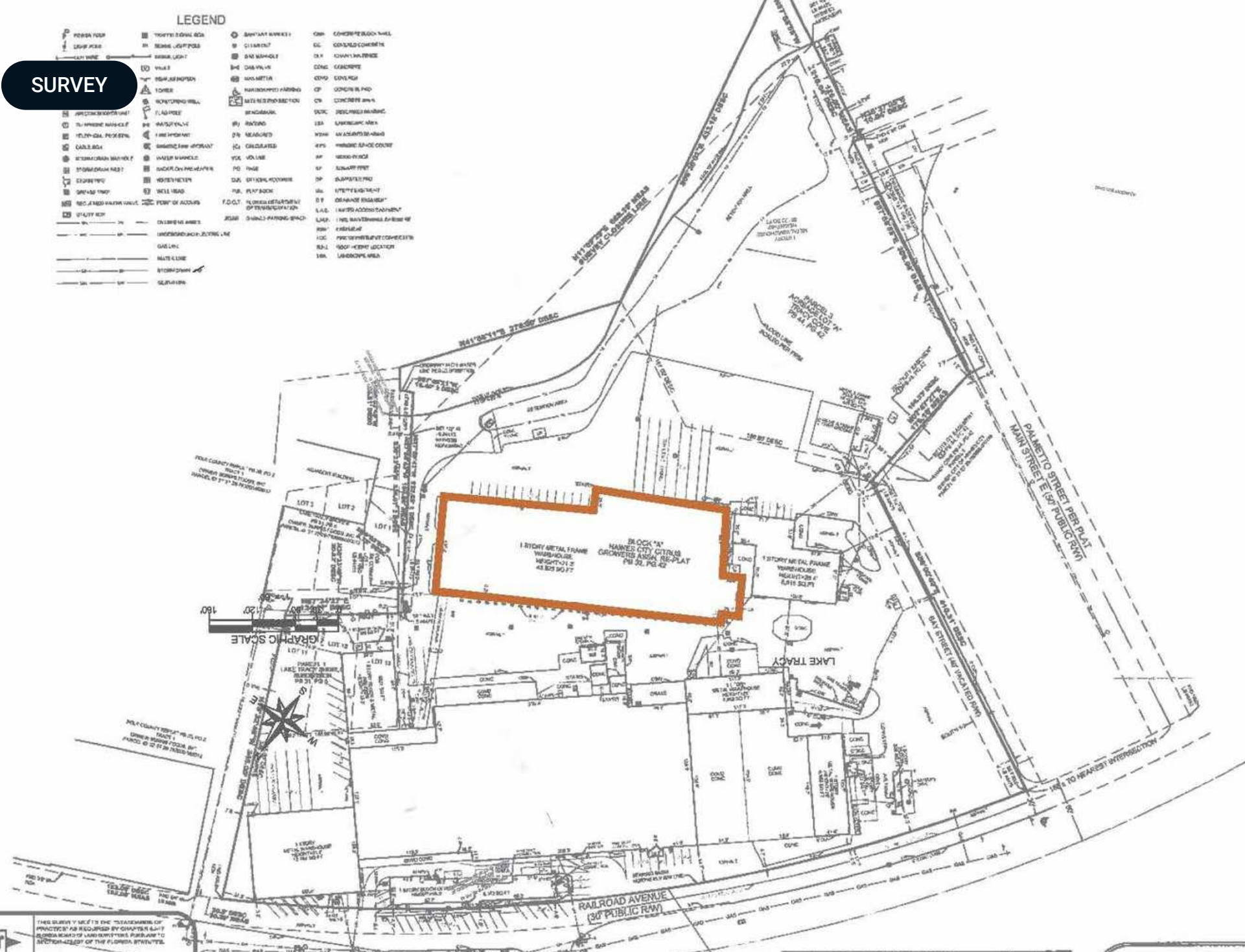
Refrigerated Warehouse



Refrigerated Warehouse

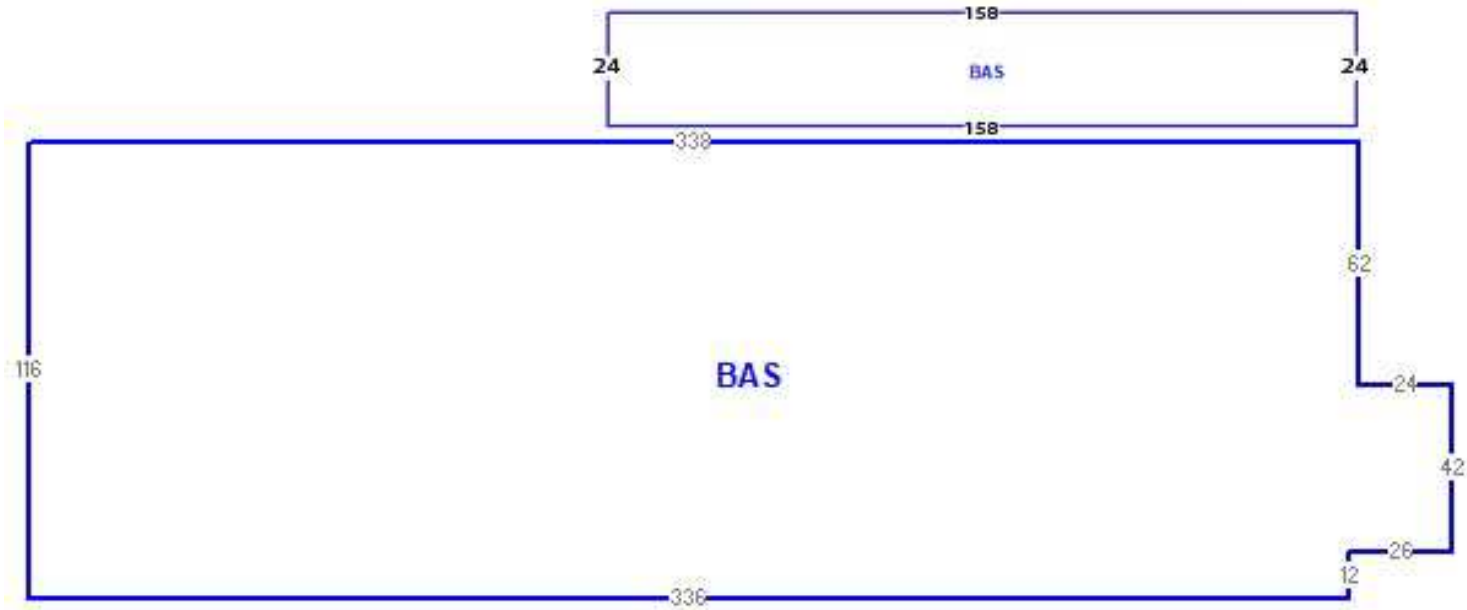


**SURVEY**



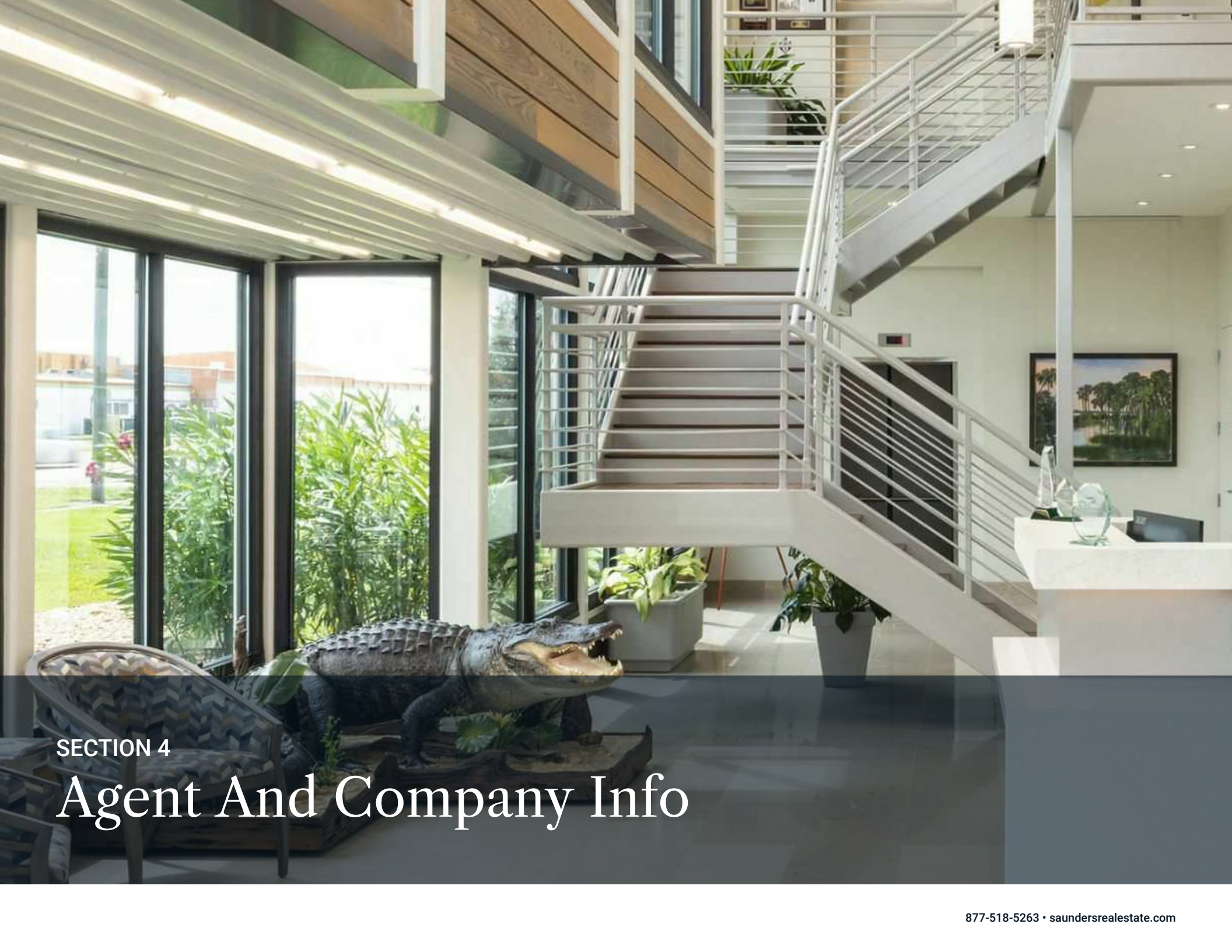


## BUILDING SKETCH



\*Approximate





SECTION 4

# Agent And Company Info



## ADVISOR BIOGRAPHY



### Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS

Managing Director, Senior Advisor

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Direct: **877-518-5263 x400** | Cell: **863-738-2246**

## Professional Background

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor at Saunders Real Estate.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. (NYSE:NNN) - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member (CCIM), Society of Industrial and Office Realtors (SIOR), Specialist in Real Estate Securities (SRS), Certified Property Manager (CPM), Counselor of Real Estate (CRE), Certified Leasing Specialist (CLS), Certified Development, Design, and Construction Professional (CDP), Certified Retail Property Executive (CRX), Certified Retail Real Estate Professional (CRRP) and Fellow of the Royal Institute of Chartered Surveyors (FRICS). He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute (ULI), the International Council of Shopping Centers (ICSC), and the Commercial Real Estate Development Association (NAIOP).

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow (<http://hoytgroup.org/hoyt-fellows/>) in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

Gary specializes in:

- Commercial Real Estate
- Leasing and Tenant Representation
- Certified Building Contractor
- Development
- Group Investment Programs
- Instructor, Adjunct Faculty



## ADVISOR BIOGRAPHY



### Vinh Dawkins

Associate Advisor

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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





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LAND



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