

Edgewood Drive Flex Building

2145 Edgewood Dr, Lakeland, Florida 33803

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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:

\$2,200,000

Price per SF:

\$220/SF

Building Size:

10,000 ± SF

Acreage:

1.09 ± Acres

Traffic Count:

18,600 Cars/Day

Year Built / Effective:

1997 / 2011

Jurisdiction:

City of Lakeland

Zoning:

C-2

Utilities:

Water and Sewer

Taxes (Year):

\$12,152.35 (2024)

PIN:

24282824400005901

Property Description

Located on the high-visibility thoroughfare of Edgewood Drive, this exceptional commercial property offers unmatched exposure and versatility for growing enterprises. Spanning over an acre of land, the site provides ample parking and accessibility, making it ideal for a variety of business uses.

The 10,000± SF building is constructed with durable metal framing and is fully climate-controlled to ensure year-round efficiency and comfort. Inside, the thoughtfully designed layout includes polished office spaces, a welcoming showroom area perfect for client interaction, and a spacious warehouse for storage, distribution, or light industrial operations. The combination of professional office finishes and functional warehouse capacity creates a rare opportunity to support both front-of-house business needs and back-end logistics under one roof.

With its prime location, flexible space, and quality construction, this property stands out as a strategic investment or an ideal sales-center for a business seeking room to grow.

ADDITIONAL INFORMATION

Building Features:

- Power: Three-Phase and Single-Phase 120/240 (400 Amps)
- 4 AC units (replaced in July of 2025)
- Insulated walls and ceiling
- Security system and cameras
- Monument signage
- 26 parking spaces
- Original roof (1997)
- LED lighting

Warehouse Features:

- Clear Height: 12'
- 12'h x 8'w grade level door
- Fully climate controlled

Location:

- Polk Parkway (FL-570): 4 ± Minutes
- Interstate 4: 20 ± Minutes
- Downtown Lakeland: 14 ± Minutes
- Downtown Tampa: 40 ± Minutes
- Downtown Orlando: 60 ± Minutes



ADDITIONAL PHOTOS



Warehouse



Warehouse



Private Office

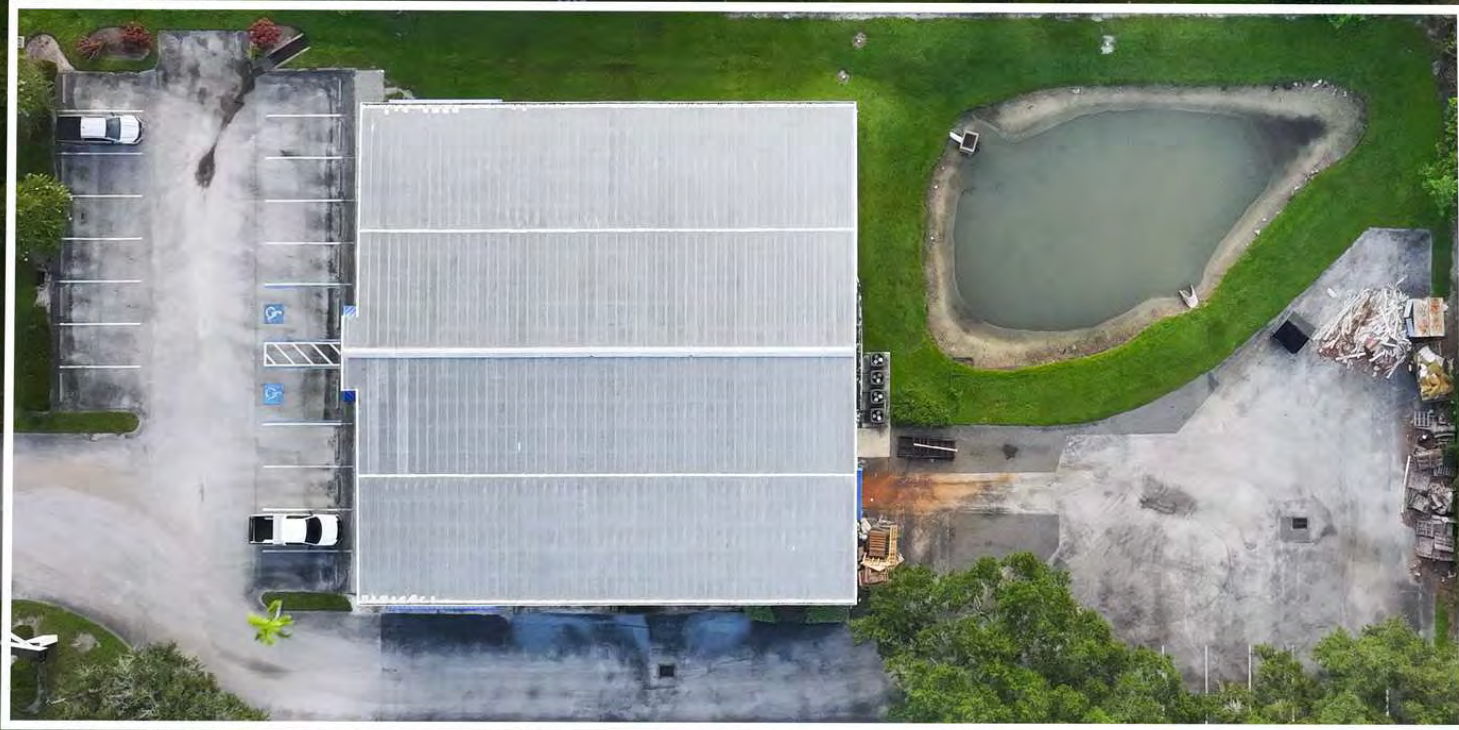


Showroom



Gallery

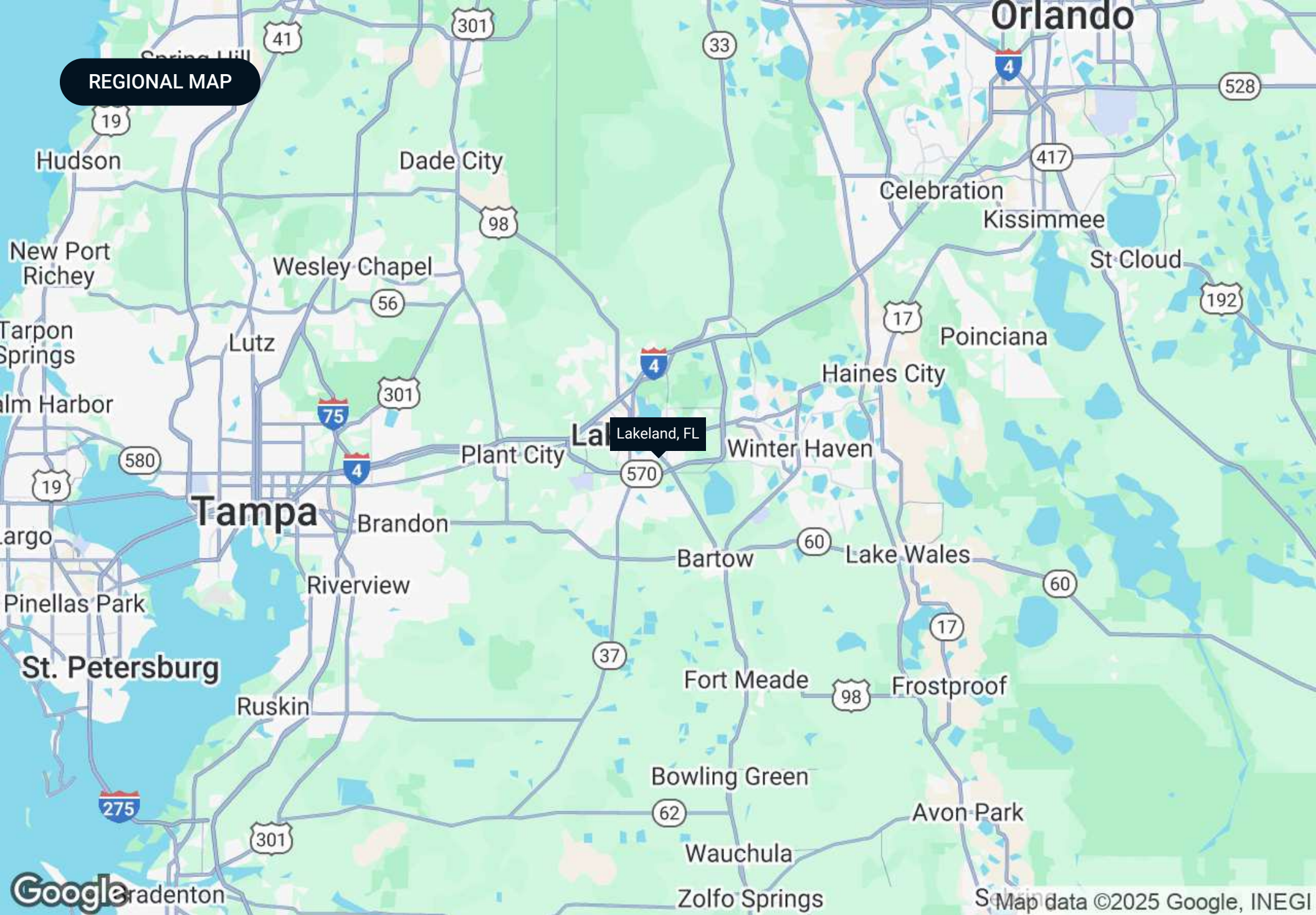
PROPERTY AERIAL

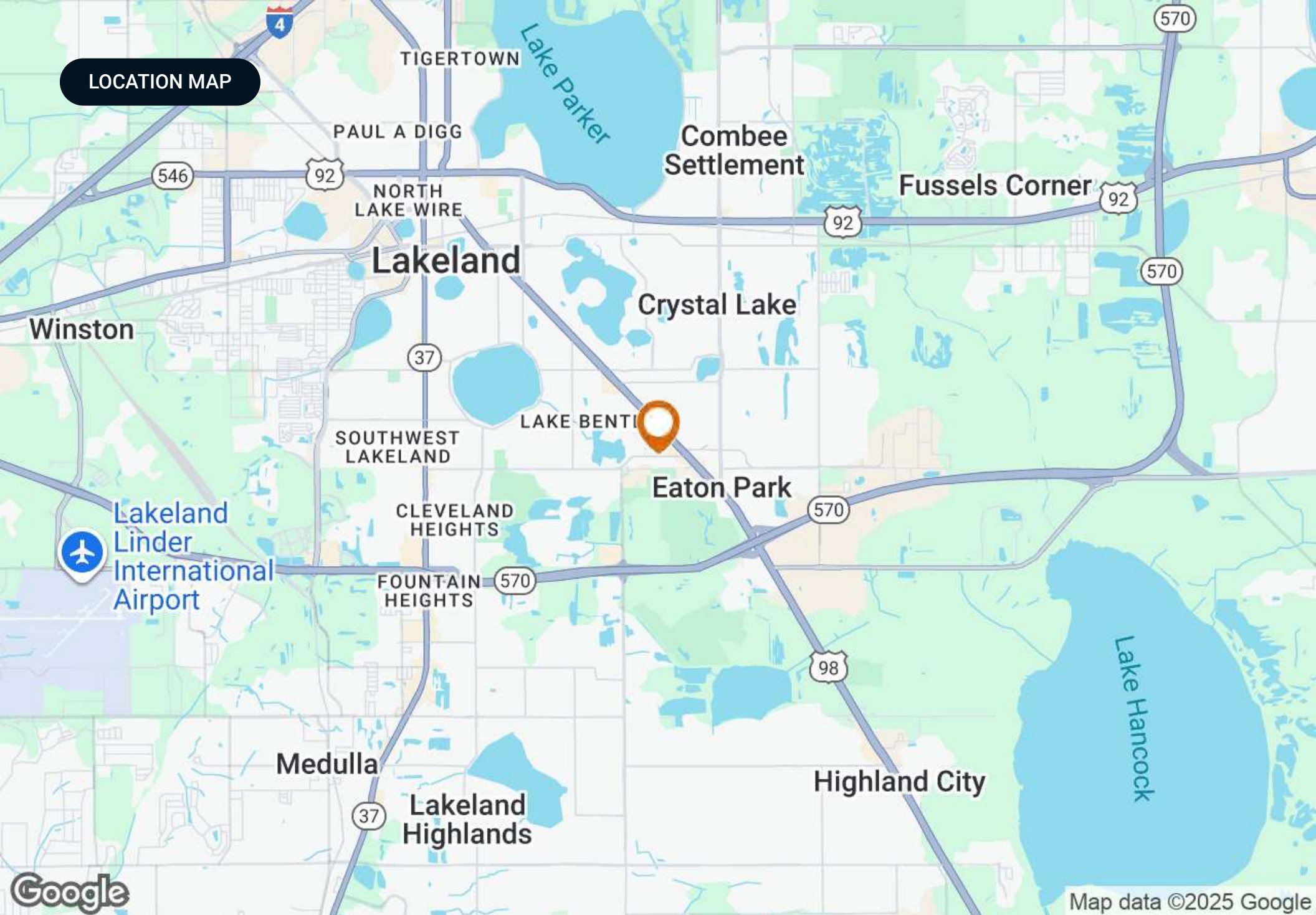




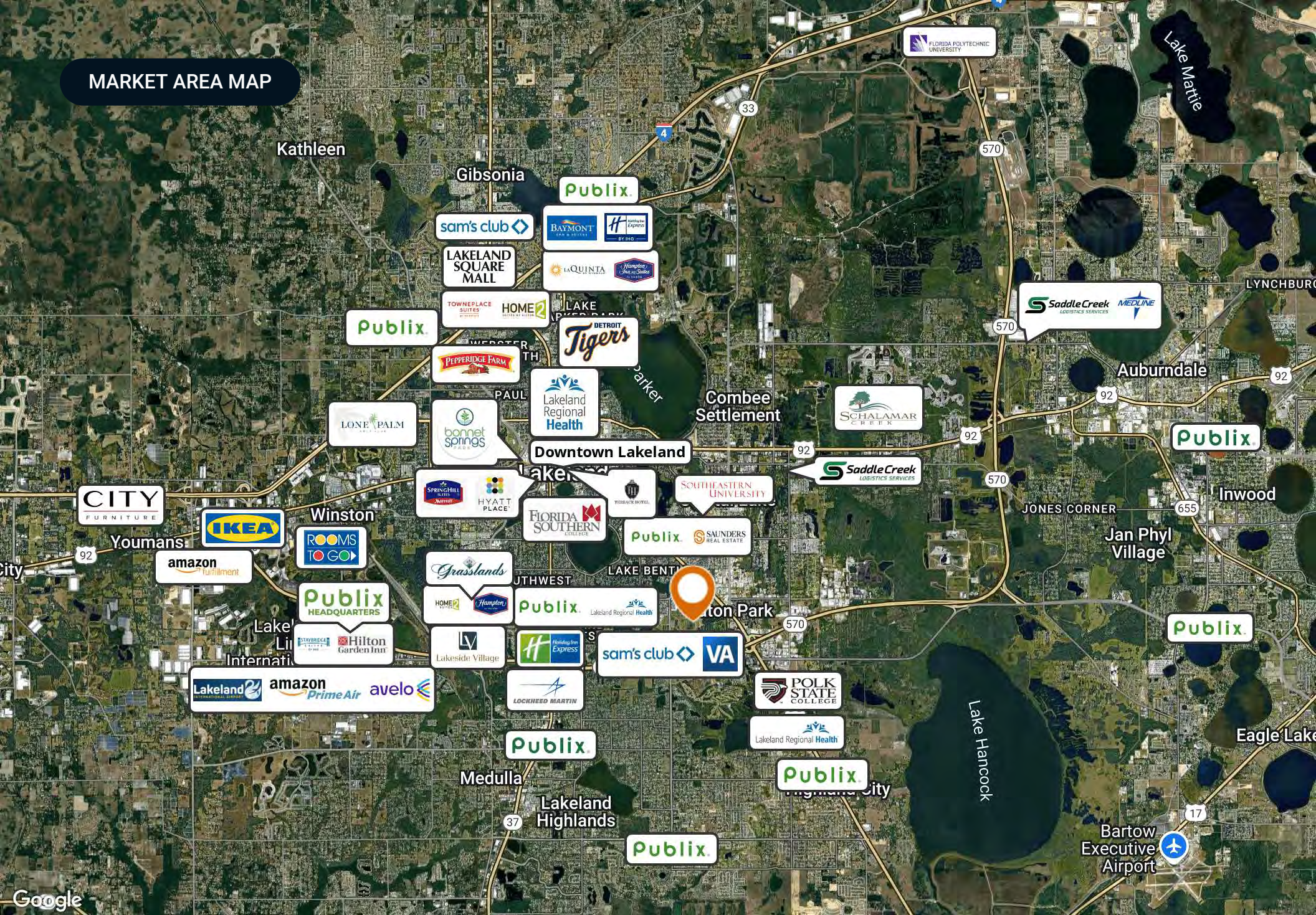
SECTION 2

Location Information





MARKET AREA MAP



RETAILER MAP



AERIAL PHOTO





Lakeland
POLK COUNTY

Founded	1885	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.
Population	117,606 (2023)	
Area	74.4 sq mi	
Website	lakelandgov.net	
Major Employers	Publix Supermarkets	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.
	Saddle Creek Logistics	
	Geico Insurance	
	Amazon	
	Rooms to Go	
	Welldyne	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.
	Advance Auto Parts	



SECTION 3

Agent And Company Info

ADVISOR BIOGRAPHY



Keat Waldron, ALC

Senior Advisor

keat@saundersrealestate.com

Direct: **877-518-5263 x319** | Cell: **863-214-3410**

Professional Background

Keat Waldron, ALC, is a Senior Advisor and certified Land Specialist at Saunders Real Estate.

In 2021, Keat was recognized as the youngest Accredited Land Consultant (ALC) in the state of Florida. He has transacted land sales in 12 different counties throughout the central Florida corridor and has experience in selling everything from transitional tracts slated for development to large ranches consisting of thousands of acres. In years past, Keat has closed deals as large as \$40 million and has even achieved the largest sale in a county for a given year during his career.

His expanded case specific knowledge in various markets has made him a vital resource in the transactional process when it comes to buying or selling land, always ensuring that his client's interests are being met.

Keat holds a Bachelor of Science in Food and Resource Economics with a specialization in Agribusiness and Marketing Management, along with a minor in Business Administration from the University of Florida (UF). Upon graduation, Keat worked as a licensed real estate associate and auctioneer for one of the most prominent real estate auction firms in the country. He is a 7th-generation Floridian from Sebring, FL (Highlands County) and grew up with a passion for hunting, fishing, and the outdoors. His family has long ties to Florida land and the agricultural industry, which helped develop his keen interest in the field of real estate over the years.

Keat specializes in:

- Large Acreage Ranch Land
- Income Producing Agricultural Land
- Recreational/Hunting Land
- Transitional Development Land

Education

- RLI APEX 2024 ALC-to-ALC Networking Award

ADVISOR BIOGRAPHY



David Hungerford, CCIM, SIOR

Senior Advisor

david@saundersrealestate.com

Direct: **877-518-5263 x347** | Cell: **863-660-3138**

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 the Lakeland Association of 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 Together Church 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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