



# New Construction 18k SF Warehouse

US Hwy 542, Winter Haven, FL 33880

Vinh Dawkins

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FL #SL3611309



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SECTION 1

# Property Information



## PROPERTY SUMMARY



## Offering Summary

Lease Rate:	<b>\$12.00 SF/yr</b>
Lease Type:	NNN
Est. Operating Expenses:	\$1.12/SF
Minimum Term:	3 Years
FLU:	LCC
Available SF:	17,800 SF
Year Built:	2025

## Property Overview

Brand New Construction 17,800 SF Metal Warehouse on US Hwy 542 in Winter Haven.

This warehouse features two 14' x 18' grade-level doors, 30' Clear Height at the apex, fire suppression, insulated walls, and 3-phase/480V/800A power. The lease term is negotiable, and the building is subdividable. The premises are fenced, and there is dual access on Lake Arrowhead Dr and US Hwy 542.

This industrial property offers exceptional connectivity to major transportation corridors. Positioned just off US Highway 542, east of the Polk Parkway, west of U.S. Hwy 17, and south of U.S Hwy 92. Approximately 11 miles to I-4 and 12 miles to State Road 60.

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

## Property Highlights

- Located on US Hwy 542 in Winter Haven with Excellent Visibility & Access
- 30' Clear Height | Two 14' x 18' Grade-Level Doors | Fire Suppression & Insulated Walls
- 3-Phase / 480V / 800A Power | Subdividable | Dual Access



ADDITIONAL PHOTOS

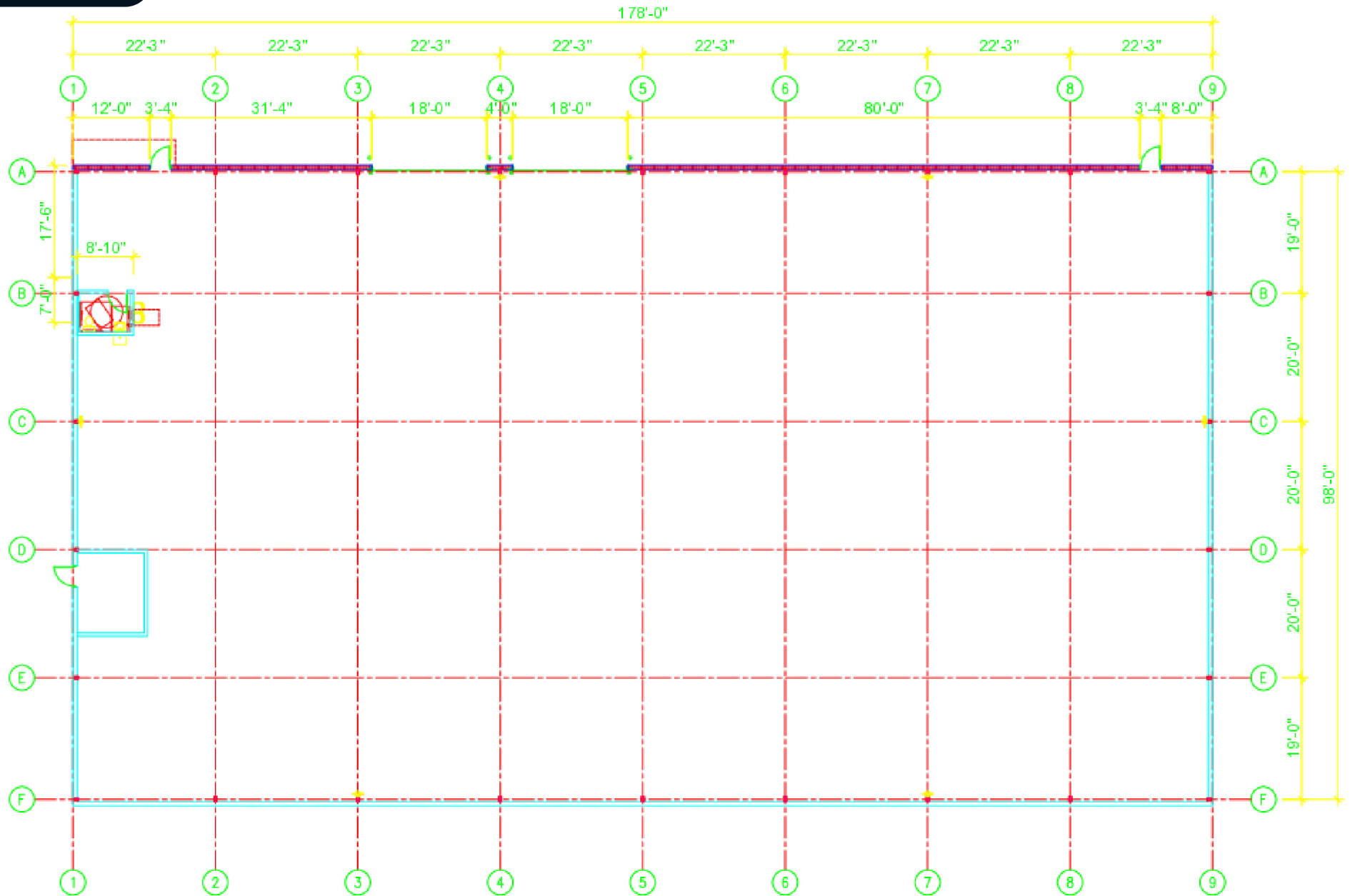




INTERIOR

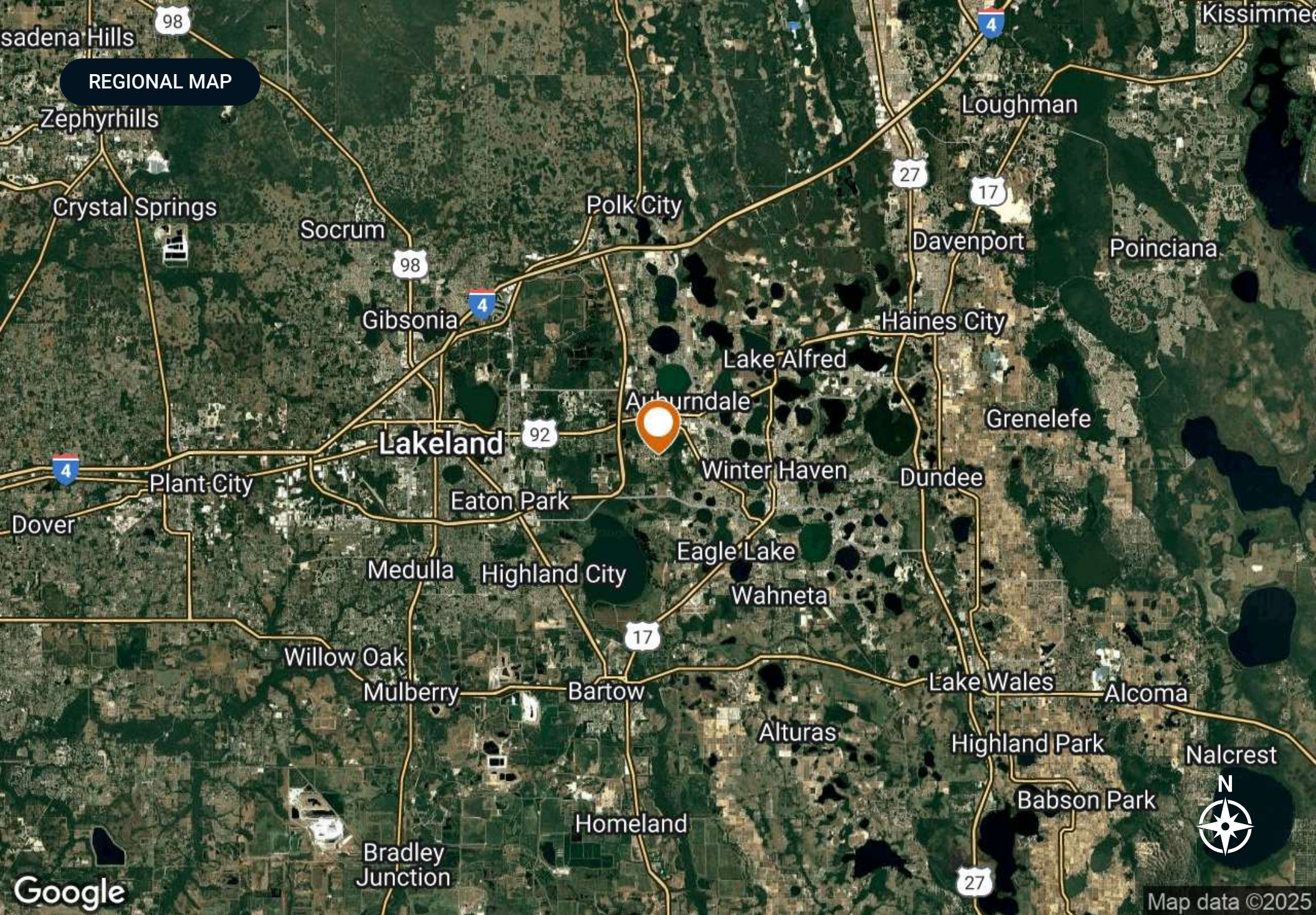


# FLOOR PLAN



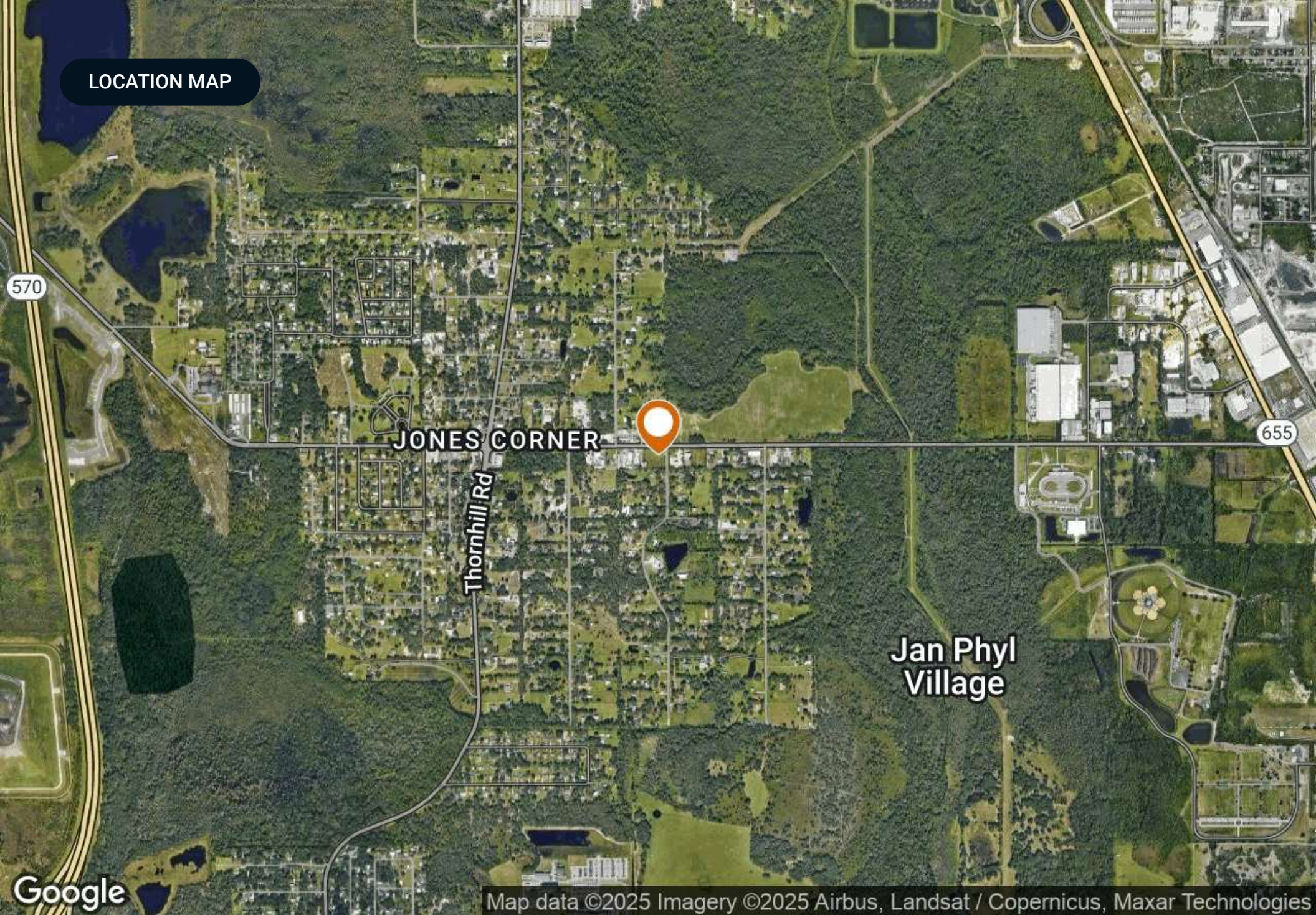
FLOOR PLAN - 17,800 S.F.





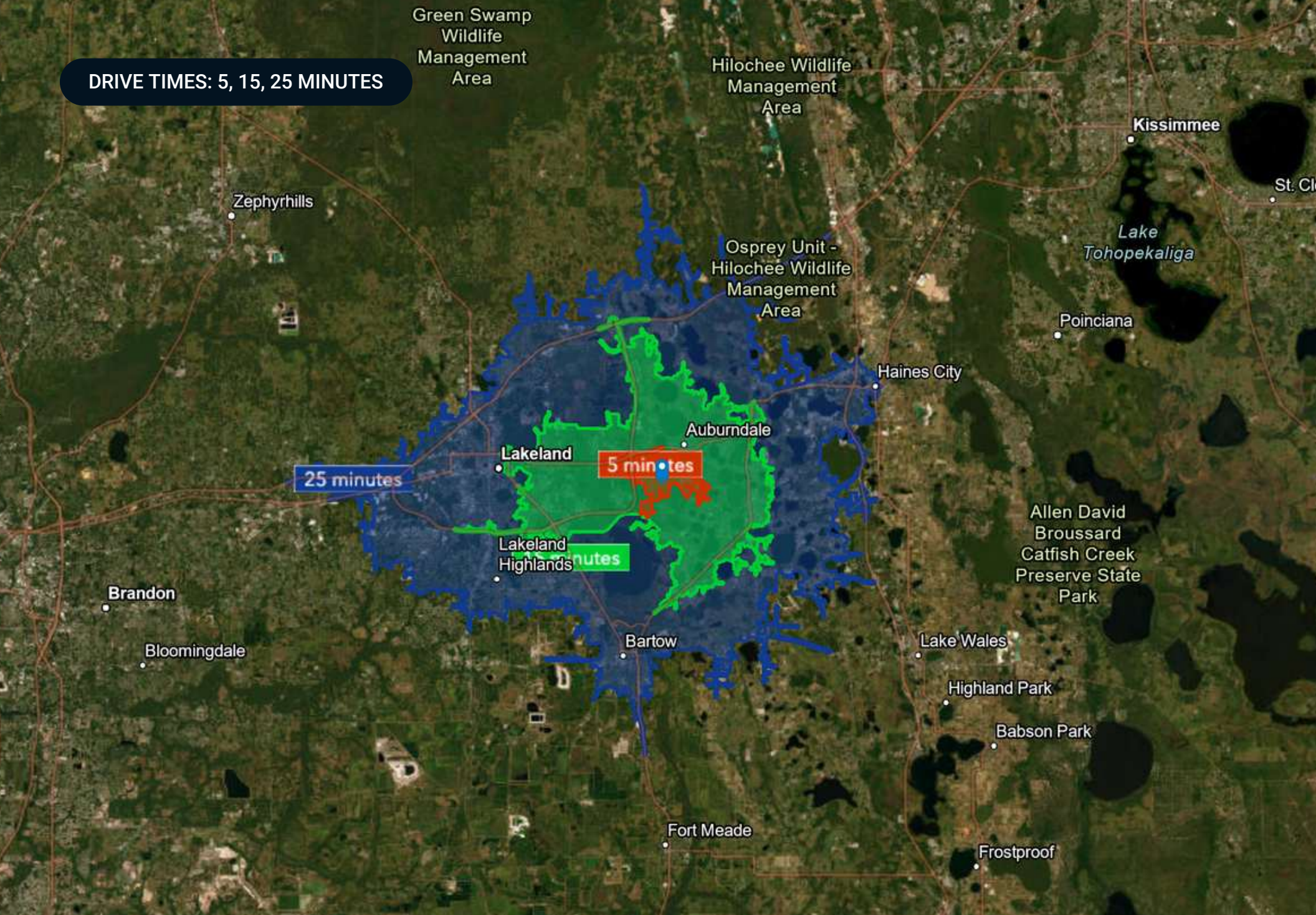


LOCATION MAP





DRIVE TIMES: 5, 15, 25 MINUTES





# MARKET AREA MAP





## DEMOGRAPHICS MAP & REPORT

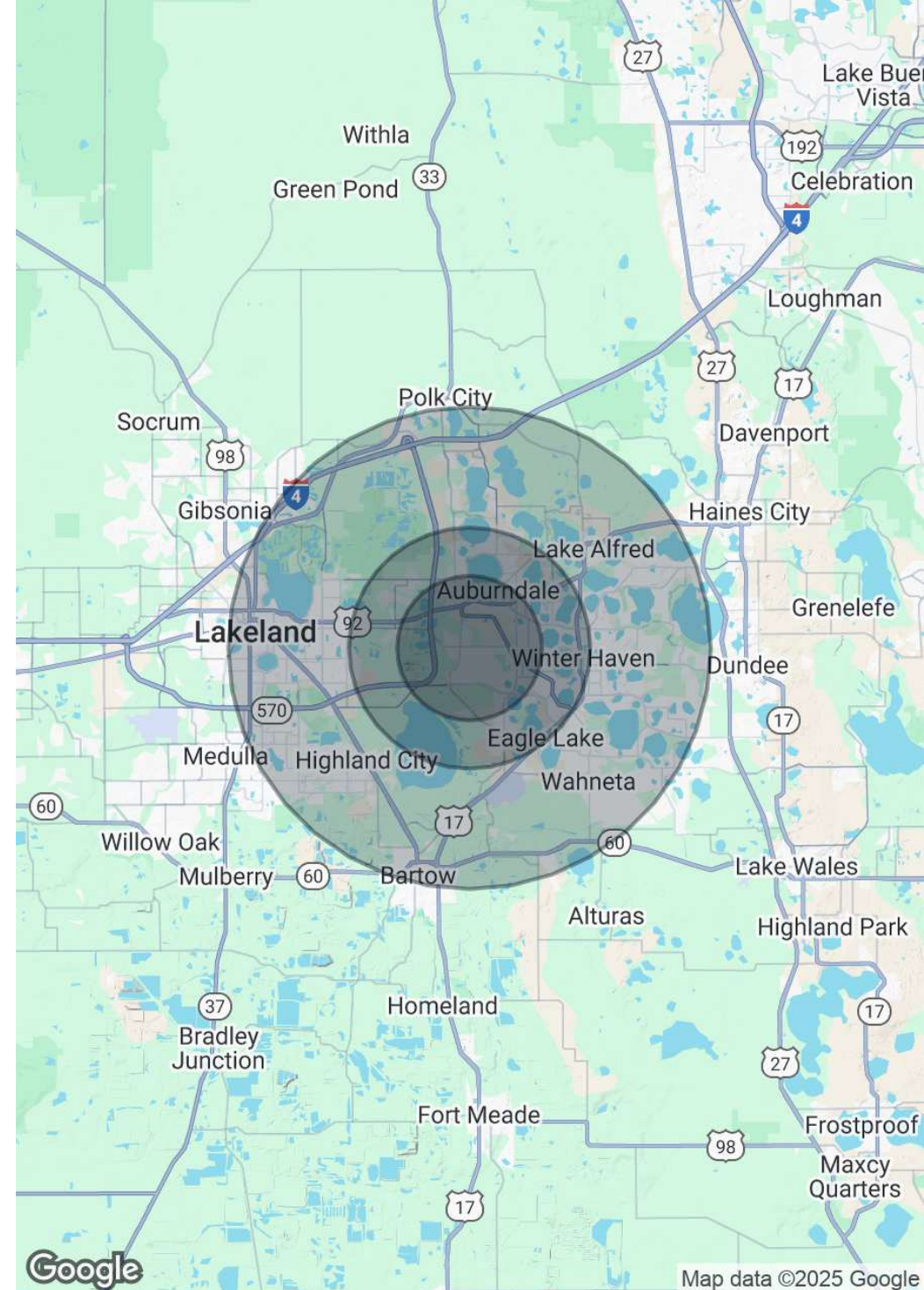
### Population

	3 Miles	5 Miles	10 Miles
Total Population	22,693	72,385	340,452
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	42	43	43

### Households & Income 3 Miles 5 Miles 10 Miles

Total Households	8,484	28,239	129,416
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$77,166	\$78,782	\$86,369
Average House Value	\$244,141	\$234,054	\$277,455

Demographics data derived from AlphaMap







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

## Memberships

- CCIM Candidate
- United Way Young Leaders Society





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