

# Central Lakeland - 8 Acres, 14,560 SF Office & 11,250 SF Warehouse with Parking

1025 N Chestnut Rd, Lakeland, Florida 33805

Craig Morby  
Senior Advisor  
863-581-0059  
[craig@saundersrealestate.com](mailto:craig@saundersrealestate.com)

Eric Ammon, CCIM  
Senior Advisor  
863-602-1001  
[eric@saundersrealestate.com](mailto:eric@saundersrealestate.com)



## PROPERTY SUMMARY



## 360° VIRTUAL TOUR

### Offering Summary

Sale Price:	\$4,250,000
Zoning:	LCC, Linear Commercial Corridor, Unincorporated Polk County
Building Sizes:	14,560 SF Office - 11,250 SF Warehouse
Lot Size:	8.03 Acres
Number of Buildings:	2
Parcel ID:	23-28-10-000000-022007

### Property Overview

Could this be your new headquarters? This tremendous purchase opportunity has it all - 8 acres, zoned LCC, with a 14,560 SF office building, and an 11,250 SF warehouse with 2,000 SF of office space, and 8 ground level doors, and restrooms.

Currently used for a trucking and logistics center, this asset provides a turn key opportunity for a Buyer. The LCC zoning classification allows, among its many uses; transit facility, medical facility, warehousing, manufacturing, professional office, and retail.

Both structures on the property are clean, and well maintained. The warehouse was built in 2014, the landscaping is top notch, and the property is fully fenced with a front electronic gate.

There are 91 formal parking spaces, plus additional space on the perimeter of the property, and room for 75 trailers.

Within just a few minutes of Interstate 4, across from Kathleen High School, and 10 minutes to downtown.



## AERIAL PHOTOS





MAIN PROPERTY PHOTO



N Chestnut Rd



## COMPLETE HIGHLIGHTS



## Property Highlights

- Superb (all upland) 8 acre property with two large structures and parking within minutes of Interstate 4 in Central Lakeland.
- Zoned LCC, Linear Commercial Corridor Unincorporated Polk County. Uses are vast and include transit facility, medical facility, warehousing, manufacturing, professional office, and retail.
- Structure 1 - a 14,560 SF office space building. 4 restrooms with multiple stalls, multiple private offices, large cubicled work spaces and conference rooms.
- Structure 2 - an 11,250 SF warehouse building with 2,000 SF of office, kitchen and driver "recovery" area. 2 multi stall restrooms with showers. Flooring is polished concrete. This building was erected in 2014.
- Warehouse has (8) 12' wide x 14' tall roll doors, and 2 "big ass" fans mounted on the ceiling.
- 91 parking spaces available. The property also has space for approx. 75 semi trucks.
- 6 HVAC units and 1 mini split unit. A/C ages from 2007-2020.
- Property has a backup generator on site that powers the main office building and runs on natural gas.
- Fully fenced property with electronic security front gate.
- Utilities - Electric and water provided by City of Lakeland. Wastewater is septic tank.
- Within minutes of Interstate 4, at Exit 28. 10 minutes from downtown Lakeland, 15 minutes to Lakeside Village, hotels, restaurants and retail.
- Kathleen High School located directly to the east, and Lone Palm Golf Course across Memorial Blvd.

# FLOOR PLAN



FLOOR PLAN

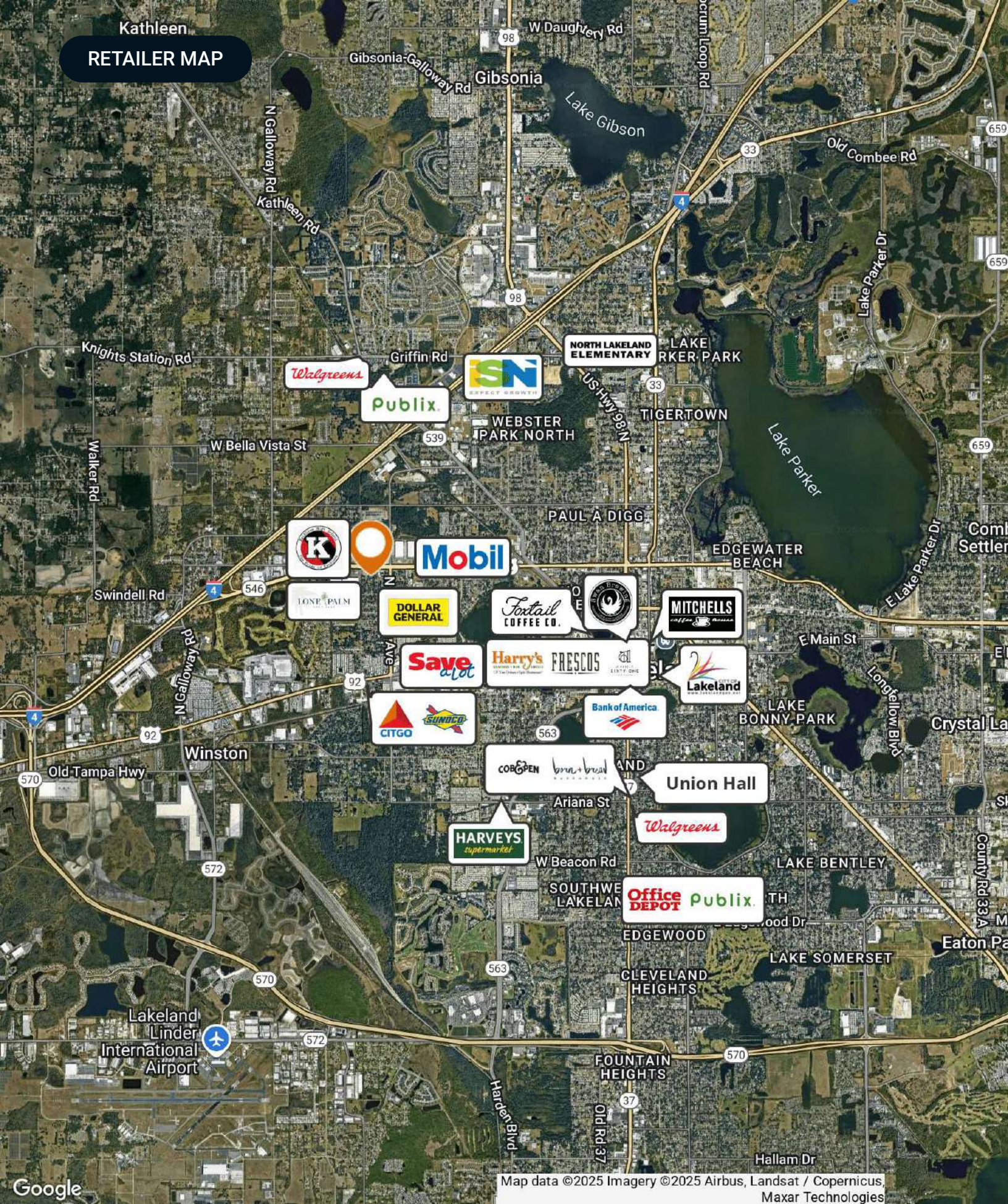


GROSS INTERNAL AREA  
FLOOR PLAN: 13,873 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Kathleen  
**RETAILER MAP**



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

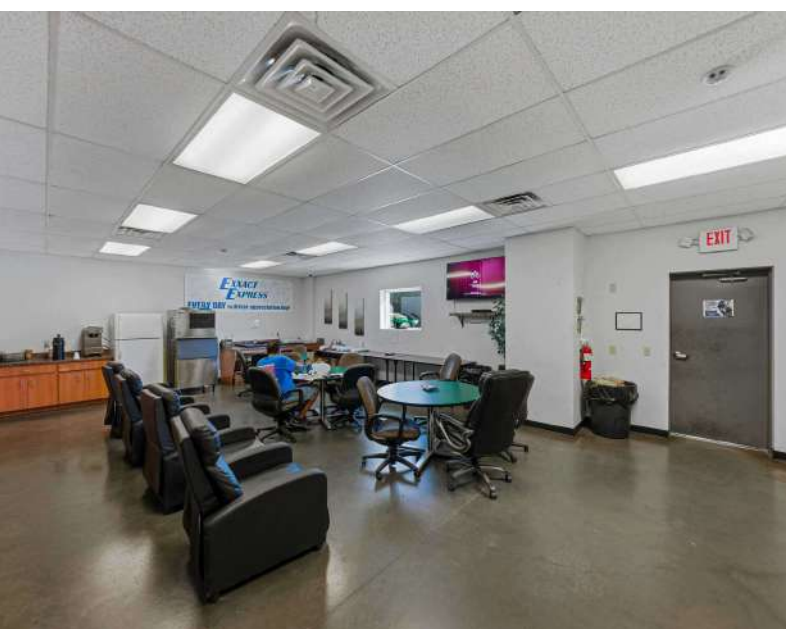


ADDITIONAL PHOTOS





## ADDITIONAL PHOTOS





ADDITIONAL PHOTOS







## Polk County

### FLORIDA



<b>Founded</b>	1861	<b>Density</b>	386.5 (2019)
<b>County Seat</b>	Bartow	<b>Population</b>	775,084 (2023)
<b>Area</b>	1,875 sq. mi.	<b>Website</b>	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.





## Lakeland

### POLK COUNTY

<b>Founded</b>	1885
<b>Population</b>	117,606 (2023)
<b>Area</b>	74.4 sq mi
<b>Website</b>	<a href="http://lakelandgov.net">lakelandgov.net</a>

<b>Major Employers</b>	Publix
	Supermarkets
	Saddle Creek
	Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne
	Advance Auto
	Parts

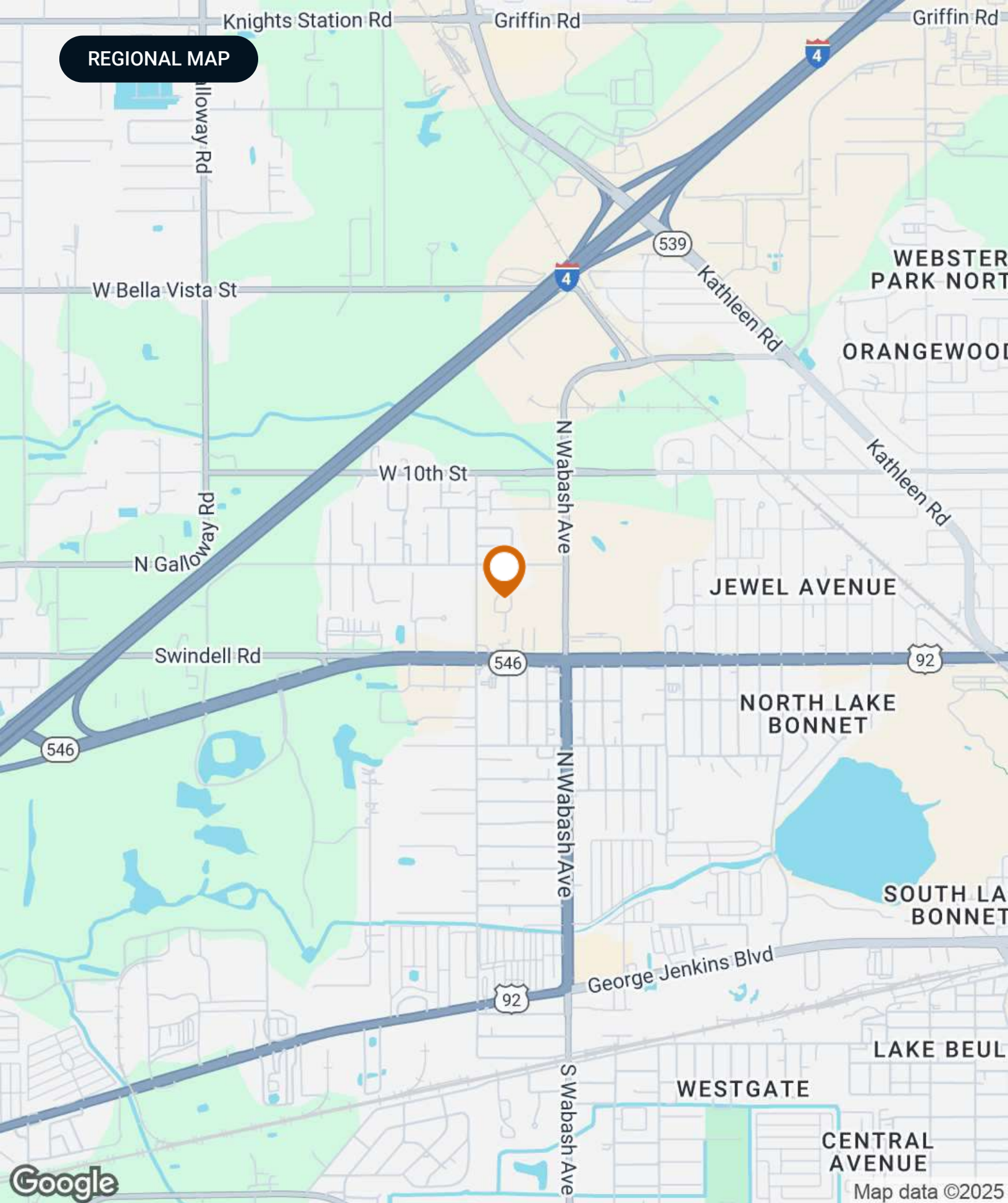
Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that 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.

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.

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.

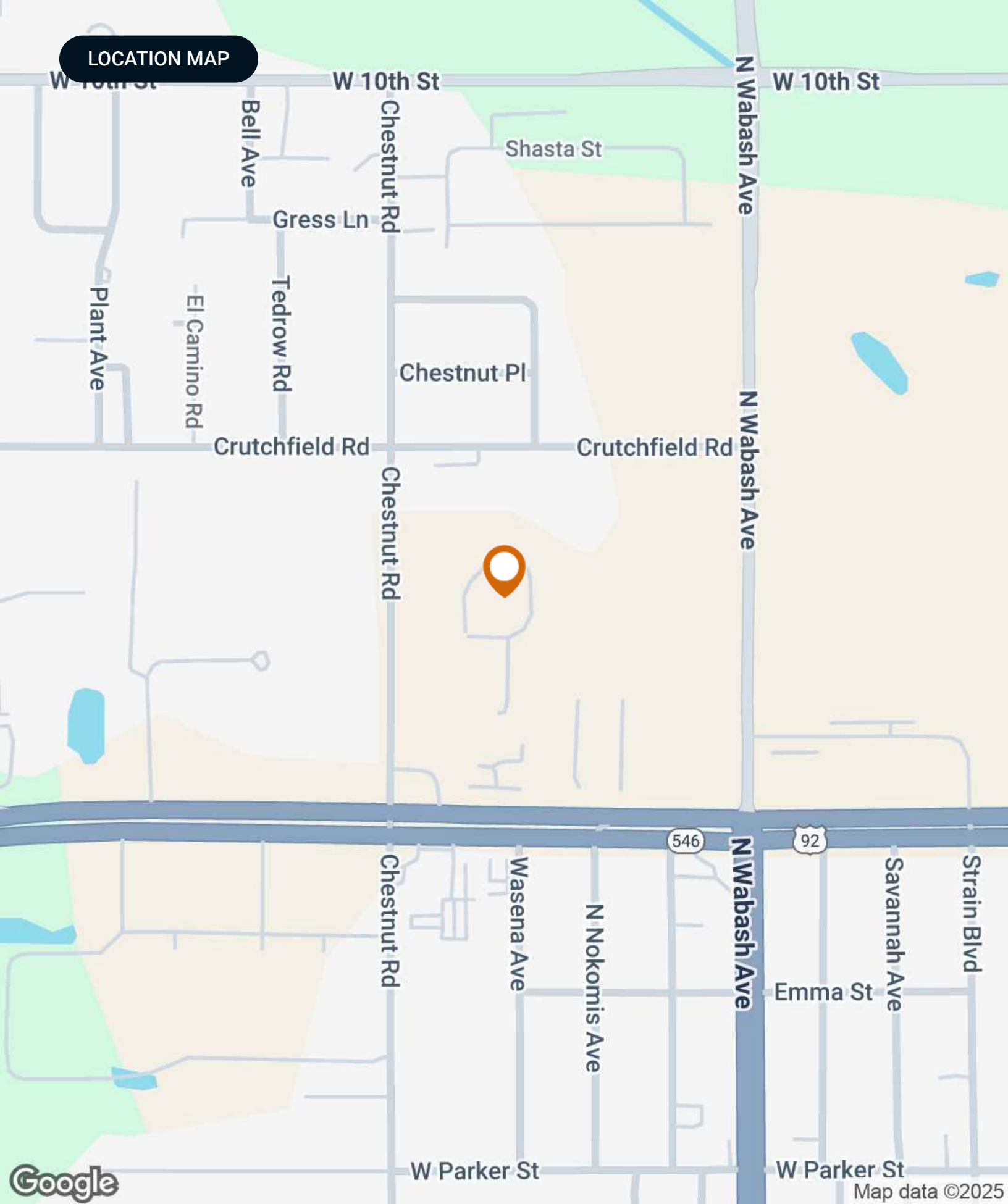


REGIONAL MAP



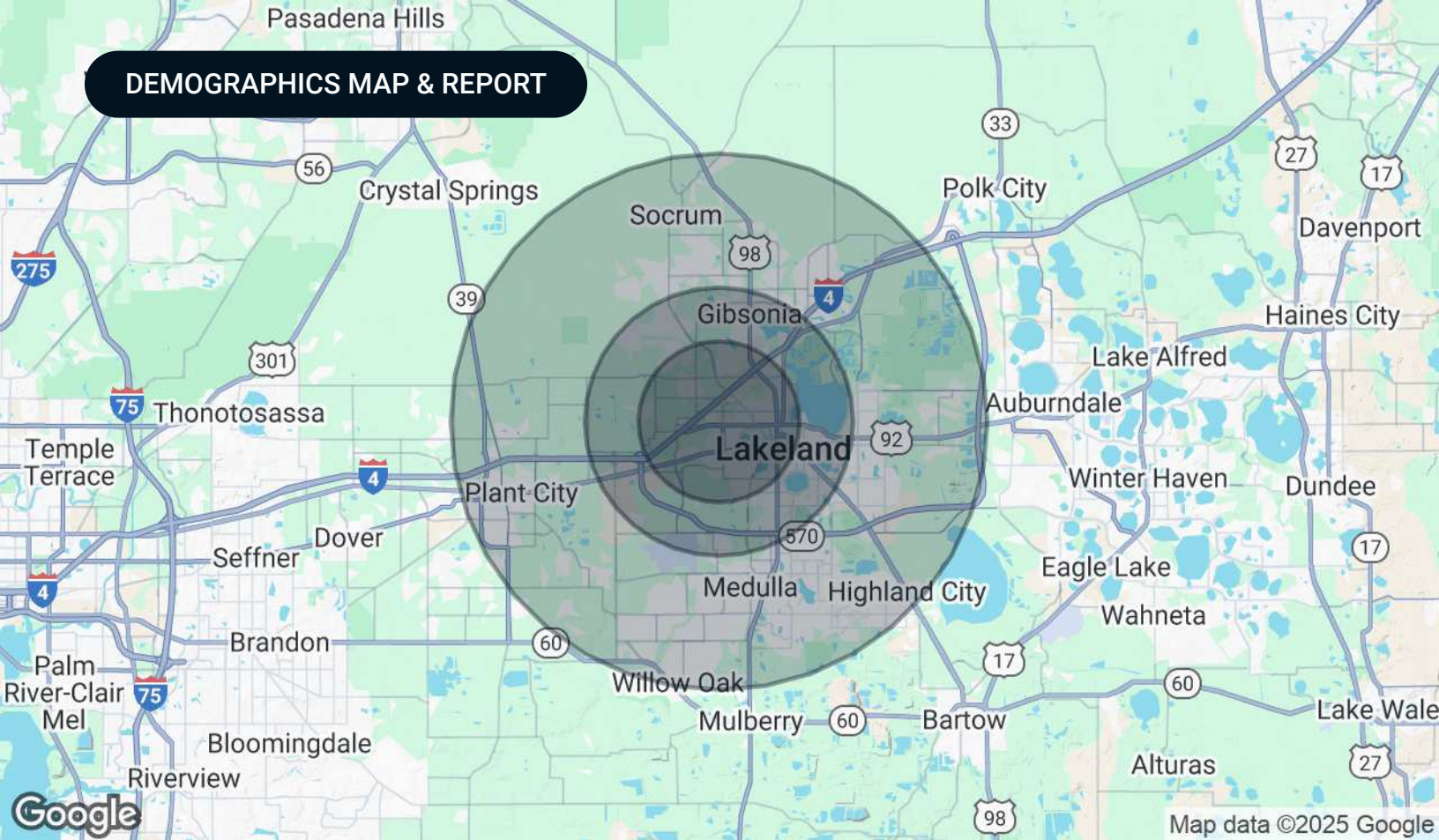


LOCATION MAP





## DEMOGRAPHICS MAP & REPORT



### Population

	3 Miles	5 Miles	10 Miles
Total Population	60,255	129,586	329,197
Average Age	41	42	41
Average Age (Male)	40	41	40
Average Age (Female)	42	43	42

### Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	23,771	51,759	125,308
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$64,054	\$76,209	\$87,119
Average House Value	\$212,728	\$254,554	\$285,560

Demographics data derived from AlphaMap





### Craig Morby

Senior Advisor

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

Direct: **877-518-5263 x442** | Cell: **863-581-0059**

## Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

## Memberships

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board



## ADVISOR BIOGRAPHY



### Eric Ammon, CCIM

Senior Advisor

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

Direct: **877-518-5263 x353** | Cell: **863-602-1001**

## Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

## Memberships

Certified Commercial Investment Member





## Serving the Southeast

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877-518-5263 • [info@saundersrealestate.com](mailto:info@saundersrealestate.com)