



PROPERTY DESCRIPTION

This 53,400 SF industrial facility in Frostproof is available for lease and offers warehouse, cold storage, office and truck parking. Features include 7 dock-high, 3 grade level and 1 drive in with 16' to 22' clear height and can be divided into four separate units, as low as 9,200 SF. The zoning is I-1 (light industrial), signage is available on US-17, and ample parking available.

Unit 101 has 9,200 SF of warehouse, 2 grade level doors, 16' clear height. Unit 102 has 8,660 SF of warehouse with breakroom, 20' clear height, and frontage on US-17. Unit 104 has 14,000 SF of warehouse with 16' clear height. Unit 105 has 9,700 SF of cold storage (32 degree and up), 7 dock high doors, 1 ramp and 18' clear height. Unit 106 has 2,500 SF of office and 2,500 SF of warehouse. Spaces could be combined as needed.

Strategically located in Frostproof directly on Hwy 17, the property provides easy access to major highways in Central Florida (Hwy 98, Hwy 27, and SR 60) connecting you to major destinations. Reach Polk County, Plant City and South Orlando within 45 minutes, Tampa, Orlando, Port Charlotte and Port St. Lucie within 90 minutes and Miami, Naples, Fort Myers, Gainesville and St Augustine within 180 minutes.

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OFFERING SUMMARY

Available SF:	5,000 - 47,840 SF
Total Building Size:	53,400 SF
Lot Size:	3.08 Acres
Warehouse:	Dry & Cold Storage
Access:	Dock High & Grade
Clear Height:	16' - 22'
Zoning:	I-1 (Light Industrial)
Market:	Tampa / St. Petersburg
Submarket:	Polk County

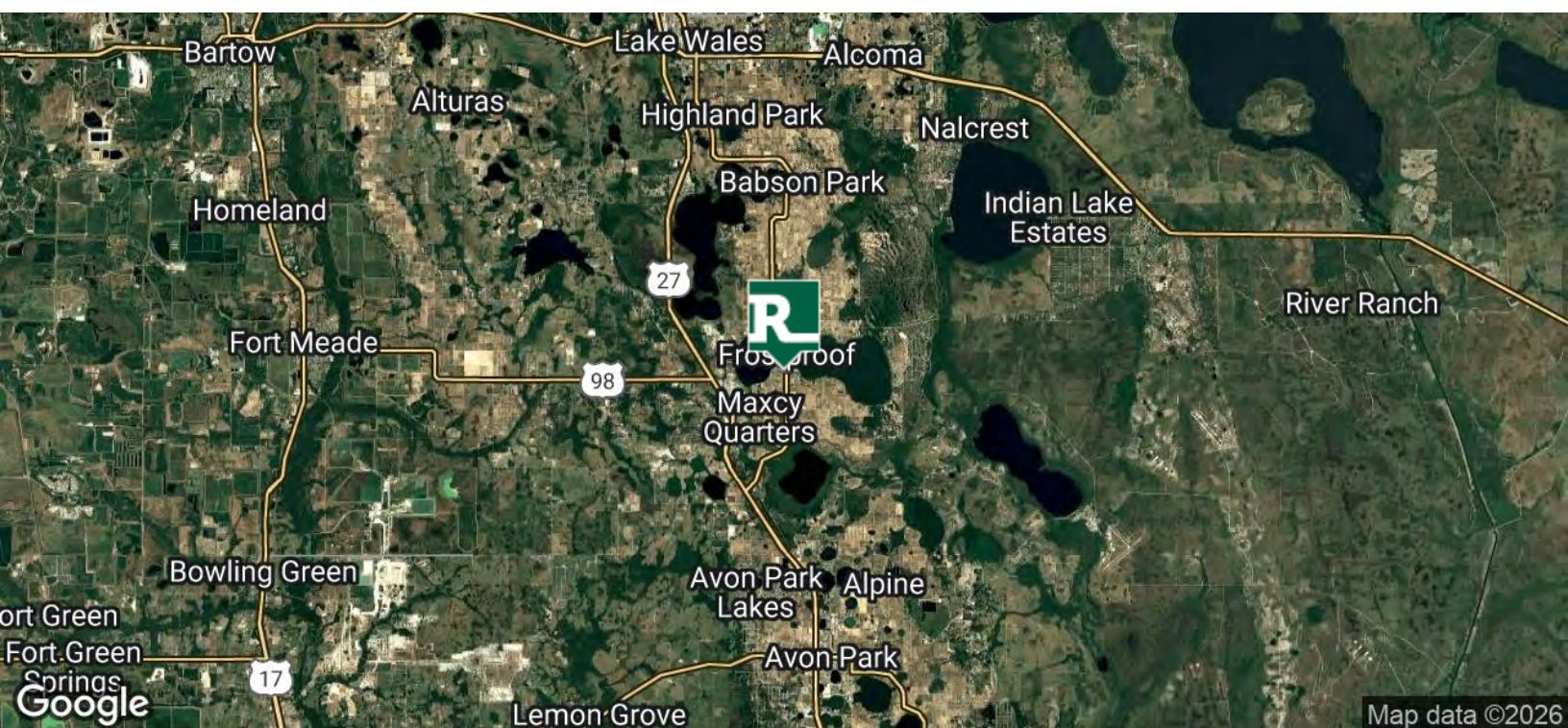
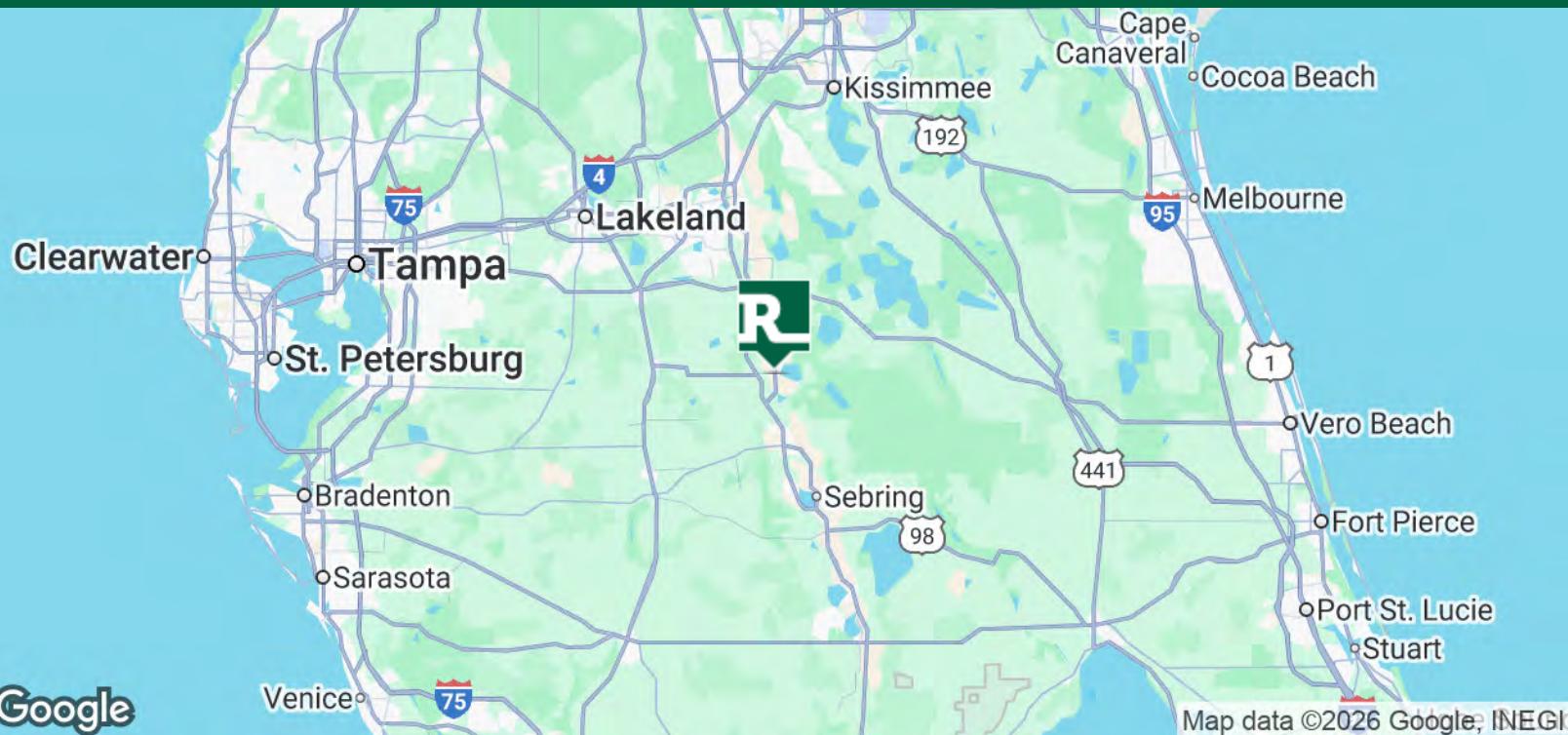
DEMOGRAPHICS 15 MILES 30 MILES 60 MILES

Total Households	32,044	213,657	1,647,126
Total Population	81,655	554,268	4,392,100
Average HH Income	\$65,675	\$79,865	\$95,093



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AVAILABLE SPACES

SUITE SIZE DESCRIPTION

101	9,200 SF	Unit 101 has 9,200 SF of warehouse, 2 grade level doors, 16' clear height. Could be combined as needed.
102	8,660 SF	Unit 102 has 8,660 SF of warehouse with breakroom, 20' clear height, and frontage on US-17. Could be combined as needed.
104	14,000 SF	Unit 104 has 14,000 SF of warehouse with 16' clear height. Could be combined as needed.
105	9,700 SF	Unit 105 has 9,700 SF of cold storage (32 degree and up), 7 dock high doors, 1 ramp and 18' clear height. Could be combined as needed.
106	5,000 SF	Unit 106 has 2,500 SF of office and 2,500 SF of warehouse. Spaces could be combined as needed.

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UNIT 101

- Total of 9,200 SF of warehouse
- 2 grade level doors
- 16' clear height
- Frontage on US-17
- Could be combined with 102 for an additional 8,660 SF of warehouse and office



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UNIT 102

- Total of 8,660 SF
- 8,400 SF of warehouse
- 20' clear height and LED lights
- 260 SF of breakroom and storage room
- Frontage on US-17
- Could be combined with either unit 101 for an additional 9,200 SF of warehouse with grade level access, unit 106 for 5,000 SF of office and additional warehouse, and/or unit 105 for 9,700 SF of warehouse with dock high access



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UNIT 105

- Total of 9,700 SF of cold storage (32 degree and up)
- 6 dock high doors with dock levelers
- 1 ramp
- 18' clear height
- LED lights
- Could be combined with unit 106 for additional 5,000 SF of warehouse and office, and/or unit 102 for an additional 8,660 SF of warehouse, and/or unit 101 for an additional 9,200 SF of warehouse with grade level access



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UNIT 106

- Total of 5,000 SF
- 3,500 SF of warehouse
- 1,500 SF of office
- 20' clear height
- Could be combined with unit 105 for additional 9,700 SF of warehouse / cold storage, and/or unit 102 for an additional 8,660 SF of warehouse, and/or unit 101 for an additional 9,200 SF of warehouse with grade level access



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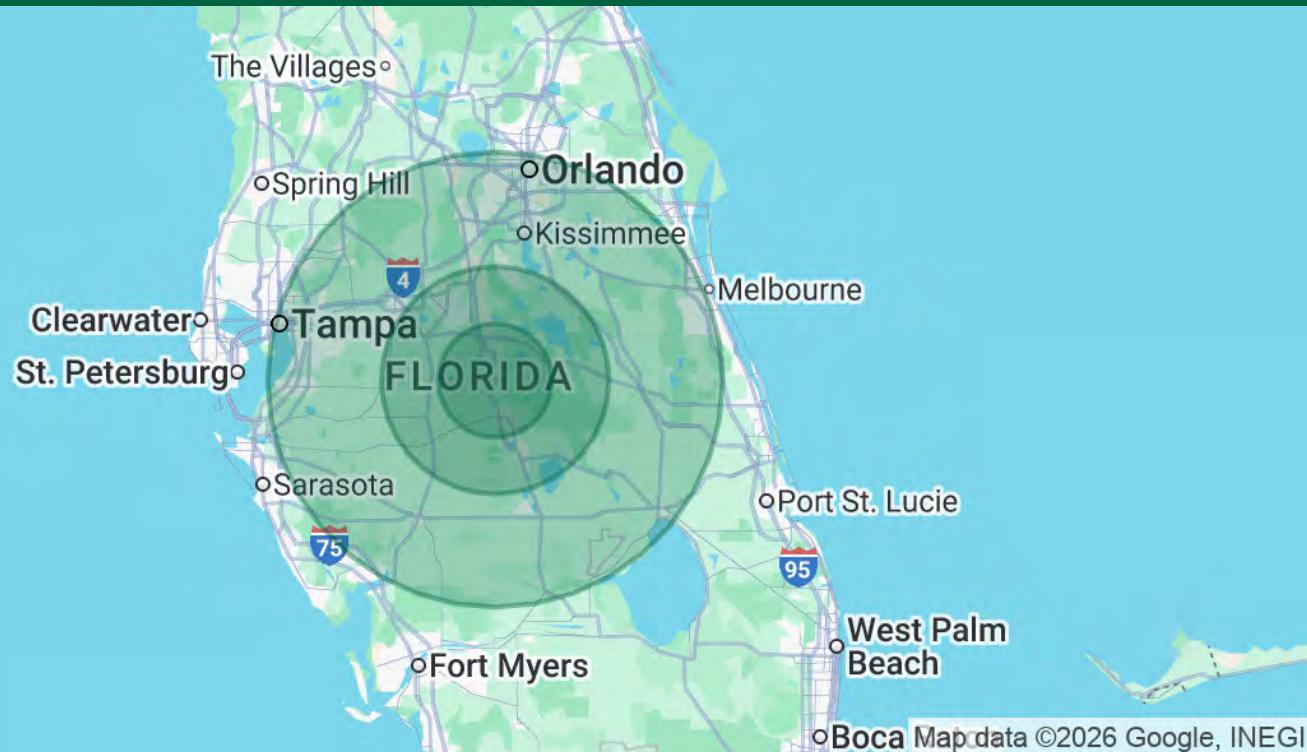
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POPULATION	15 MILES	30 MILES	60 MILES
Total Population	81,655	554,268	4,392,100
Average Age	46	44	41
Average Age (Male)	45	43	40
Average Age (Female)	47	45	42

HOUSEHOLDS & INCOME	15 MILES	30 MILES	60 MILES
Total Households	32,044	213,657	1,647,126
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$65,675	\$79,865	\$95,093
Average House Value	\$229,400	\$272,309	\$361,587

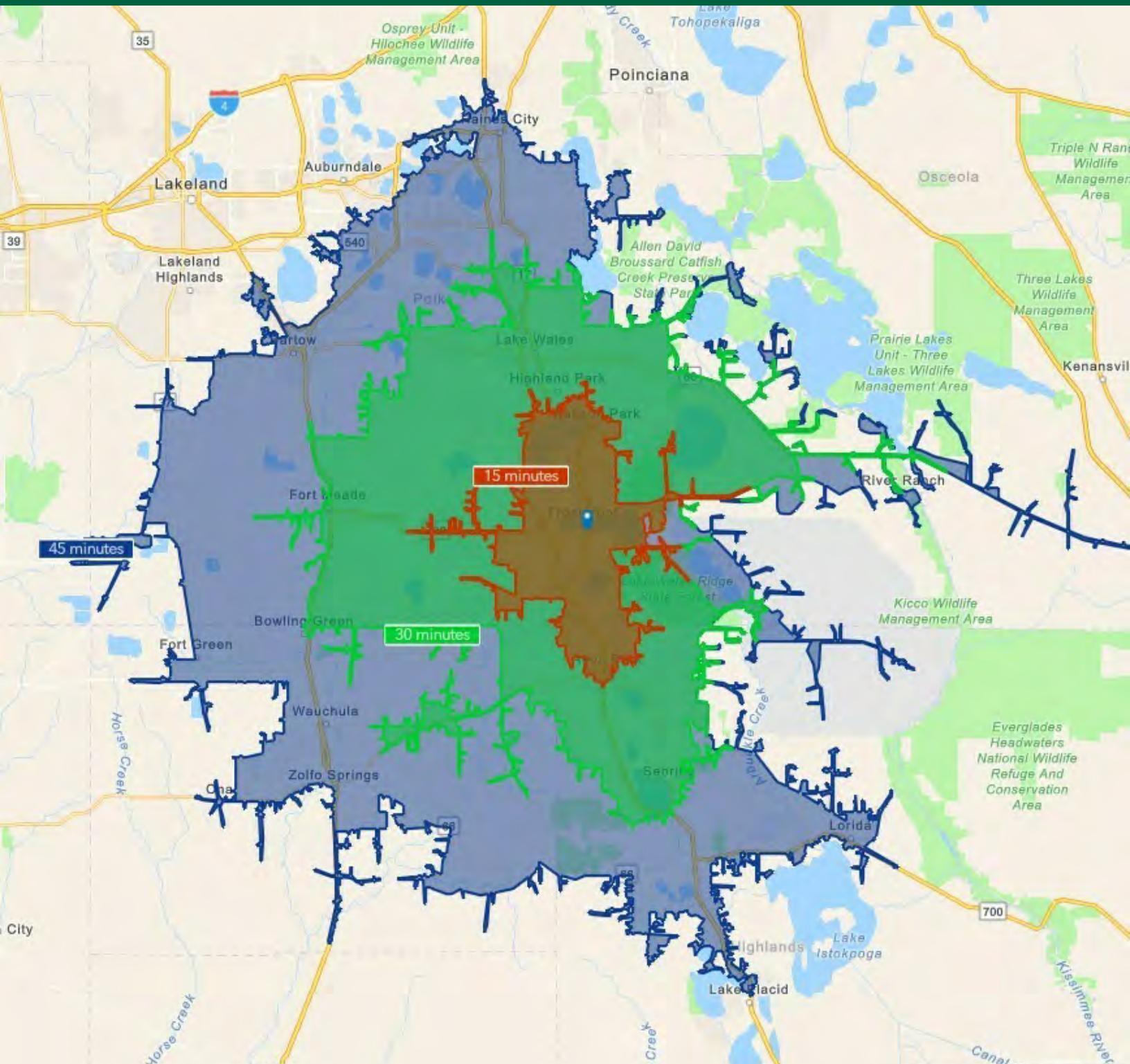
Demographics data derived from AlphaMap

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PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

EDUCATION

FGCAR Commercial Real Estate University Courses
Lipsey School of Real Estate - Commercial MICP Designation

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR), Florida Regional Director & Tech Chair
Certified Commercial Investment Member Institute (CCIM), Candidate
Manufacturing & Supply Chain of Mid Florida
NAIOP Member of Central Florida
National Realtor Association
Lakeland Realtor Association

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