



PROPERTY DESCRIPTION

This warehouse/office building both grade level and dock high is located on Recker Hwy, in the industrial hub of Winter Haven. The land use is BPC-2 (business park center) which allows manufacturing and some retail uses. There's a total of 35 parking spaces and up to 0.50 acre available.

Unit 400 is 9,900 SF air-conditioned flex space, 1st floor is 3,900 SF with 900 SF of office space with two restrooms. 2nd floor is 6,000 SF. Both floors are currently leased together but could be split if needed.

Unit 401 is 3,900 SF 1st floor air-conditioned flex space, with 900 SF of office space and two restrooms. Could be combined with unit 402 with 6,000 SF of 2nd floor air-conditioned storage space. .

Unit 402 is 6,000 SF of 2nd floor air-conditioned storage space. Could be combined with unit 401 with 3,900 SF of 1st floor air-conditioned flex space, with 900 SF of office space and two restrooms.

OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	3,900 - 9,900 SF
Lot Size:	2.82 Acres
Building Size:	26,800 SF
Year Built:	1989
Land Use:	BPC-2
Parking:	35 spaces
Market:	Tampa/St. Petersburg
Submarket:	Polk County

DEMOGRAPHICS 5 MILES 10 MILES 20 MILES

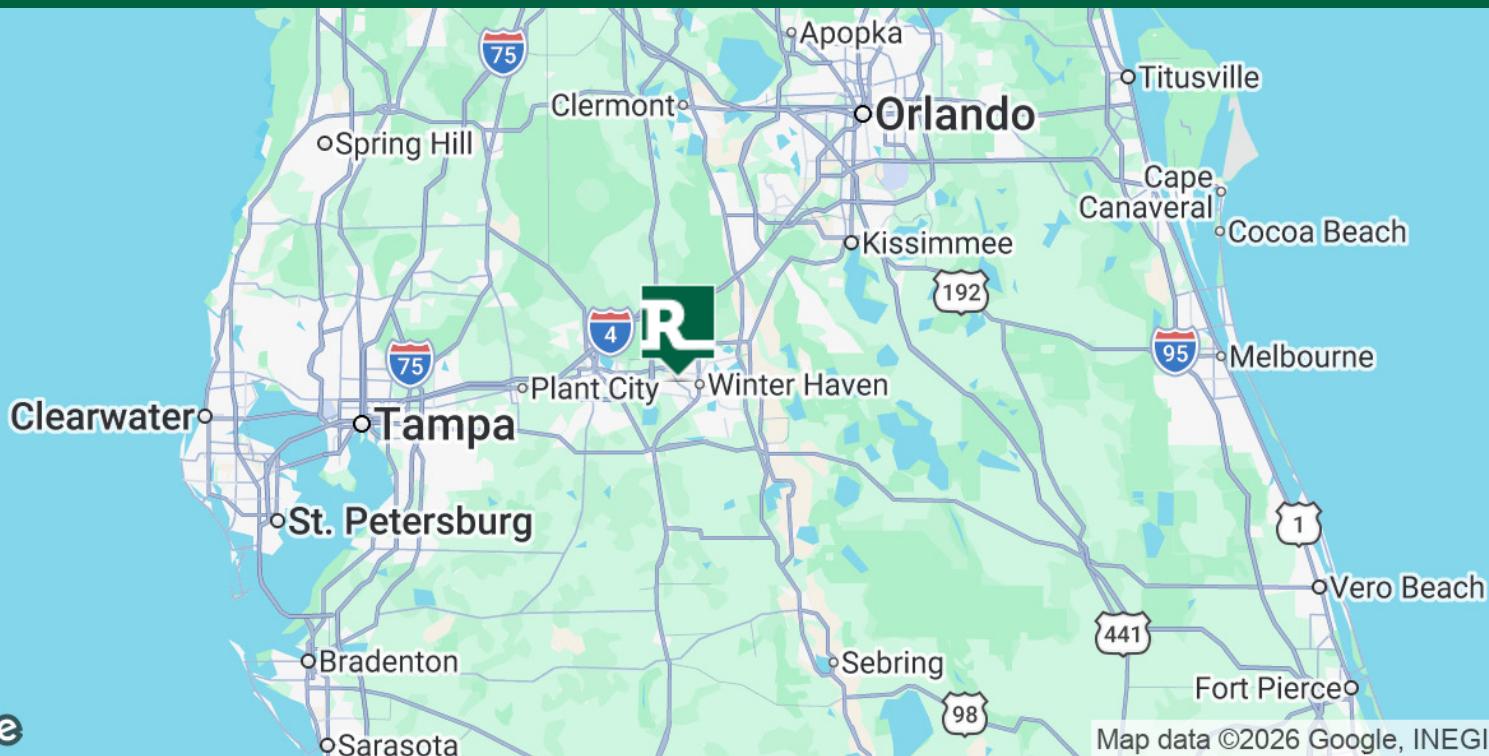
Total Households	36,966	104,650	283,857
Total Population	92,012	250,360	678,075
Average HH Income	\$53,171	\$56,253	\$57,252

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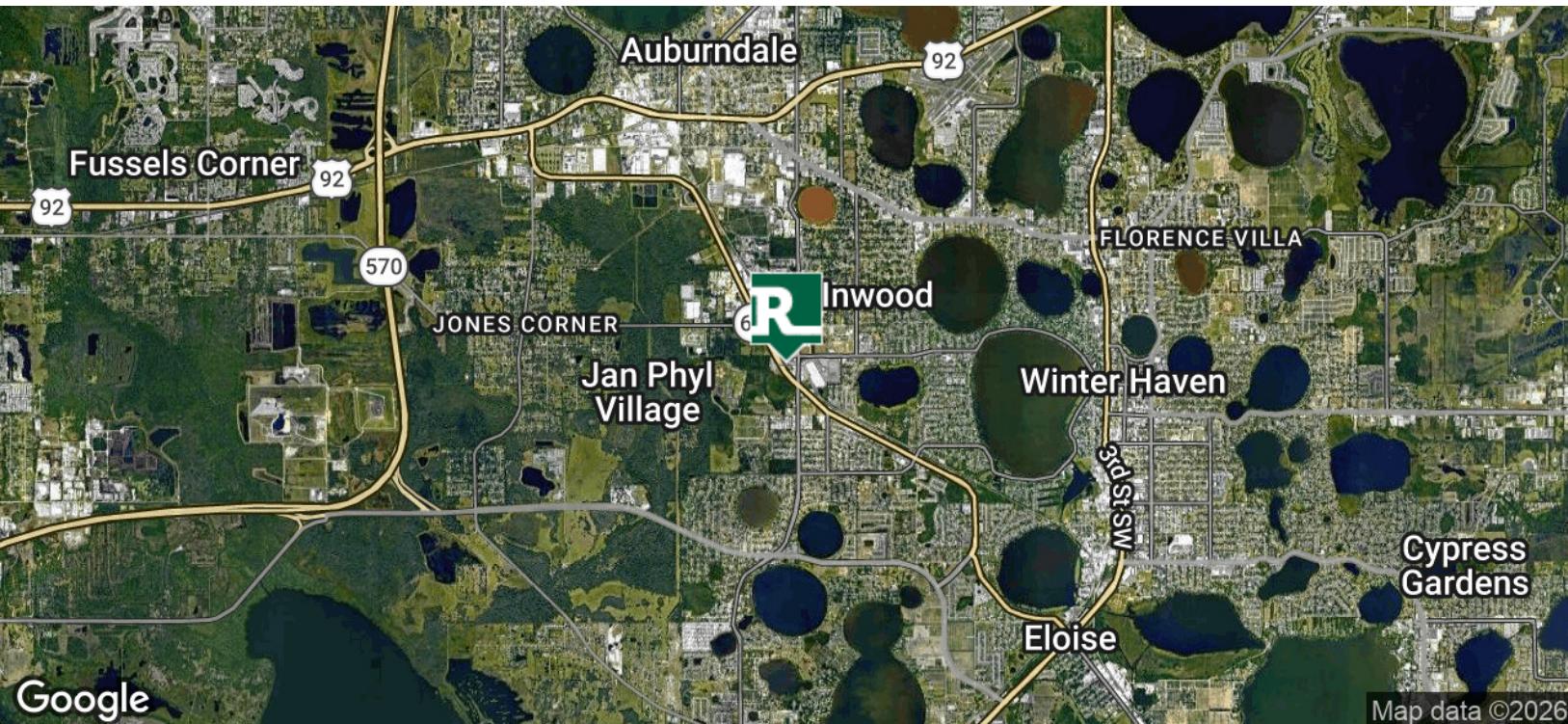
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CITY OF WINTER HAVEN

Winter Haven shines as an authentic gem in the heart of Florida's Super Region - the 9th-largest regional economy in the United States and home to LEGOLAND Florida Resort, this is a dynamic city with incredible momentum.

Fueled by our unparalleled transportation and technology connectivity, diverse, well-prepared workforce and affordable lakeside lifestyle, Winter Haven has emerged as a choice destination for business and pleasure with enormous potential for growth.

WORKFORCE

Florida Polytechnic and Polk State College are prime examples of educational institutions working directly with the private sector to conduct research and training that meets the needs of industry. As Winter Haven expands its regional connectivity, Florida Polytechnic and Polk State are leading the way in workforce development to meet the growing demands of the region.

ACCESS & TRANSPORTATION INFRASTRUCTURE

Our strategic location positions you at the center of the state and at the mouth of the global marketplace. In addition to a comprehensive network of road and rail, Central Florida has two international airports within 40 miles and access to five deep-water seaports, making the region a smart choice for any business.

International companies and those with a focus on global trade will appreciate our close proximity to seaports, including the second largest Foreign Trade Zone network in the country.

Winter Haven's recently-opened CSX Intermodal center, which handles more than 300,000 shipping containers each year. Whether you're looking for easy access to global markets or a strategic centralized location that keeps transportation costs down, Polk County's infrastructure will give you the competitive edge you need to stay ahead of the rest.

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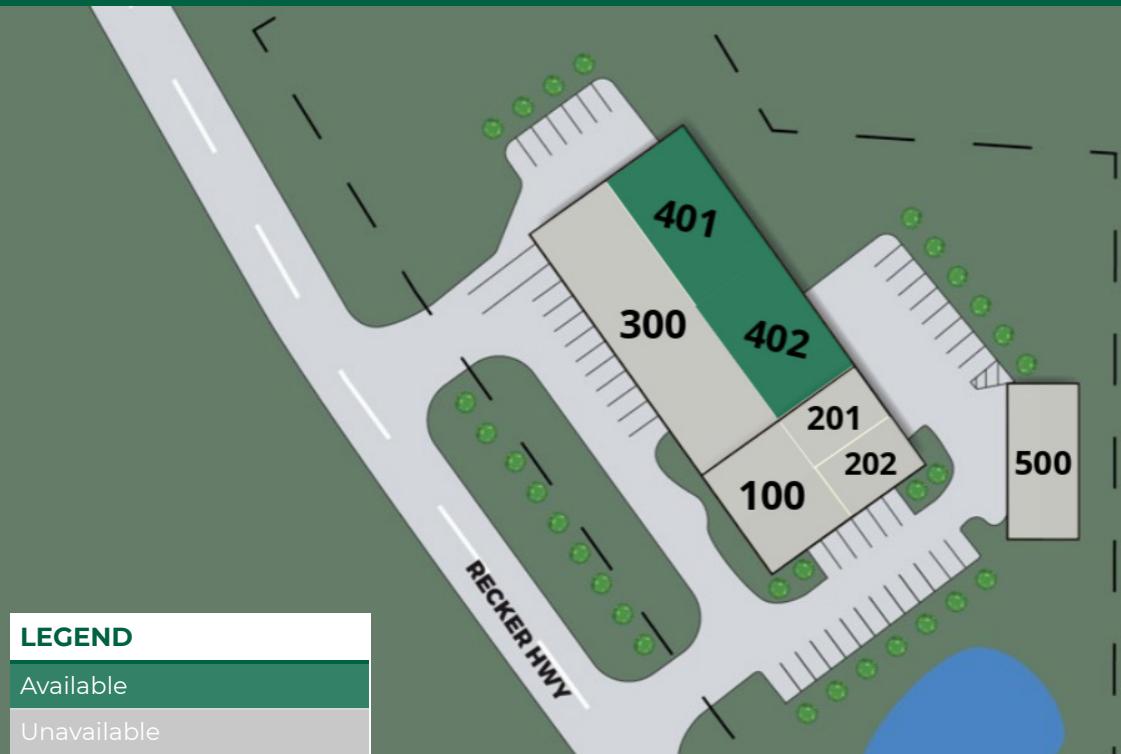


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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	DESCRIPTION
400	Available	9,900 SF	NNN	Unit 400 is 9,900 SF air-conditioned flex space, 1st floor is 3,900 SF with 900 SF of office space with two restrooms. 2nd floor is 6,000 SF. Both floors are currently leased together but could be split if needed.
401	Available	3,900 SF	NNN	Unit 401 is 3,900 SF 1st floor air-conditioned flex space, with 900 SF of office space and two restrooms. Could be combined with unit 402 with 6,000 SF of 2nd floor air-conditioned storage space. Both spaces are currently leased together but could be split if needed.
402	Available	6,000 SF	NNN	Unit 402 is 6,000 SF of 2nd floor air-conditioned storage space. Could be combined with unit 401 with 3,900 SF of 1st floor air-conditioned flex space, with 900 SF of office space and two restrooms. Both spaces are currently leased together but could be split if needed.

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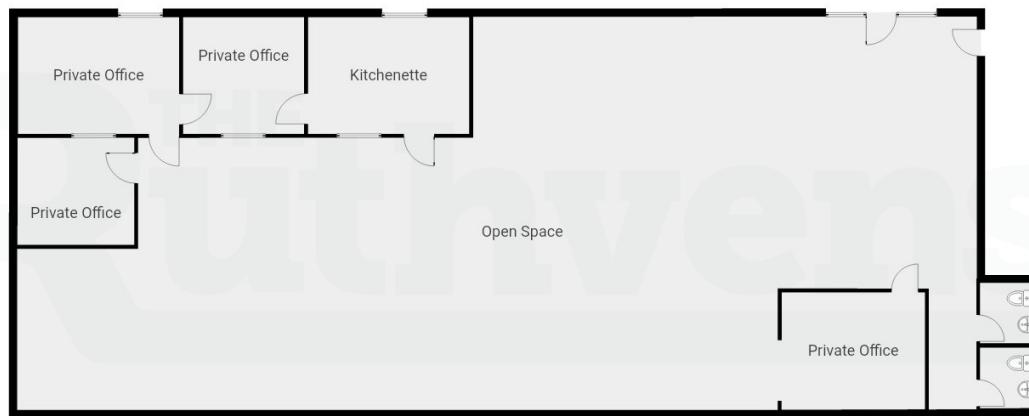
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UNIT 401

- 3,900 SF
- 1st floor air-conditioned flex space
- 900 SF of office space
- two restrooms
- Could be combined with unit 402 with 6,000 SF of 2nd floor air-conditioned storage space
- Up to 9,900 - 12,300 SF on site
- Both spaces are currently leased together but could be split if needed.



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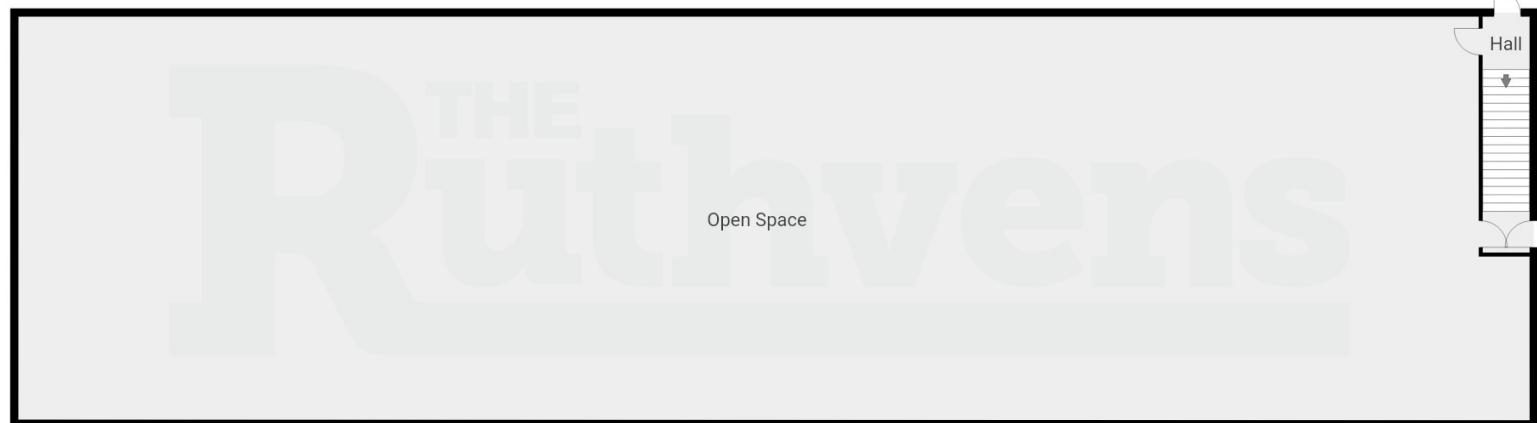
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UNIT 402

- 6,000 SF
- 2nd floor air-conditioned storage space
- Could be combined with unit 401 with 3,900 SF of 1st floor air-conditioned flex space, with 900 SF of office space and two restrooms
- Up to 9,900 - 12,300 SF on site
- Both spaces are currently leased together but could be split if needed.



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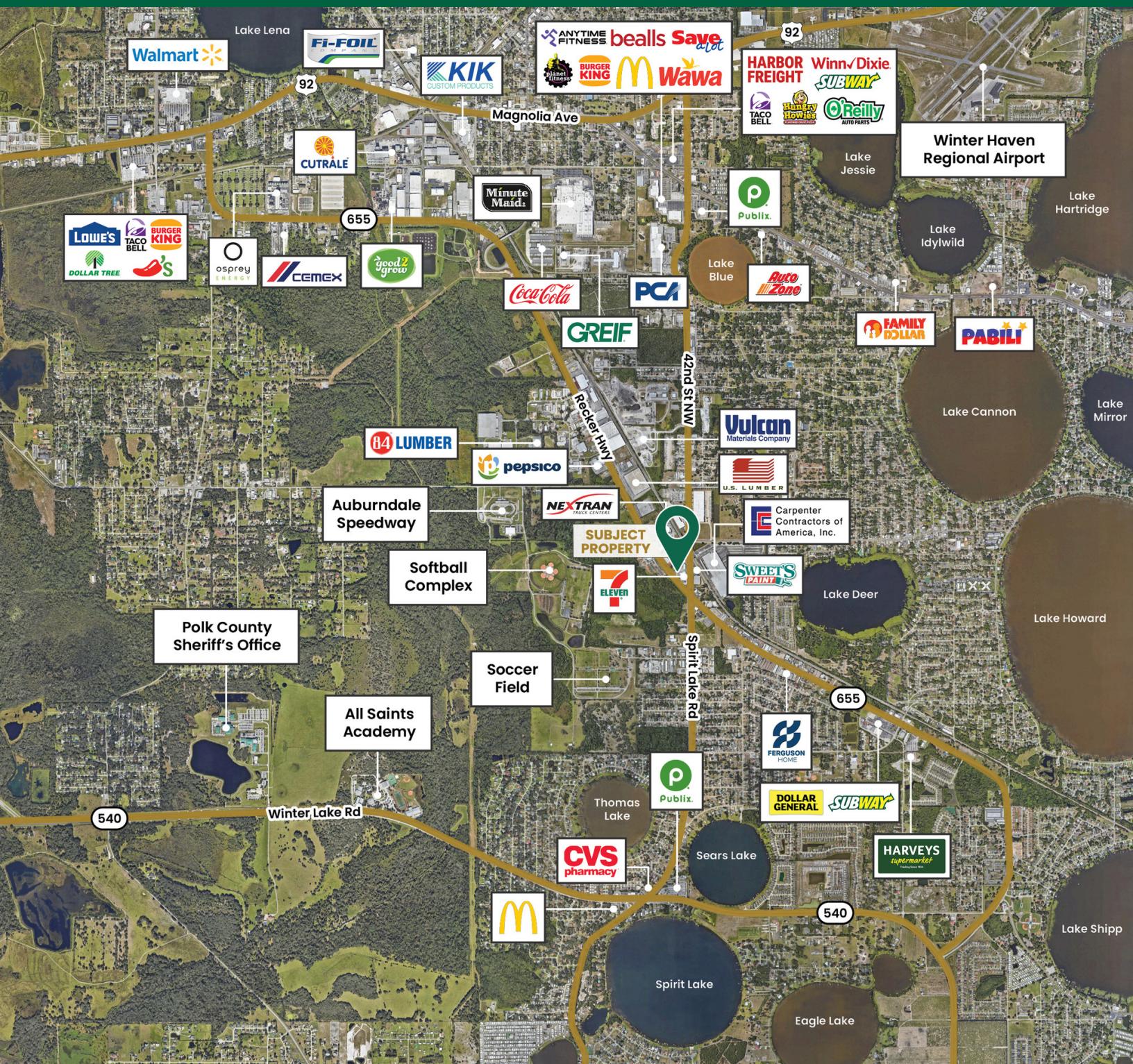
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THE Ruthvens

3,900 SF - 9,900 SF WAREHOUSE / FLEX ON RECKER HWY
4100 RECKER HWY, WINTER HAVEN, FL 33880

Central Florida's
Warehouse Specialist

FOR LEASE

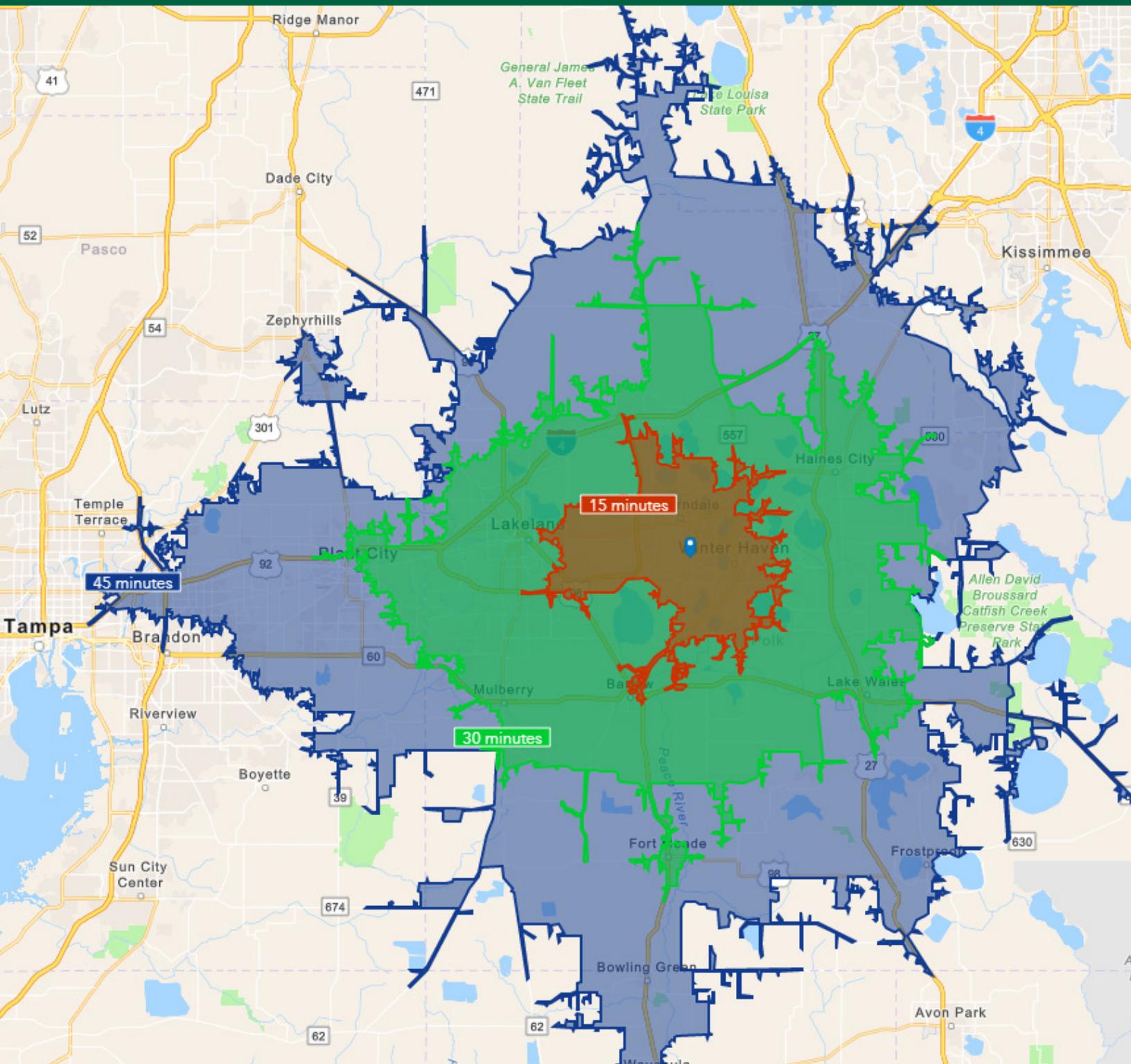


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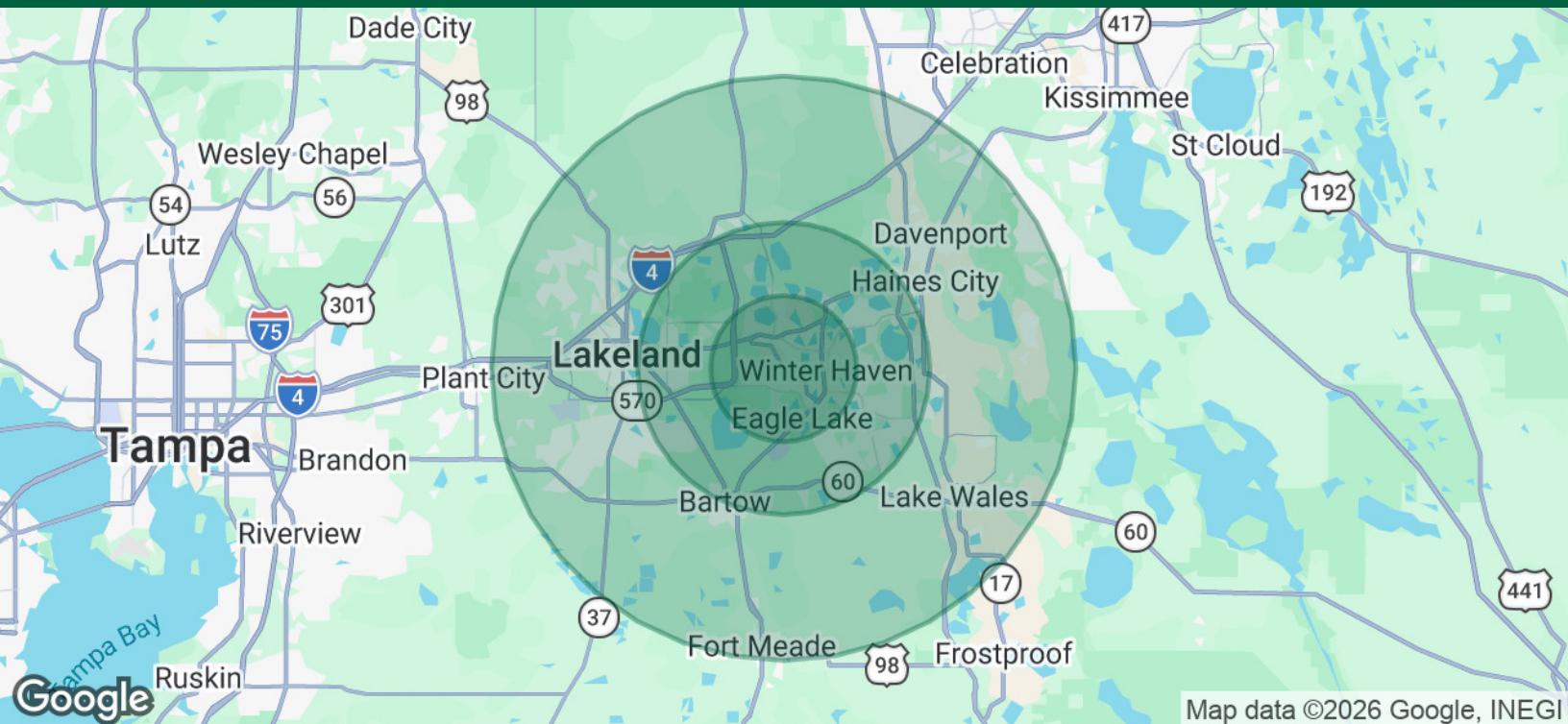


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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	92,012	250,360	678,075
Average Age	40.7	41.3	40.4
Average Age (Male)	38.2	40.0	39.2
Average Age (Female)	42.6	42.4	41.6

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	36,966	104,650	283,857
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$53,171	\$56,253	\$57,252
Average House Value	\$130,343	\$150,126	\$164,249

TRAFFIC COUNTS

Recker Hwy 14,600/day

* Demographic data derived from 2020 ACS - US Census

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Vice President of Brokerage

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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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