



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Total of 4,750 SF of warehouse available located in Winter Haven, Florida. Zoned IND (Industrial), this is a great space for storage, general warehouse or showroom with parking on site. Located in an established industrial area, just minutes from US-17 and US-60, giving it easy access to Polk County.

The space has 2 grade level doors (13'x14' and 10'x12'), 16' clear height, a private restroom, 3 storage rooms / offices and includes 1,260 SF of mezzanine. Additional IOS available adjacent to the space.

Strategically located in Polk County between Tampa & Orlando, near major highways, close to the interstate and 3 miles from CSX Terminal and quick access to major roads like US-92, I-4, and Highway 60, making it easy to reach Tampa, Orlando, Fort Myers, and other parts of South Florida. Most cities in Polk County, including Lakeland, Bartow, Haines City, Polk City, Lake Wales, Mulberry, and Plant City, are all within a 30-minute drive.

OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	4,750 SF
Lot Size:	0.8 AC
Access:	2 Grade (13'x14' and 10'x12')
Clear Height:	16'
Private Restroom:	Yes
Year Built:	1991
Zoning:	IND (Industrial)
Parking:	On site

DEMOGRAPHICS	15 MILES	30 MILES	60 MILES
Total Households	177,805	437,880	2,755,801
Total Population	472,318	1,194,701	7,038,195
Average HH Income	\$83,188	\$87,864	\$99,590

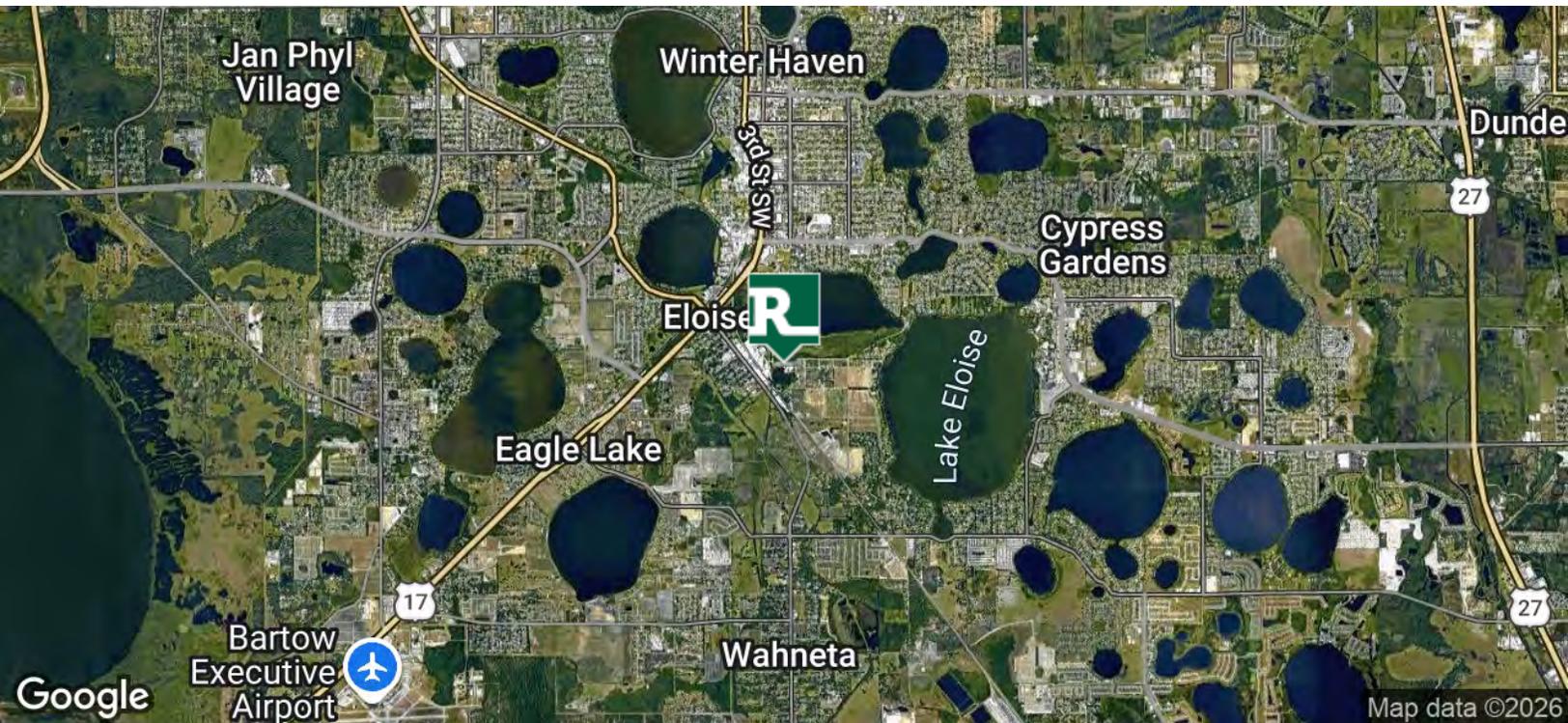
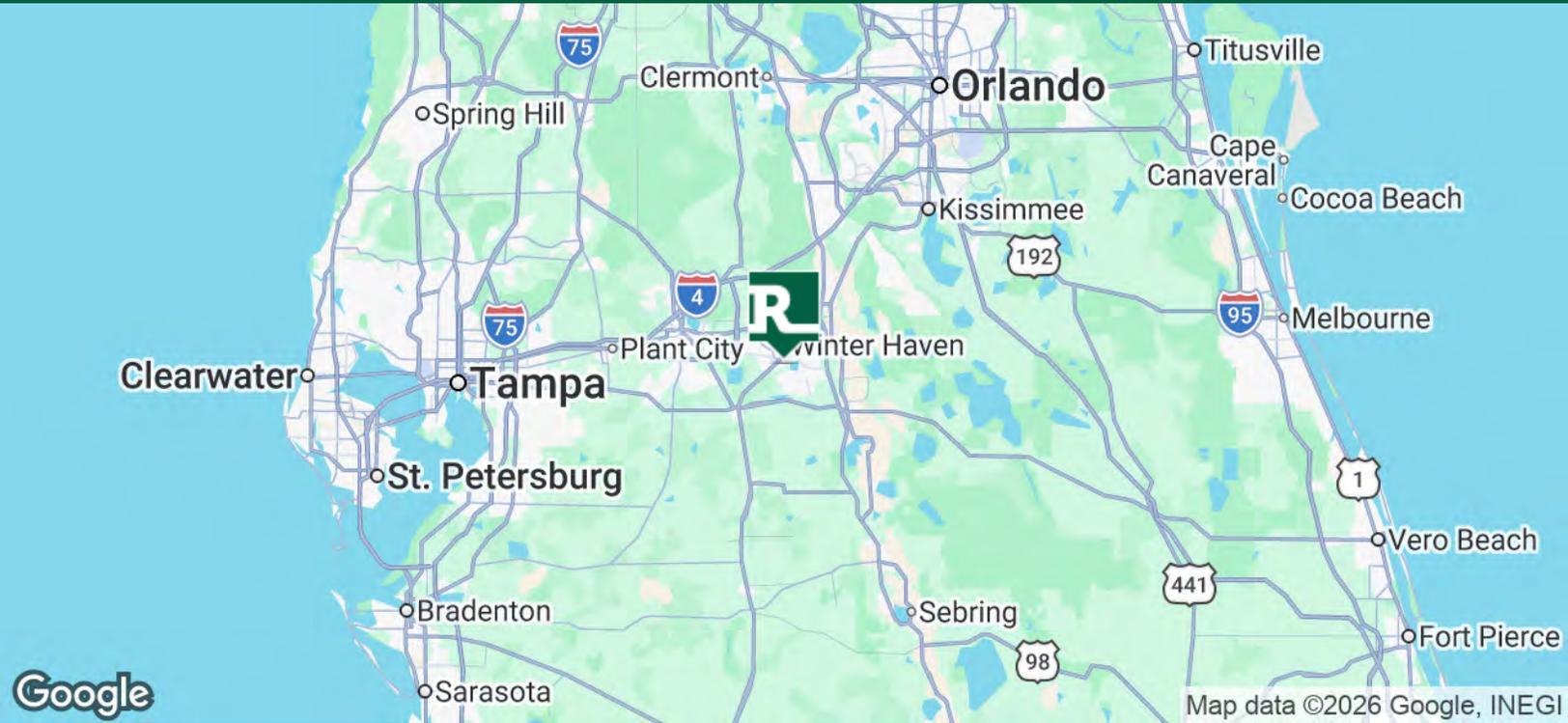
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CITY OF WINTER HAVEN

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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Central Florida's
Warehouse Specialist

FOR LEASE



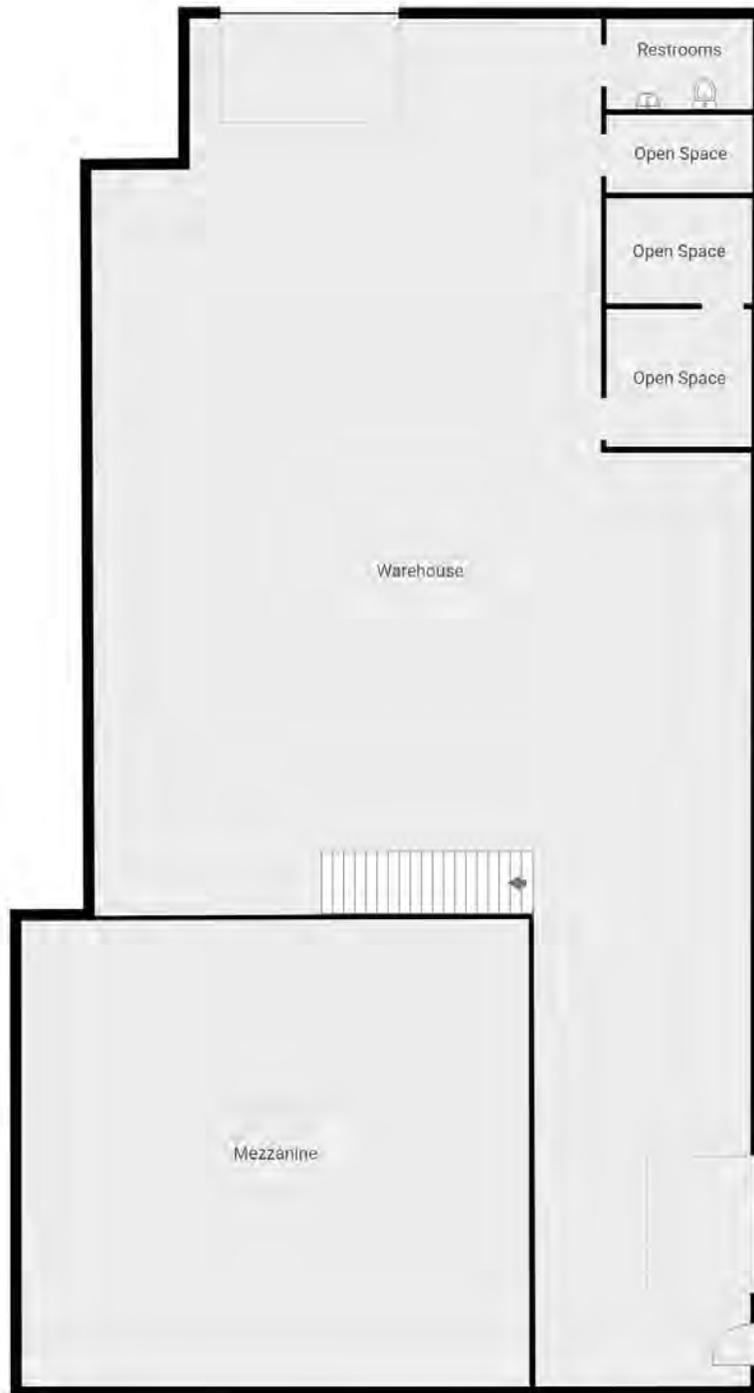
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Dimensions are approximate

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THE Ruthvens

WAREHOUSE / STORAGE NEAR US HWY-17
1042 HOOVER ROAD, WINTER HAVEN, FL 33884

Central Florida's
Warehouse Specialist

FOR LEASE



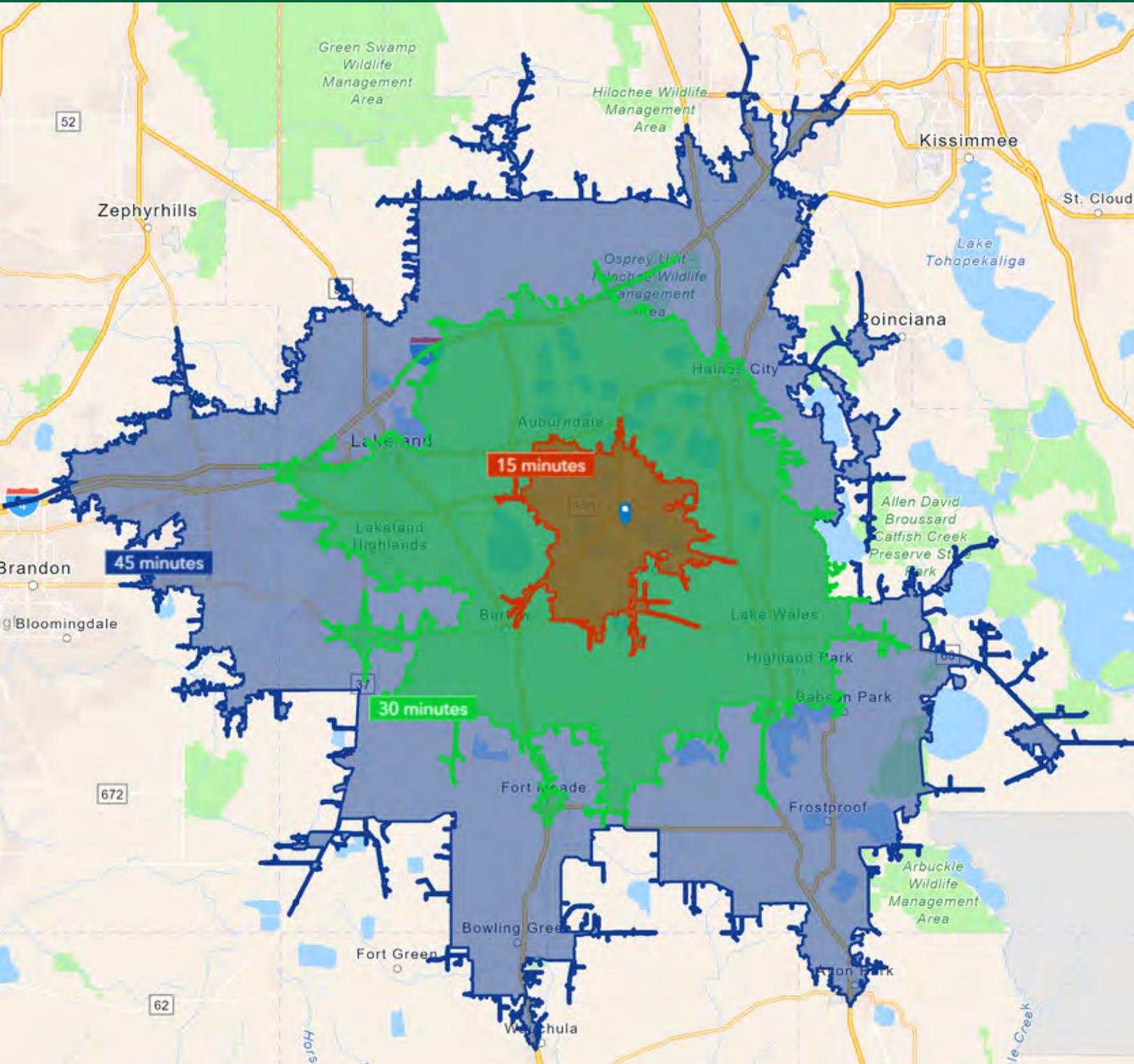
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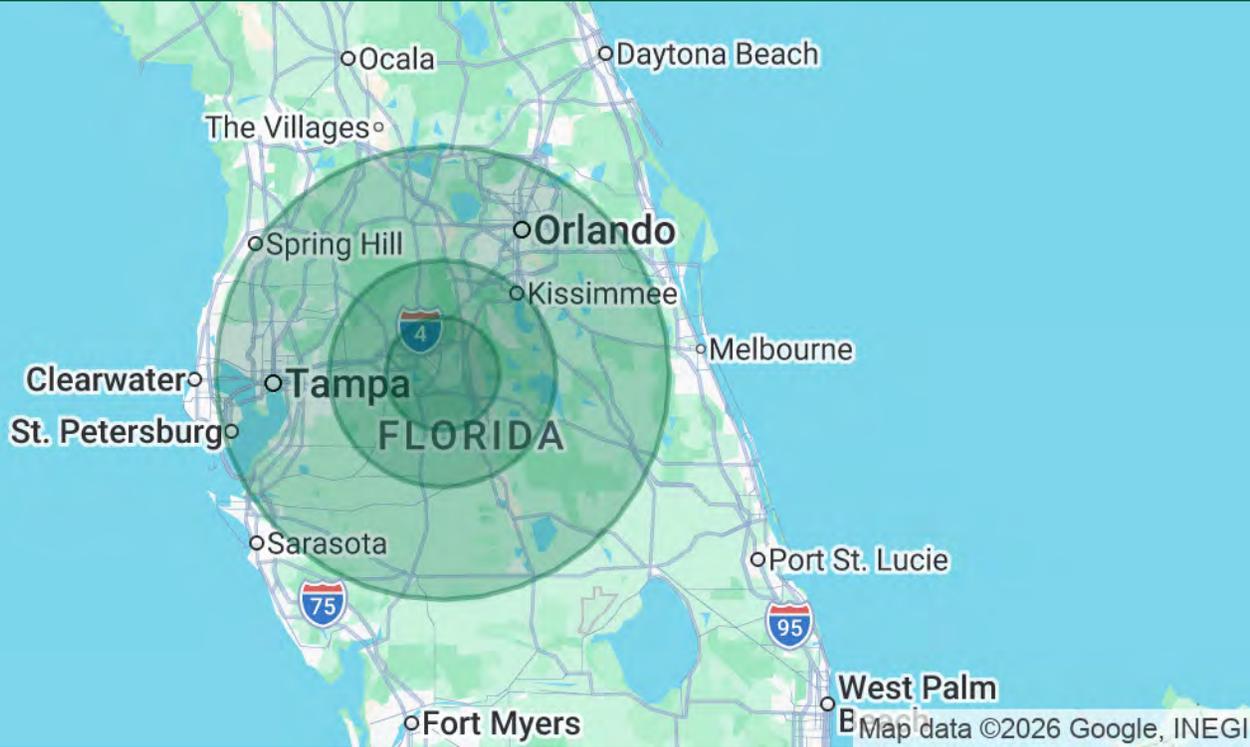
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POPULATION

	15 MILES	30 MILES	60 MILES
Total Population	472,318	1,194,701	7,038,195
Average Age	42	41	42
Average Age (Male)	41	40	41
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME

	15 MILES	30 MILES	60 MILES
Total Households	177,805	437,880	2,755,801
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$83,188	\$87,864	\$99,590
Average House Value	\$278,875	\$310,934	\$387,017

Demographics data derived from AlphaMap

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Brokerage- Senior Advisor

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PROFESSIONAL BACKGROUND

Abbas (AJ) Jaffer joined the Brokerage Properties and Services team in March of 2025, bringing with him extensive experience in industrial development and strategic business growth. Prior to this role, he served as the Vice President of Business Development for the Lakeland Economic Development Council (LEDC) for nearly three years. In this capacity, AJ played a key role in attracting high-skill, high-wage industries to Lakeland, working as a trusted partner for prospects, brokers, and developers. He managed the entire regulatory development process for the City and County, overseeing projects from their conceptual stages through to occupancy, and offering ongoing support throughout their life cycle.

Before his tenure with the LEDC, AJ held various positions within the City of Lakeland – Community and Economic Development Department over the course of eight years, including roles in the Building Inspection Division, Business Tax, Planning and Zoning, and Economic Development divisions. His experience in both the private and public sectors has given him a unique ability to bridge the gap between government and business interests, making him a valuable asset in every project he tackles.

In recognition of his dedication to the community, AJ was honored with the Entrepreneur Champion Award in 2024 by Catapult Lakeland. This prestigious award celebrates an individual or organization that has made a significant impact on supporting and mentoring entrepreneurs as they navigate the challenges of starting and growing businesses in Lakeland.

EDUCATION

Bachelor of Science in Business Administration from Polk State College.
Lipsev School of Real Estate - Masters in Commercial Property Designation (MiCP)

MEMBERSHIPS

Manufacturing & Supply Chain Alliance of Mid Florida (MSCA), Member
Commercial Real Estate Development Association (NAIOP) Tampa Bay, Developing Leader
Catapult Lakeland, Entrepreneur Champion Award
Makerspace, Advisory Board Member

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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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