



PROPERTY DESCRIPTION

This property has a total of 12,120 SF of warehouse on 1.76 acres. Fully fenced with yard storage available. Zoning is BPC-2 (Business Park Center), which allow outdoor storage, great fit for truck repair, equipment rental, construction or services. Property is located in the growing city of Lakeland, FL right off the main corridor of S Florida Ave with quick access to Polk Parkway, I-4 (Tampa & Orlando), and Hwy 60 (Fort Myers & Miami/South Florida).

Building 1 is a total of 7,800 SF + mezzanine space, includes 1,500 SF of office, 18' clear height, 6 grade level doors (12'x14').

Building 2 is a total of 4,800 SF, 18' clear height, 4 grade level doors (12'x14').

Situated between Tampa and Orlando, this property is just 38 miles (45 minutes) from Tampa and about 62 miles (70 minutes) from Orlando, making it a prime location for businesses looking to serve both metro areas. Easy access to Polk Parkway, I-4, downtown Lakeland, and access a strong demographic and workforce. Join many corporate offices and well diversified corporations located near the property including Publix HQ, Amazon, Geico, Auto Owners Insurance, Draken, Lockheed Martin, Digarc and many others.

OFFERING SUMMARY

Lease Rate:	Call 863-250-2502
Total Building Size:	12,120 SF
Land Size:	1.76 Acres
Office Size:	1,500 SF
Building 1 Size:	7,320 SF + Mezzanine
Building 2 Size:	4,800 SF
Year Built:	1976-2022
Zoning:	BPC-2 (Business Park Center)
Grade Level Doors:	10 (12'x14')

DEMOGRAPHICS	20 MILES	40 MILES	80 MILES
Total Households	290,463	1,053,215	3,734,812
Total Population	783,612	2,795,183	9,316,782
Average HH Income	\$94,008	\$97,749	\$97,483

ALEX DELANNOY, SIOR

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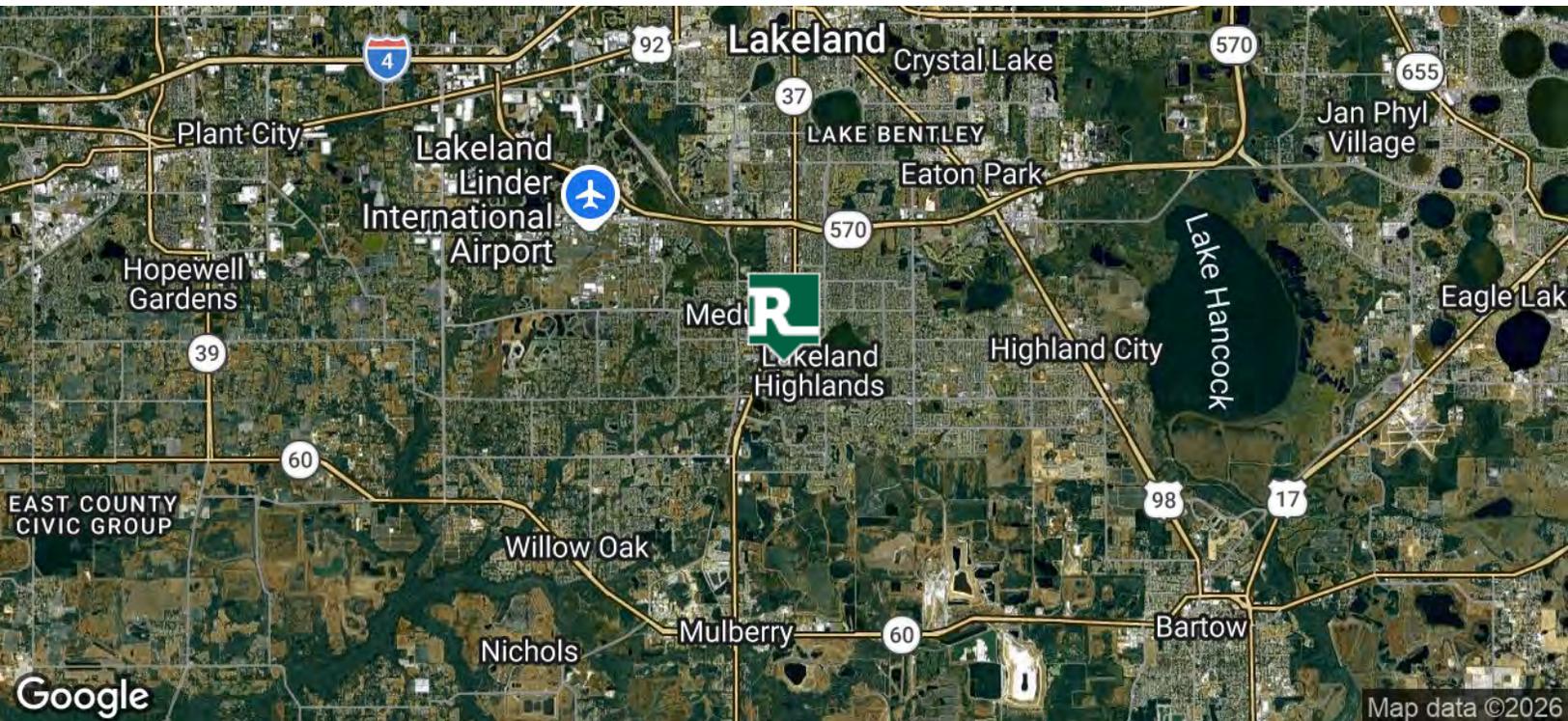
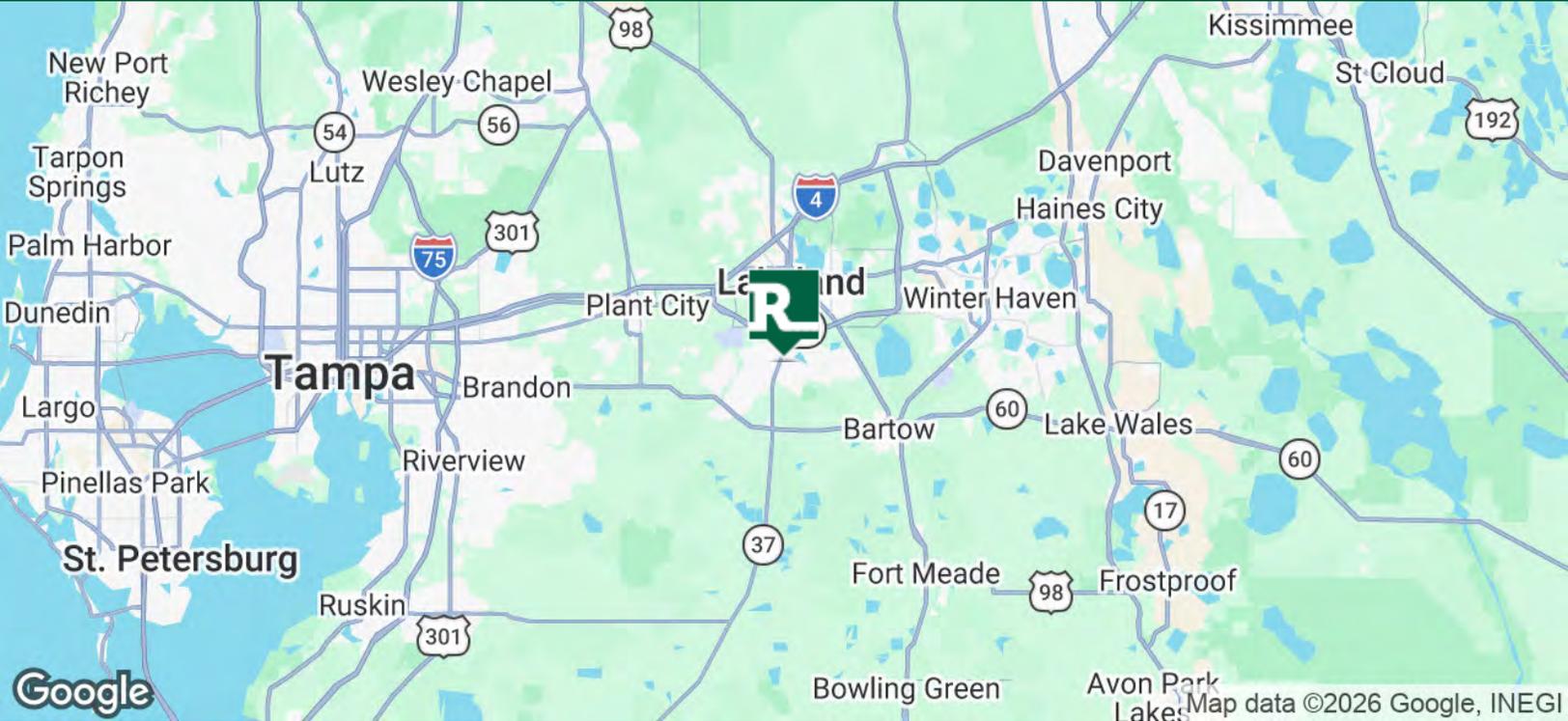


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CITY OF LAKELAND

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Amazon, Florida Southern College and is the winter home to the Detroit Tigers.

LARGEST EMPLOYERS IN LAKELAND NEARBY

Headquartered within one mile from subject property in Lakeland, Publix is Florida's largest private employer. In 2018, they announced it would hire those additional 700 employees to fill a 190,000 square foot office addition bringing their total employment in Lakeland to over 8,000.

On top of their current corporate offices located within a couple of miles of subject property, Geico recently expanded their regional office by another 50,000 square feet. This expansion resulted in a \$12 million capital investment 500 new High-Skill, High-Wage jobs, bringing their Lakeland employment to 3,700.



AMAZON FULFILLMENT AND PRIME AIR HUB

In 2014, Amazon constructed and opened a new 1,000,000+ square foot fulfillment center located on County Line Road with 900+ employees, since then Amazon continued to chose Lakeland and not only quadruple their size in Polk County but relocated their Amazon Air HUB in 2020 to Lakeland International Airport from Tampa with a new 285,000 square feet facility creating thousands of jobs.

In 2021, they announce an expansion that will more than double their capacity making it the largest Amazon facility in the Southeast in 2022 with another 464,000 square feet and hundreds of new jobs



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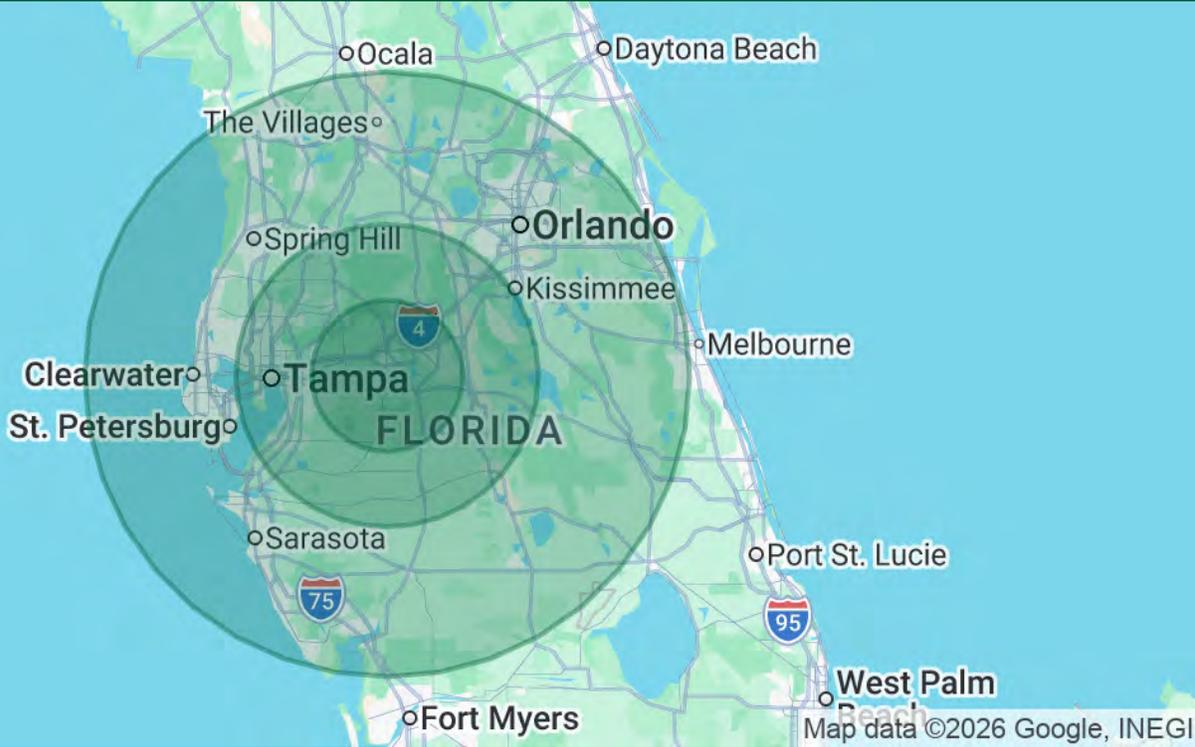
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POPULATION **20 MILES** **40 MILES** **80 MILES**

Total Population	783,612	2,795,183	9,316,782
Average Age	41	41	44
Average Age (Male)	40	40	43
Average Age (Female)	42	42	45

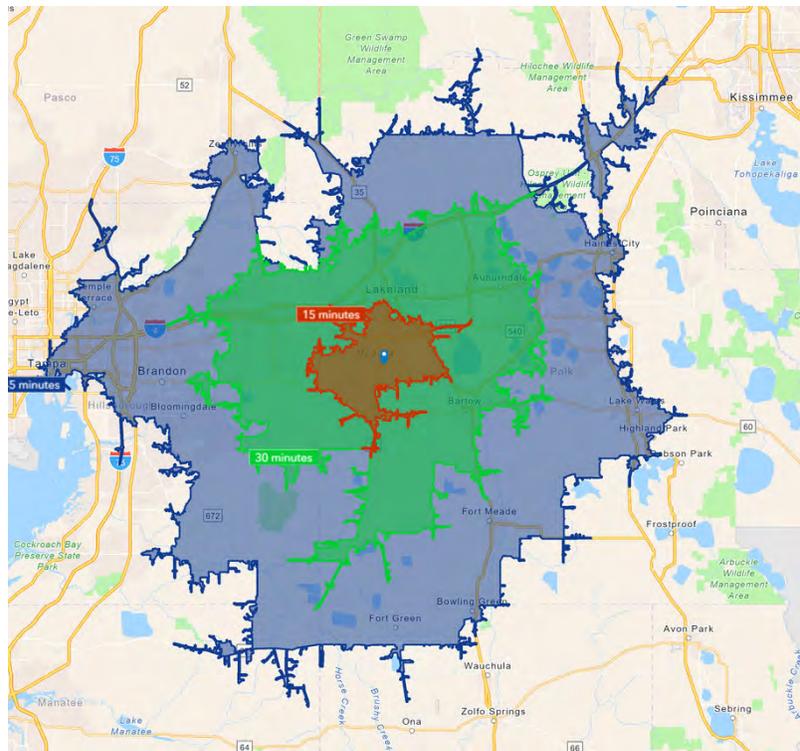
HOUSEHOLDS & INCOME **20 MILES** **40 MILES** **80 MILES**

Total Households	290,463	1,053,215	3,734,812
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$94,008	\$97,749	\$97,483
Average House Value	\$315,338	\$362,028	\$377,916

TRAFFIC COUNTS

S Florida Ave / US-37 37,500/day

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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