



VIDEO

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

This 14,250 SF warehouse space off US-Hwy 27 in Dundee is available for lease. Features a 200 SF office and restroom, 3 dock-high (10'x12'), 1 drive-in (12'x14') with 17'-20' clear height, LED lights, 3 industrial vents, 1ph 240V 225amps with outlets throughout the space. Zoning is IL (Industrial), and parking is available in front.

Strategically located in Dundee off Hwy 17 and 27, the property provides easy access to major highways in Central Florida connecting you to major destinations. Reach I-4 within 30 minutes; Tampa, Orlando, Port Charlotte, and Port St. Lucie within 90 minutes; and Miami, Naples, Fort Myers, Gainesville, and St Augustine within 180 minutes.

PROPERTY HIGHLIGHTS

- 14,250 SF warehouse space off US-Hwy 27
- Dock and Drive-in access with 17'-20' clear height
- Zoned IL (Industrial) and parking available
- Near Hwy 27 with convenient access to SR 60 and I-4

OFFERING SUMMARY

Lease Rate:	Call 863-250-9010 for pricing
Available Building SF:	14,250 SF
Lot Size:	9.33 Acres
Building Size:	15,000 SF
Office Size:	200 SF (Shared)
Built:	2005
Clear Height:	17' - 20'
Loading:	3 dock high / 1 drive-in

DEMOGRAPHICS	15 MILES	30 MILES	60 MILES
Total Households	146,154	561,835	2,118,650
Total Population	394,141	1,554,412	5,640,584
Average HH Income	\$77,691	\$88,672	\$98,061

ABBAS "AJ" JAFFER, MICP

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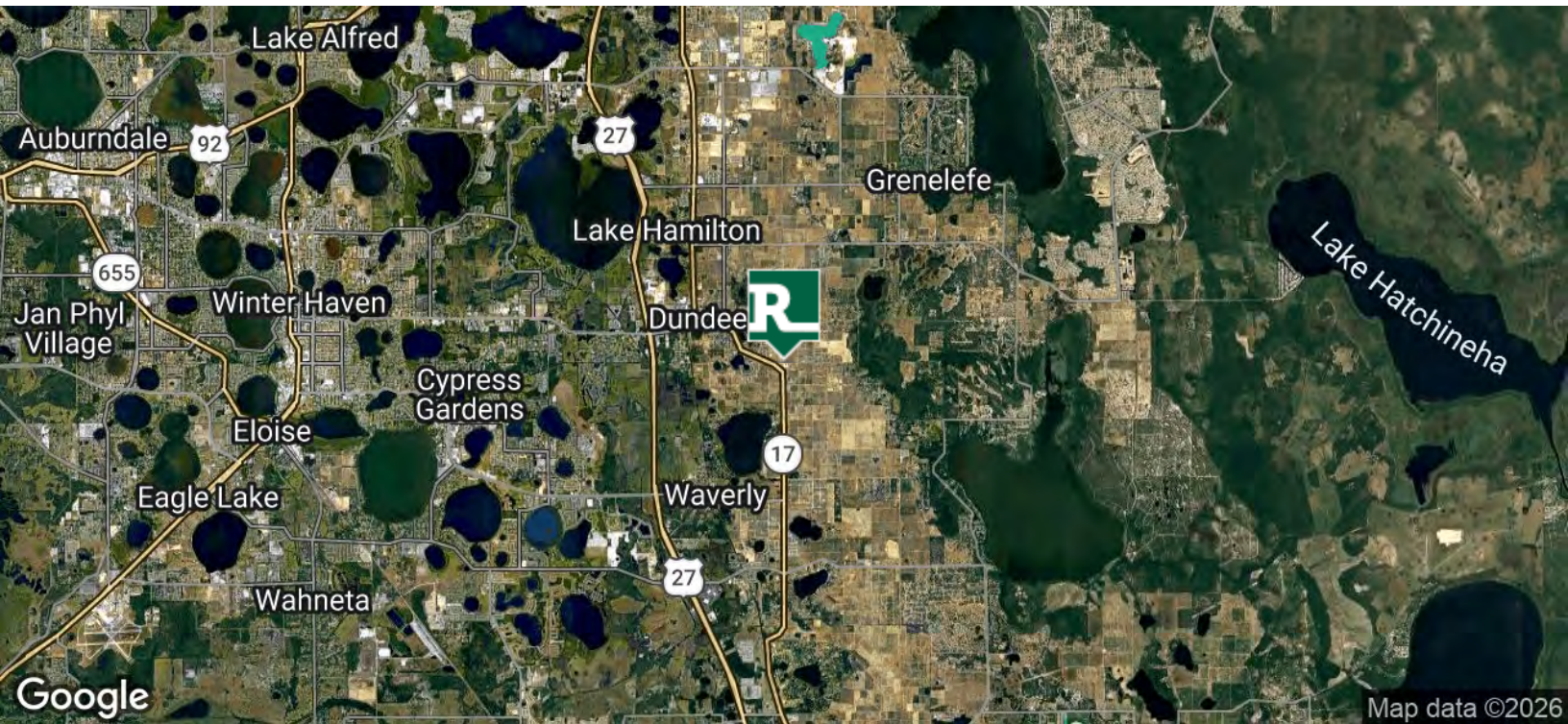
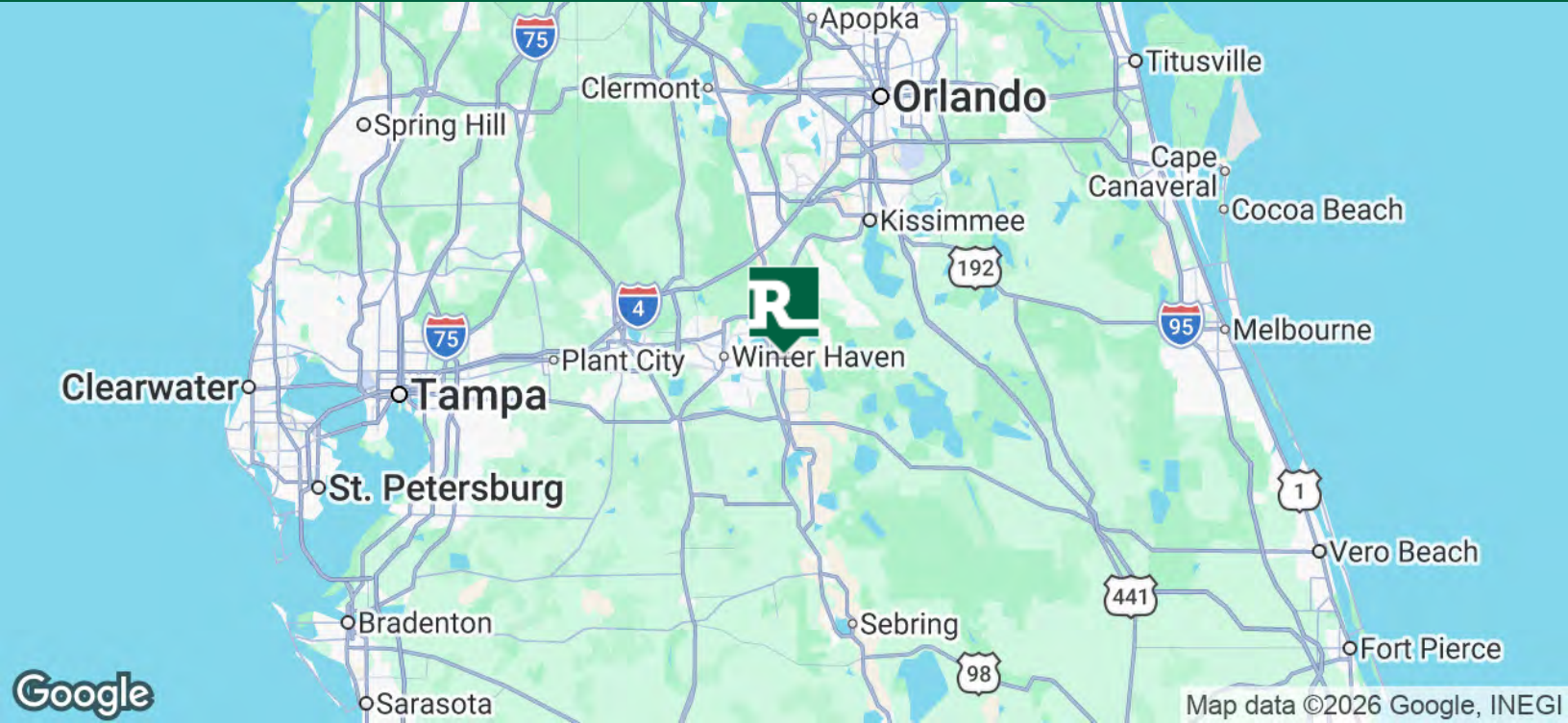
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	14,250 SF	Lease Rate:	Call 863-250-9010 for pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
Building 3	Available	14,250 SF	NNN	14,250 SF warehouse, 200 SF office space with 1 restroom, 3 dock high, and 1 drive-in bay.

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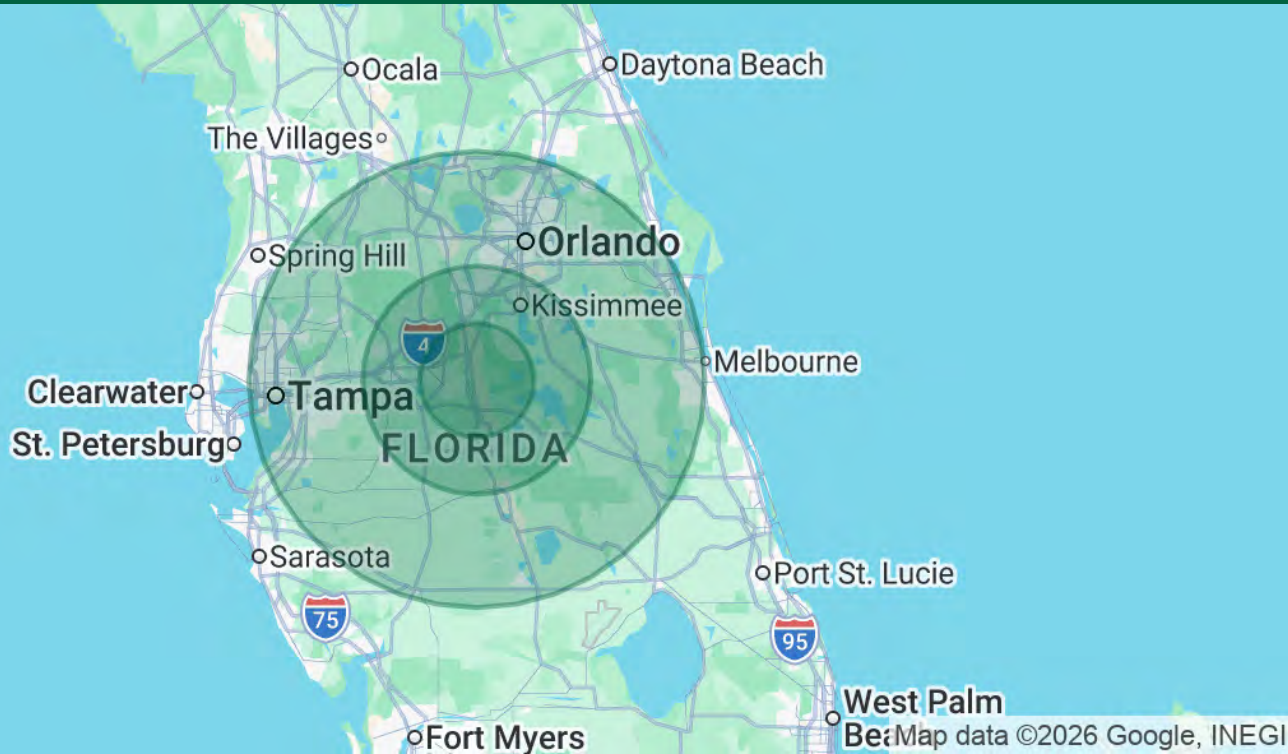
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POPULATION

	15 MILES	30 MILES	60 MILES
Total Population	394,141	1,554,412	5,640,584
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME

	15 MILES	30 MILES	60 MILES
Total Households	146,154	561,835	2,118,650
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$77,691	\$88,672	\$98,061
Average House Value	\$276,891	\$337,342	\$370,332

2020 American Community Survey (ACS)

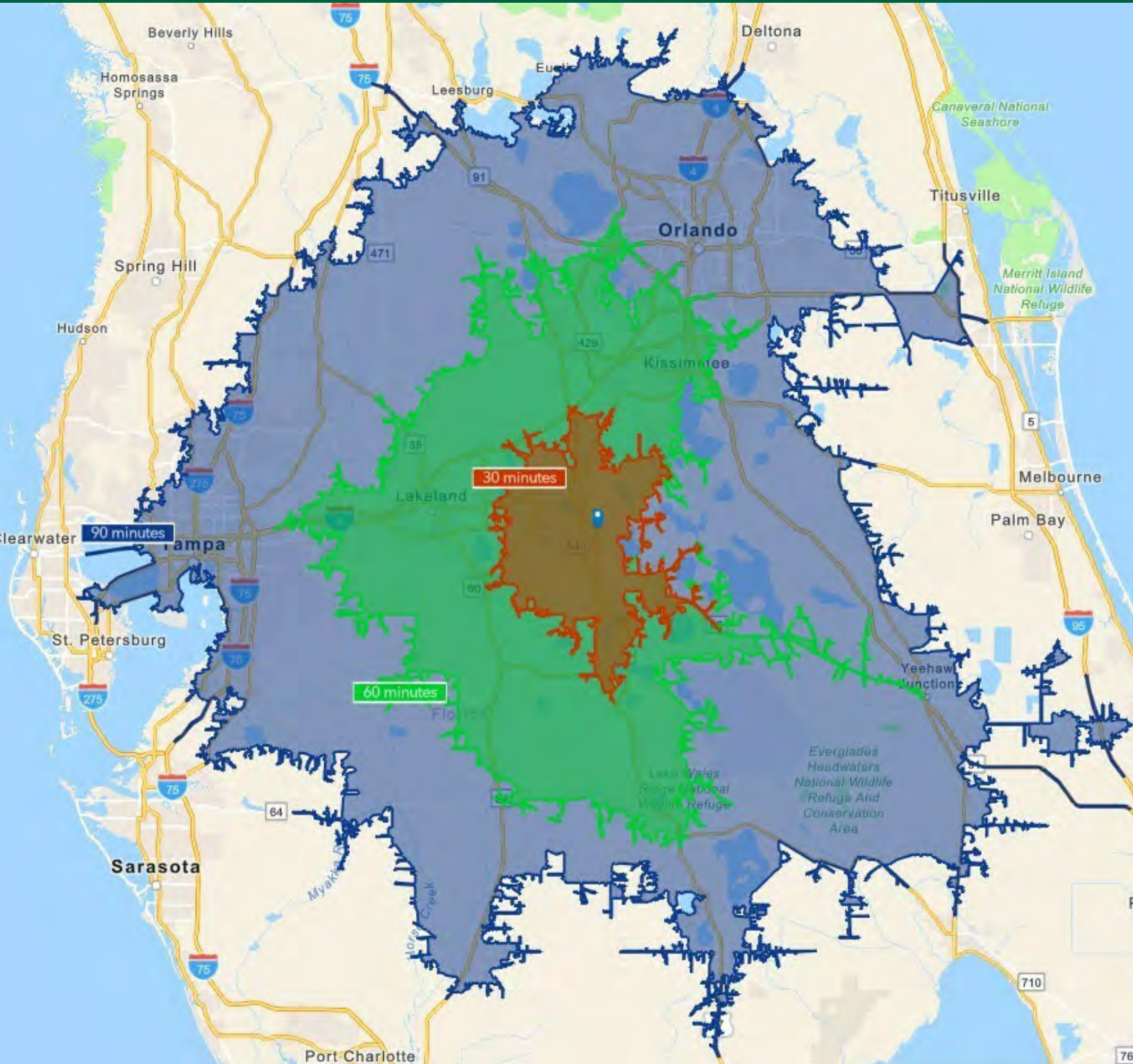
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ABBAS "AJ" JAFFER, MICP

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.

Lipsey 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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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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