



### OFFERING SUMMARY

Lease Rate:	Call for pricing
Available SF:	220 - 522,720 SF
Lot Size:	36.44 Acres
Building Size:	361,653 SF
Built / Renovated:	1980 / 2019
Clear Height:	20' - 35'
Loading:	Dock High & Grade Level Access
Truck parking:	Available on site
Built to suit:	Up to 75,000 SF
Zoning / Land Use:	HI (Heavy Industrial) & IND (Industrial)
Market:	Tampa - St Petersburg
Submarket:	Lakeland - Winter Haven MSA

### PROPERTY DESCRIPTION

Central Florida Industrial Center offers warehouse, cold storage, office, truck parking and tank farms with both dock high and grade level loading and between 20' and 35' clear height. Strategically located in Auburndale in the industrial hub of Central Florida, direct access to US-92, only 8 miles from I-4 (Tampa & Orlando) and 12 miles away from Hwy 60 (Fort Myers & Miami/South Florida). Great fit for distribution, storage, manufacturing, food grade operations and more.

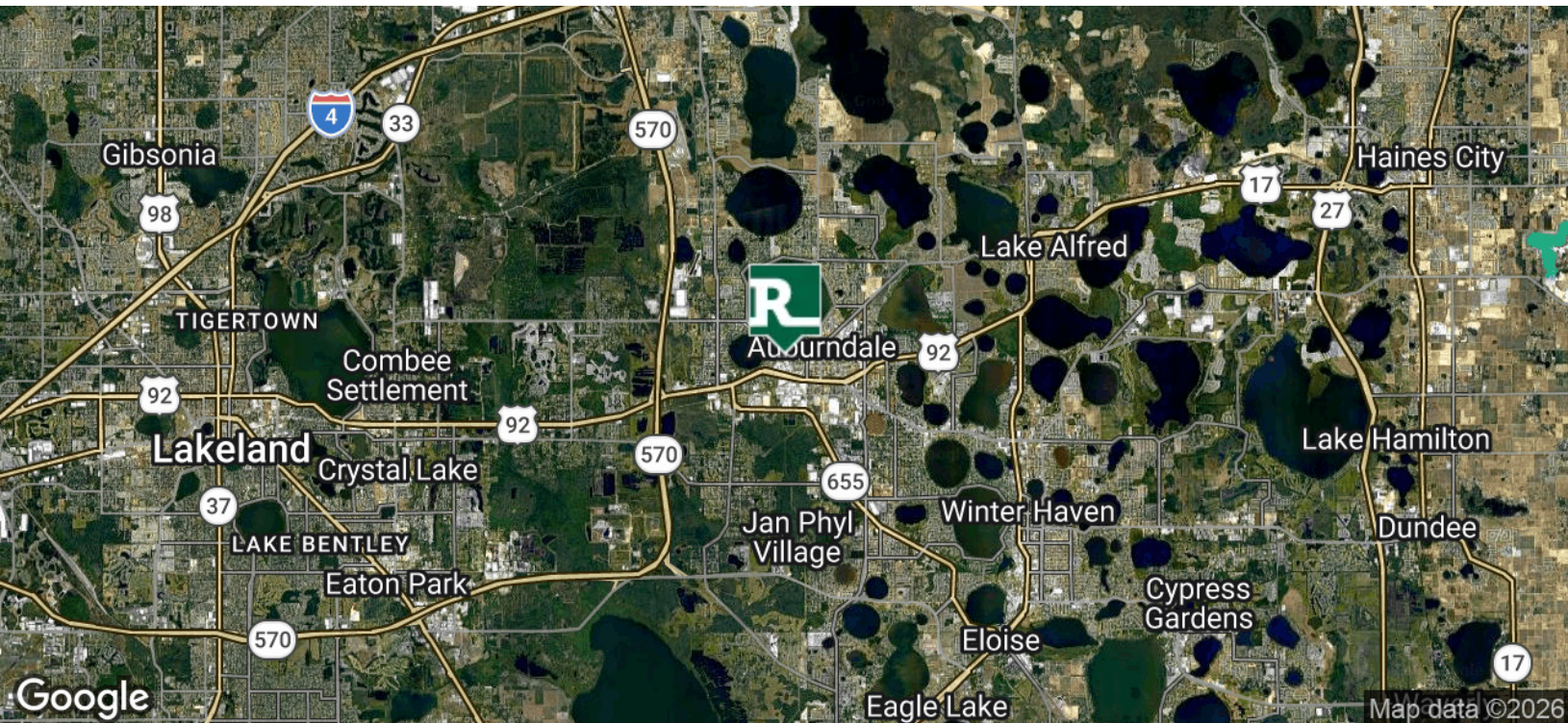
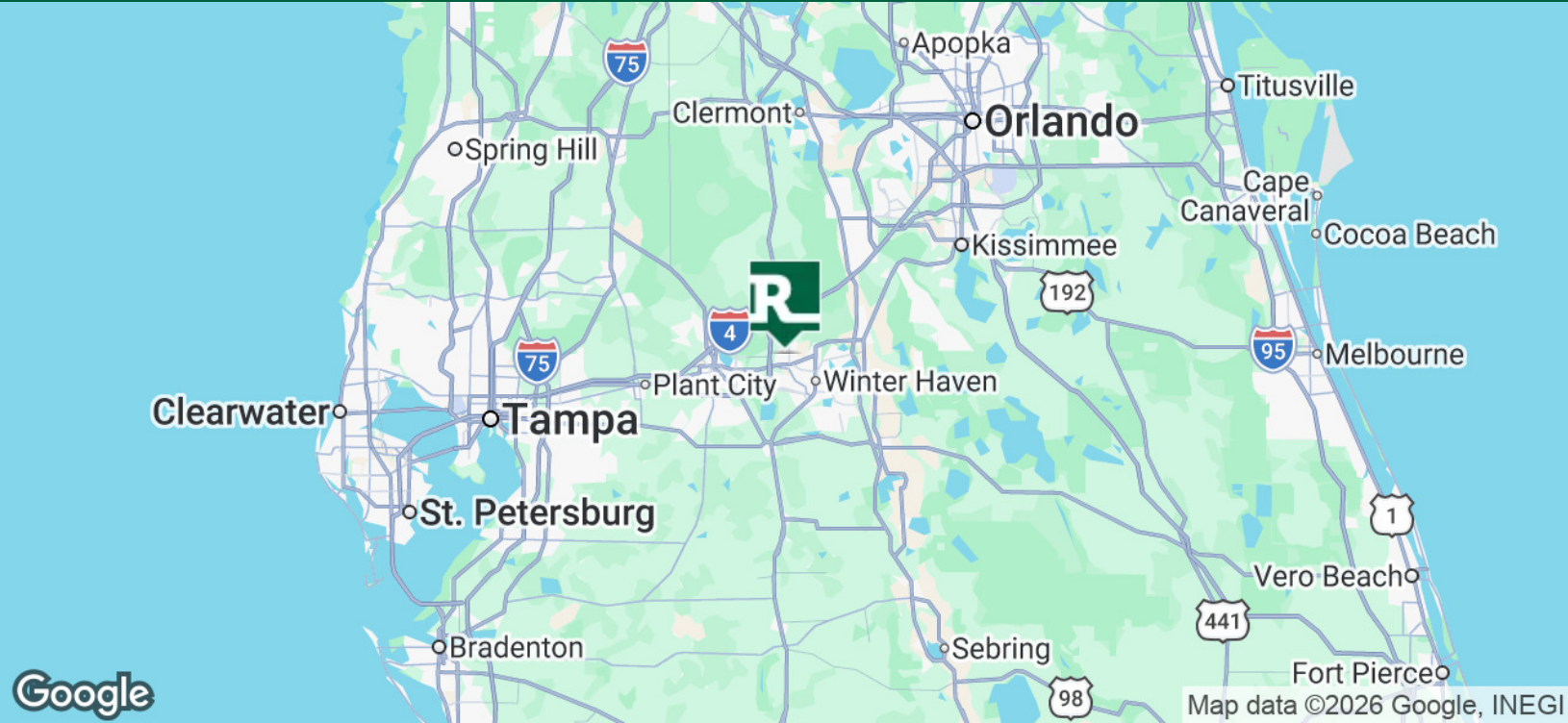
### PROPERTY HIGHLIGHTS

- Warehouse, cold storage, freezer, office, truck parking and tank farms available
- Direct access to US-92, only 8 miles from I-4 and 12 miles away from Hwy 60
- Both dock high and grade level loading and between 18' and 35' clear height
- Great fit for distribution, storage, manufacturing, food grade operations and more

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# FLORIDA *within* REACH

 **300+**  
MILES OF RAIL  
IN POLK COUNTY

 **10**  
MILLION PEOPLE  
WITHIN 100 MILES

 **3**  
INTERNATIONAL  
AIRPORTS  
WITHIN 60 MILES

 **3**  
DEEPWATER  
SEAPORTS  
WITHIN 75 MILES



### WHY CENTRAL FLORIDA?

Get to know Florida's newest hot spot for business. There's a reason why Publix Super Markets, Legoland Florida Resorts and Florida's Natural all call Polk County home. Ideally located between two major metro areas, Central Florida boasts a fertile business environment that offers a potent blend of connectivity, workforce talent and low operating costs.

### 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 deepwater 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.

### WORKFORCE

Our 3.5 million-strong talent pool is supported by world-class educational institutions like Florida Polytechnic University and the Polk State Clear Springs Advanced Technology Center. Add to that attractive incentive packages, business-friendly legislation, no personal income tax and one of the best business climates in the country.

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# CENTRAL FLORIDA INDUSTRIAL CENTER

625 W BRIDGERS AVE, AUBURNDALE, FL 33823

Central Florida's  
Warehouse Specialist

FOR LEASE



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### LEGEND

Available

Available Soon

Built to Suit

Unavailable

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## LEASE INFORMATION

Lease Type:	NNN; Full Service; MG	Lease Term:	Negotiable
Total Space:	220 - 522,720 SF	Lease Rate:	Call for pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	DESCRIPTION
Warehouse 10	Available	10,000 SF	NNN	Wet sprinkler system, 3 oversized 18x14 dock high doors, 1 10x10 bay door ramp accessible, 28' clear height, up to 33' eave height, approximately 891 SF of office with 4 offices and 2 restrooms. Covered outside area available in addition.
Warehouse 28-B	Available	15,000 SF	NNN	15,000 SF section has 33' clear height and 39' at eave, wet sprinkler system, 2 oversized (18'x16') grade level door with some parking in front.
Warehouse 33	Available	33,000 SF	NNN	Warehouse 33 is available with 33,000 SF, 750 SF of office with 2 private offices, 1 conference room, open space, and 2 restrooms. The space has wet sprinkler system, three (3) 18'x12' dock high doors, one (1) 12'x14' bay door with ramp access, 27' clear height and 34' at eave.
Suite A	Available	3,154 SF	NNN	Former truck driving office, total of 8 private and shared office, waiting area, reception, IT room, open space with 6 work stations, 2 restrooms and a kitchenette.
Suite B	Available	220 - 1,245 SF	Full Service	Executive office available, could be leased individually or together, shared reception and restrooms, rates include electricity, water, sewer and internet.
Suite 2	Available Soon	2,084 SF	Modified Gross	Storage space with shared loading docks or covered access.
Suite 3	Available Soon	900 SF	Modified Gross	Storage space with shared loading docks or covered access.
Laydown Yard	Available	12 Acres	Modified Gross	Up to 12 acres of industrial outdoor storage for laydown yard, equipment storage, truck parking, RV, manufactured home and more. Can be leased by size or space, terms are negotiation depending on the need. Warehouse and office available across the street.
Built to Suit - 1	Built to Suit	35,000 SF	NNN	-
Built to Suit - 2	Built to Suit	40,000 SF	NNN	-

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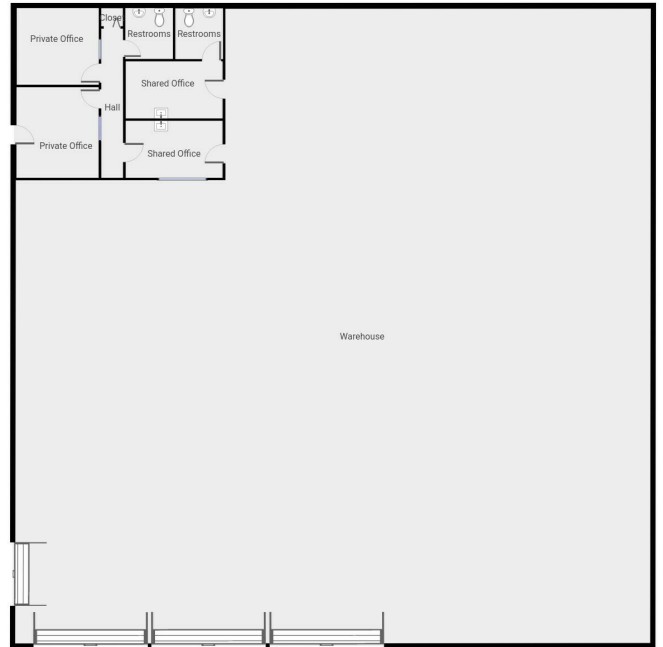
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### WAREHOUSE 10

- Wet sprinkler system
- 3 oversized 18x14 dock high doors
- 1 10x10 bay door ramp accessible
- 28' clear height, up to 33' eave height
- Approximately 891 SF of office with 4 offices and 2 restrooms
- Covered outside area available in addition.



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### WAREHOUSE 28-B

- 15,000 SF warehouse
- Office and restroom on property
- 33' clear height and 39' at eave
- Wet sprinkler system
- 2 oversized (18'x16') grade level door
- Parking in front
- Truck parking / yard storage available on site
- Additional warehouse available on demand
- Call broker for pricing



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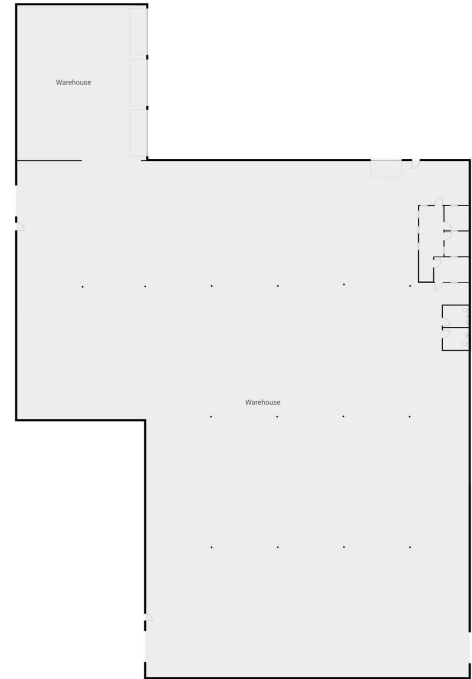
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### WAREHOUSE 33

- 33,000 SF available
- Wet sprinkler system
- Three (3) 18'x12' dock high doors
- One (1) 12'x14' bay door with ramp access
- 27' clear height with 34' eave
- 750 SF of office space
- 2 private offices
- 1 conference room
- Open space and 2 restrooms



Dimensions are approximate



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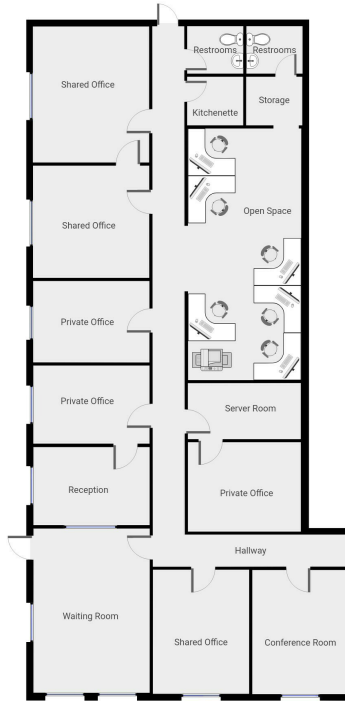
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### SUITE A

- 3,154 SF office space
- Former truck driving office
- Total of 8 private and shared office
- Open space with 6 work stations
- Waiting area, reception, IT room, 2 restrooms and a kitchenette
- Flexible lease terms
- Warehouse, truck parking and yard storage available on site
- Call broker for pricing



Dimensions are approximate



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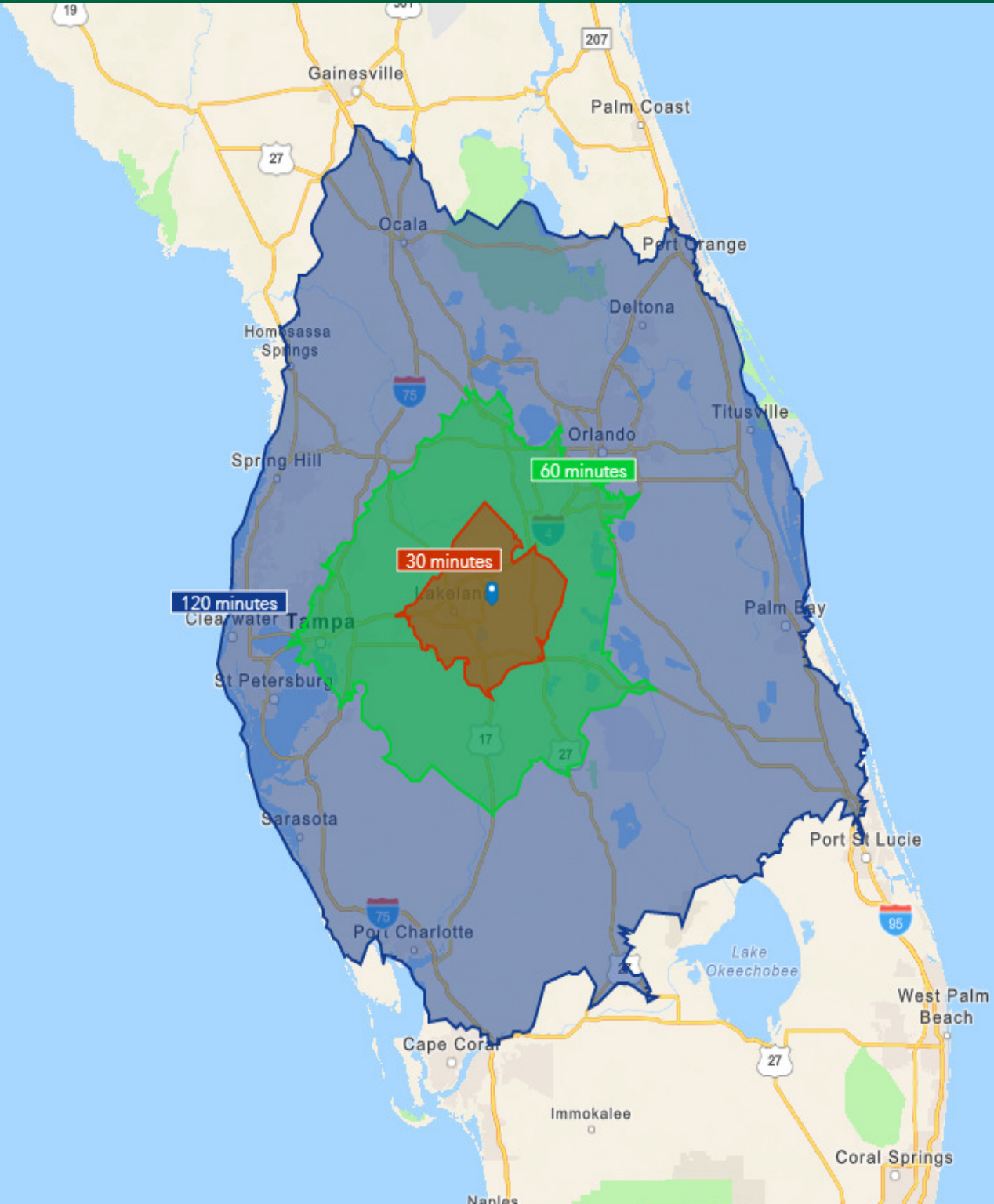
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POPULATION	25 MILES	50 MILES	100 MILES
Total Population	751,939	3,653,205	9,437,012
Average Age	39.0	37.1	41.8
Average Age (Male)	37.7	36.0	40.7
Average Age (Female)	40.0	38.2	42.8

HOUSEHOLDS & INCOME	25 MILES	50 MILES	100 MILES
Total Households	282,666	1,365,302	3,769,029
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$57,682	\$62,795	\$62,121
Average House Value	\$184,286	\$245,040	\$240,820

TRAFFIC COUNTS	
US-92	41,500/day

\* Demographic data derived from 2020 ACS - US Census

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### ALEX DELANNOY, SIOR

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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