



Centennial Business Complex & Outdoor Storage

1585 Centennial Blvd, Bartow, Florida 33830

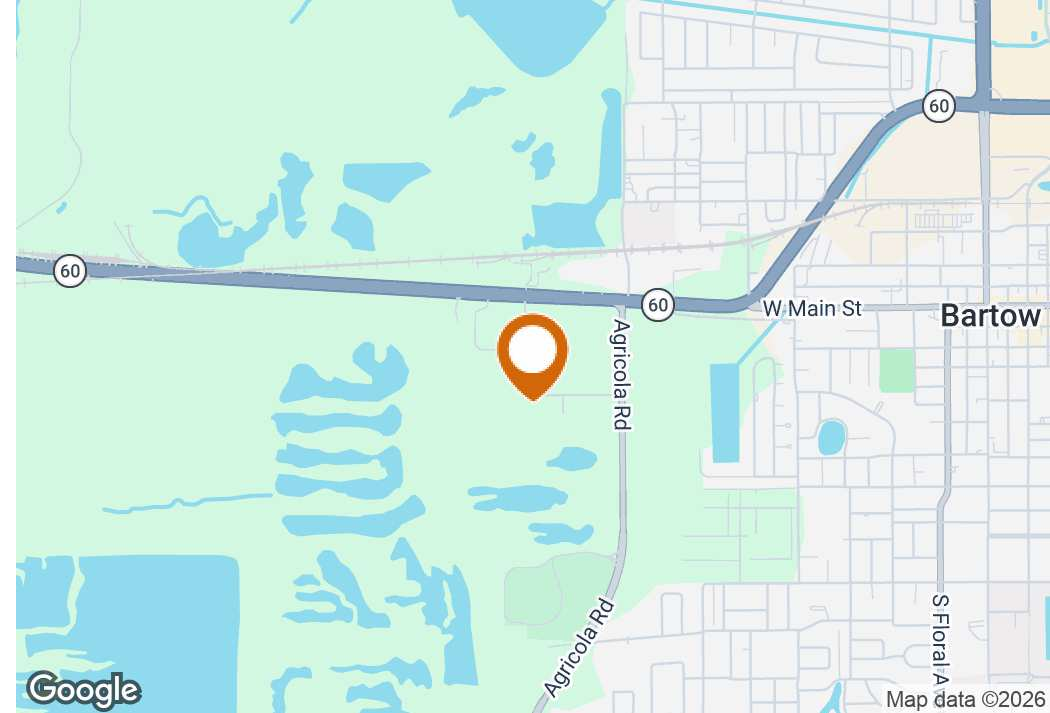
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Centennial Business Complex



PROPERTY SUMMARY



Lease Rate

Negotiable

Offering Summary

Complex Size:	93,600 SF
Available SF:	5,200 - 36,400 SF
Lot Size:	19 Acres
Year Built:	2024
Zoning:	Industrial
Clear Height:	34'
Doors:	2 Dock High (1 door per 5,000 SF)
Ramp:	Available as add on option
Fire Safety:	ESFR Sprinklers
Height:	Clear Height: 34'

Property Overview

Centennial Business Complex at Centennial Blvd in Bartow, Florida, offers a premier leasing opportunity for commercial tenants seeking an exceptional industrial/warehouse/distribution space. Boasting modern facilities with customizable floor plans, high ceilings, and ample parking, the property is designed to meet the diverse needs of businesses. The strategic location provides easy access to major transportation routes, making logistics efficient and cost-effective. With state-of-the-art amenities, including loading docks, flexible office space options, and expansive storage areas, the property is perfectly suited to support a wide range of industrial operations. Elevate your business with the unparalleled advantages of Centennial Business Complex.

Property Highlights

- Outdoor Storage Available (5 ± Acres)
- Building 1 (1585 Centennial Blvd) - 5,200 SF Available Now
- Building 2 (1595 Centennial Blvd) - 36,400 SF Available Now (10,400 Min Div)
- Strategic location with access to major transportation routes

LEASE SPACES



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,200 - 36,400 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
1585 Centennial Blvd	Available	5,200 SF	NNN	Negotiable
1595 Centennial Blvd	Available	10,400 - 36,400 SF	NNN	Negotiable

OUTDOOR STORAGE AERIAL



Outdoor Storage
Available
(5 ± Acres)

This aerial photograph shows an industrial park with several large white warehouse-like buildings. A large, rectangular area of land, currently covered in grass and some debris, is outlined with a bright yellow border. This area is designated for outdoor storage. The surrounding landscape includes other industrial buildings, parking lots with trucks, and some greenery in the distance under a blue sky with scattered clouds.

AERIAL PHOTOS

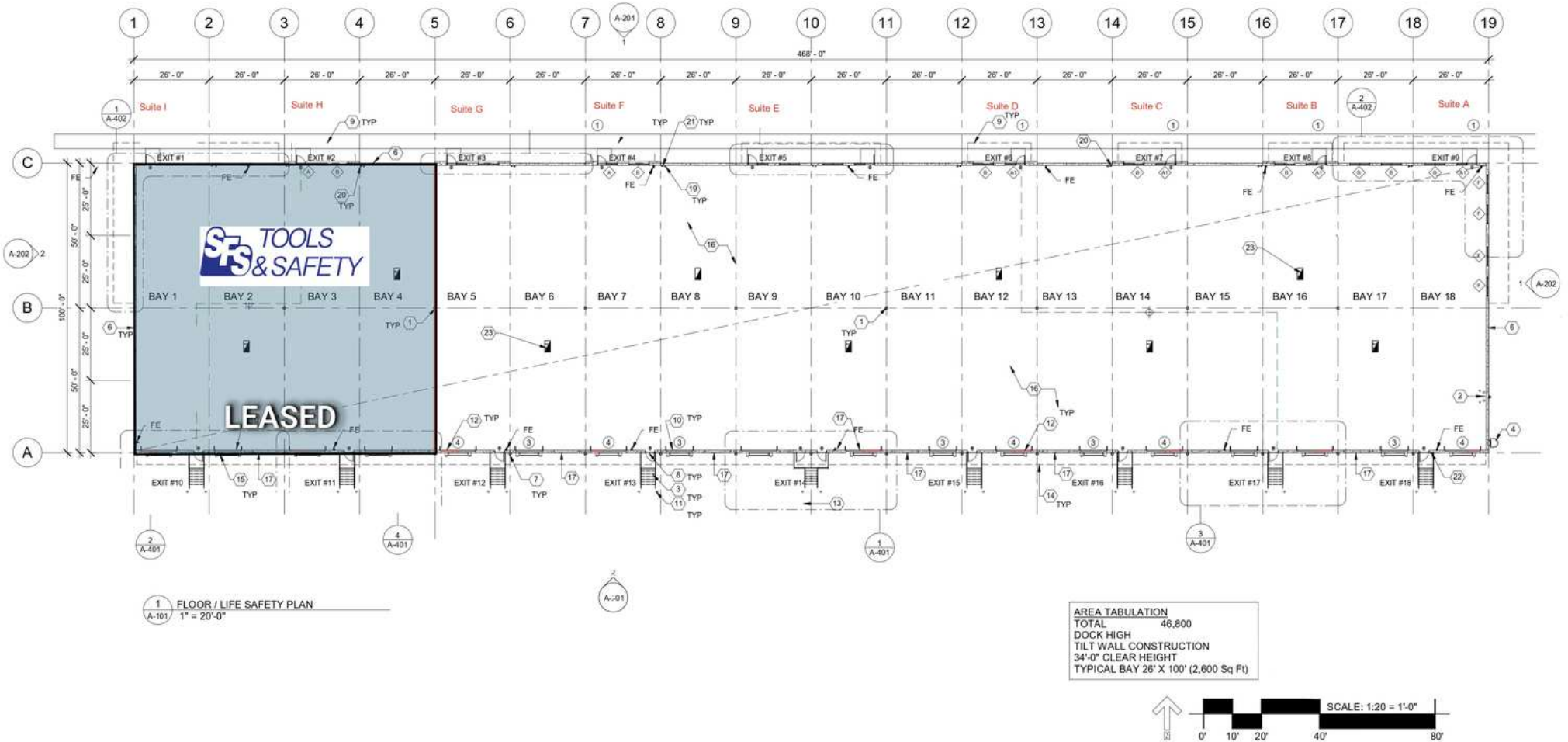


FLOOR PLAN - BUILDING 1



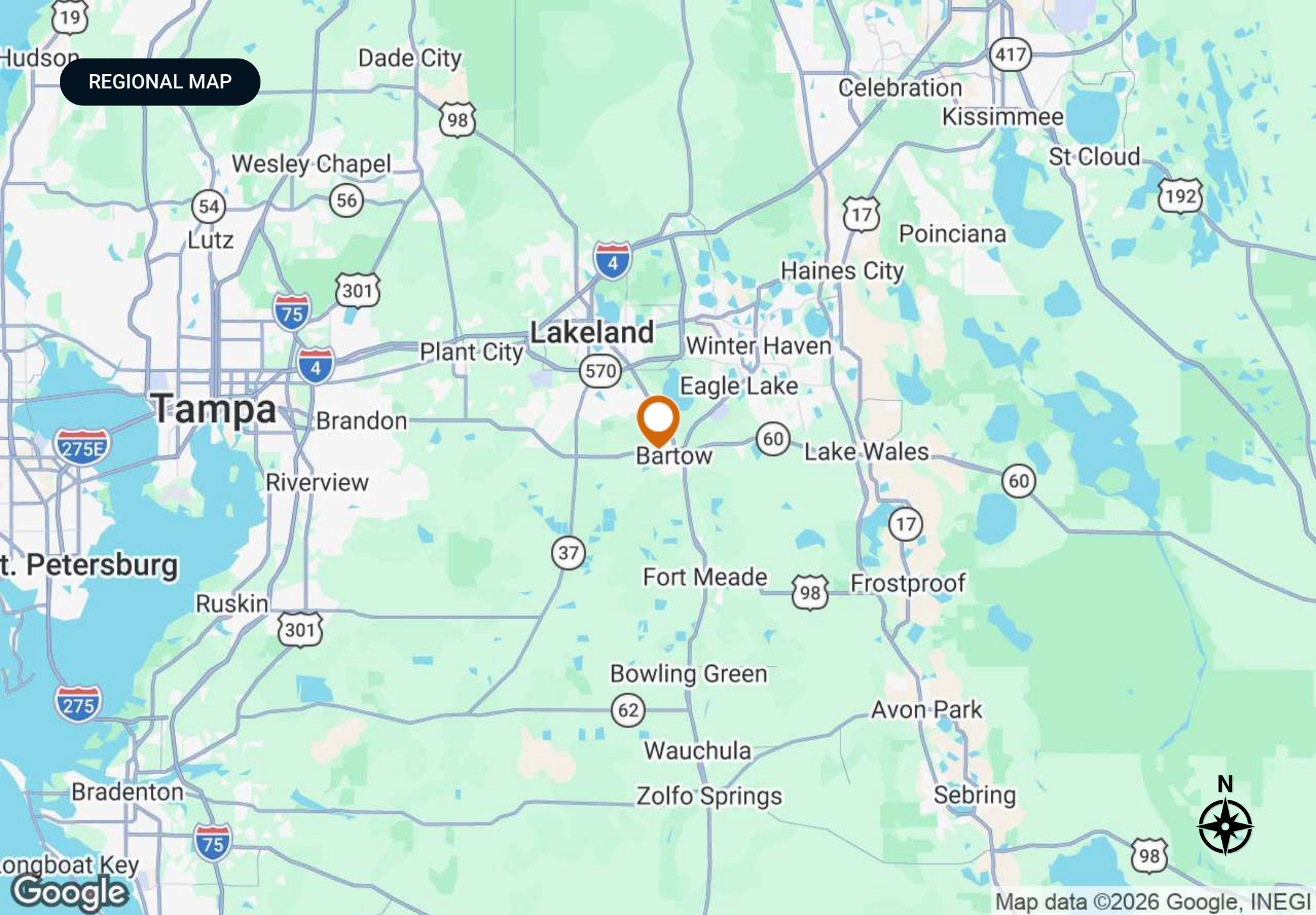
1 FLOOR PLAN
A-101 1" = 20'-0"

FLOOR PLAN - BUILDING 2



SPEC OFFICE FLOOR PLAN





REGIONAL MAP

Longboat Key

Google

Map data ©2026 Google, INEGI

Employment Overview

Centennial Business Complex (30 minutes)
1585 Centennial Blvd, Bartow, Florida, 33830
Drive time of 30 minutes

Prepared by Esri
Latitude: 27.8920
Longitude: -81.8643

Employment Overview

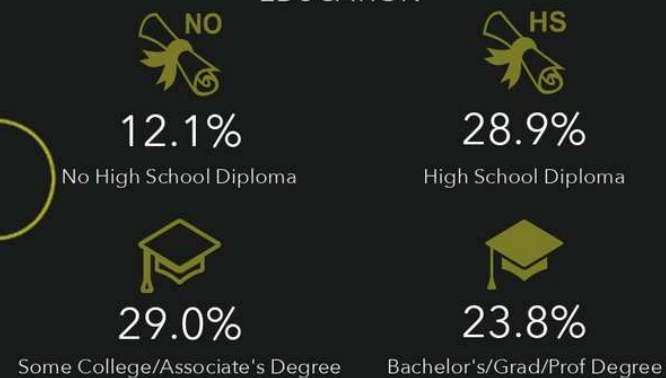
Centennial Business Complex

Drive time of 30 minutes

INCOME



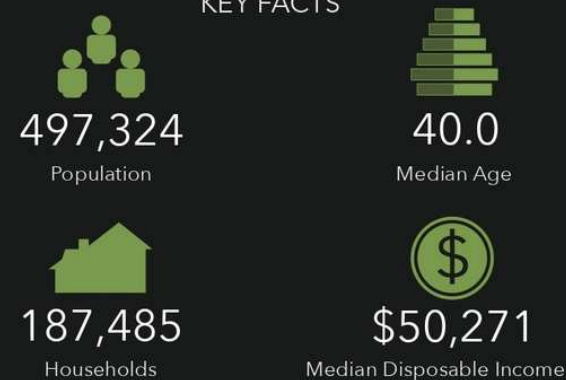
EDUCATION



BUSINESS



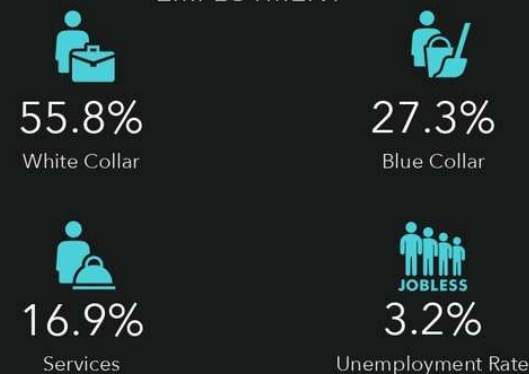
KEY FACTS



COMMUTERS



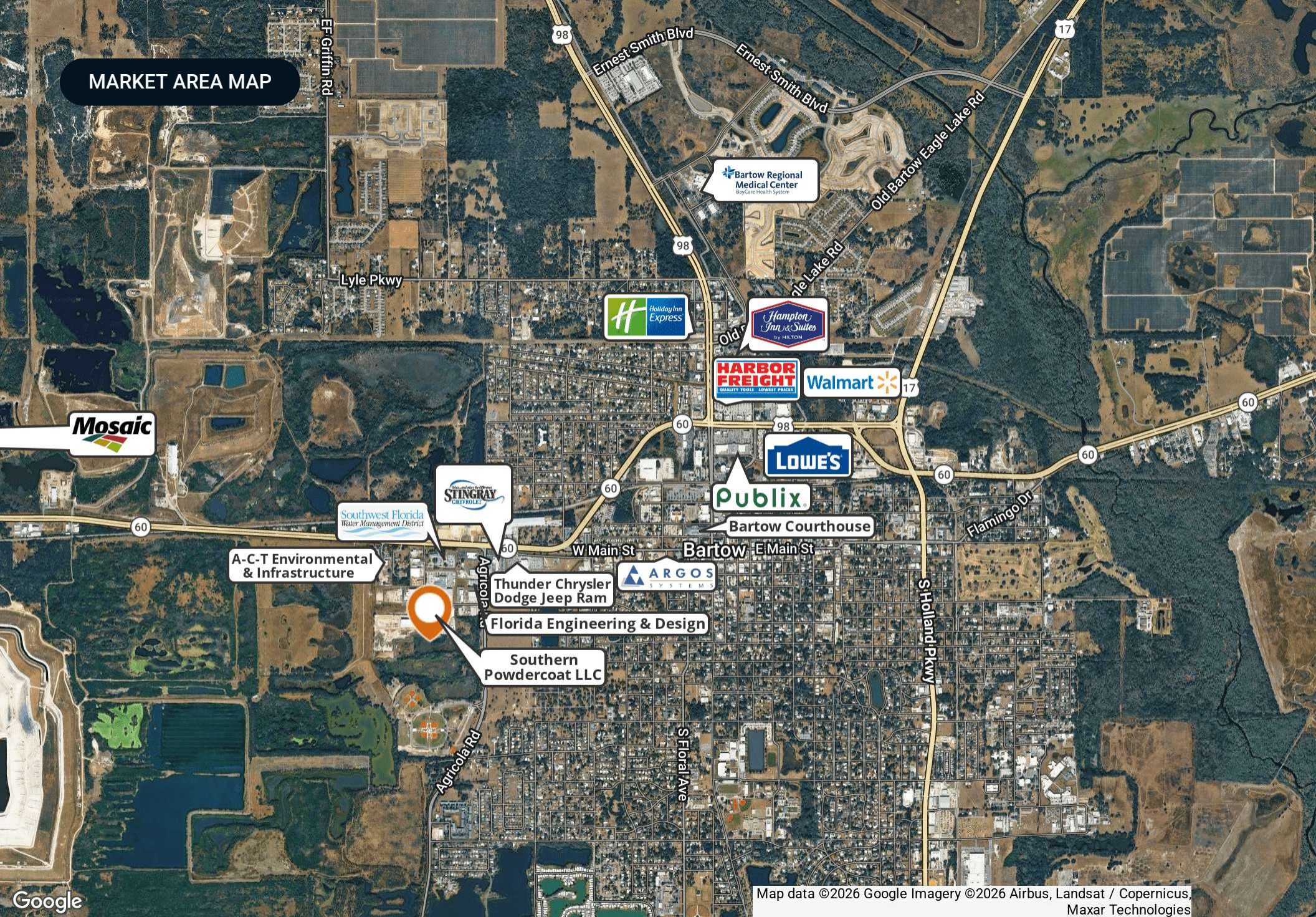
EMPLOYMENT



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-MRI-Simmons (2023), ACS (2017-2021).

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MARKET AREA MAP



Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

ADVISOR BIOGRAPHY



Lauren Ralston Smith, CCIM, CPM

Senior Advisor

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Professional Background

Lauren Ralston Smith, CCIM, CPM is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development

ADVISOR BIOGRAPHY



Carly Powell

Advisor

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FL #SL3404321

Professional Background

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

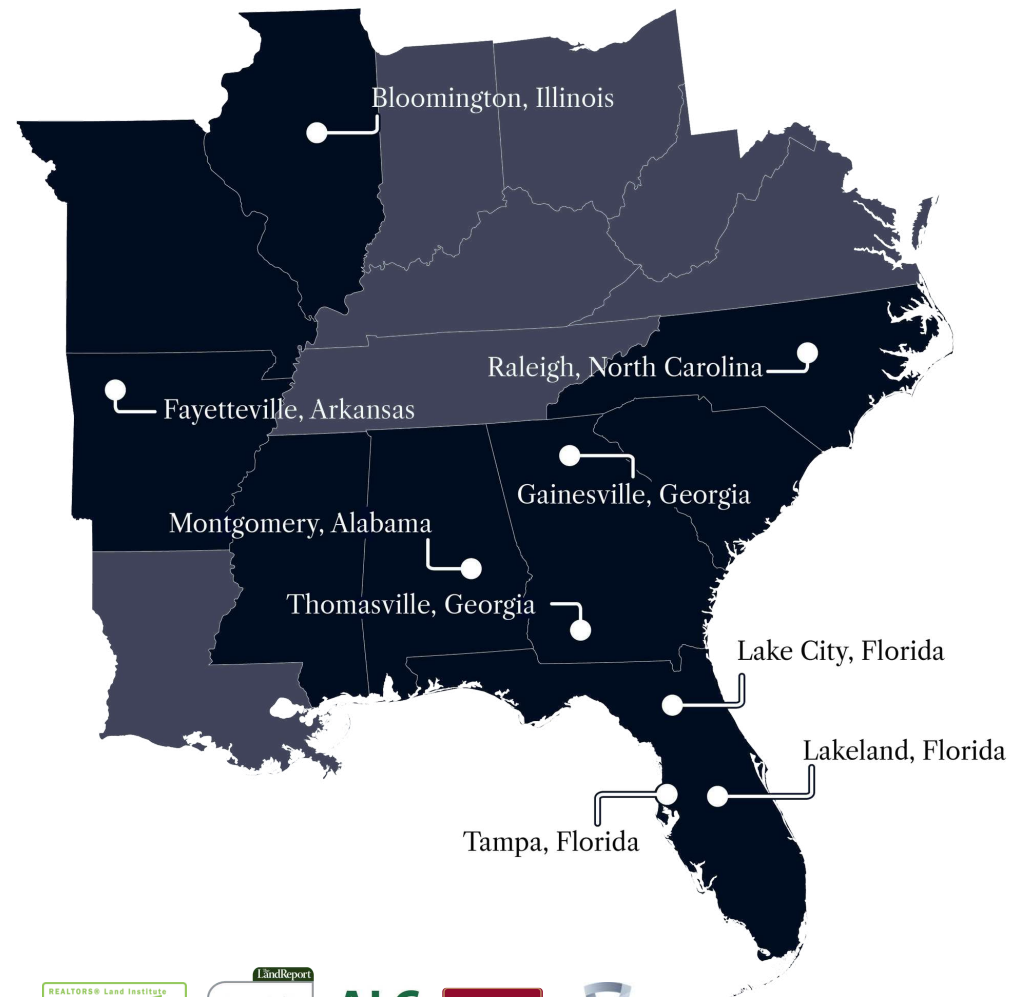
- Sales
- Leasing
- Development



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