

Single Tenant Net Lease Flex Investment for Sale

4245 S Pipkin Road, Lakeland, Florida 33811

David Hungerford, CCIM, SIOR
Senior Advisor
863-660-3138
david@saundersrealestate.com

Joey Hungerford, MiCP
Advisor
863-660-3511
joey@saundersrealestate.com

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Downtown Lakeland
15 ± Minute Drive



SECTION 1

Property Information

EXECUTIVE SUMMARY



Offering Summary

Sale Price:	\$3,850,000
Building Size:	29,734 SF
Lot Size:	4.01 Acres
Price / SF:	\$129.48
Year Built:	2005
Zoning:	PUD-5420-I
Cap Rate / NOI:	5.45% / \$209,865
Rental Rate:	\$7.06/SF
Annual Increases:	3%
Landlord Responsibilities:	Structural and Major CAPX
Remaining Lease Term:	5 Years + (1) 5-Year Option
Taxes (Year):	\$46,495.65 (2025)
PIN:	232903139563000112

Property Overview

Located within Lakeland's highly desirable Parkway Corporate Center, this 29,734 ± SF single-tenant net lease flex investment offers immediate cash flow with long-term upside. Fully leased to Revere Control Systems Inc. with a below-market lease and approximately ten years remaining, the property provides stable in-place income and meaningful rental growth potential at rollover.

Situated on approximately 4 acres, the site includes 1.2 ± acres of additional land, offering flexibility for future building expansion or possibly outdoor storage. The durable tilt-wall concrete building features a flex layout with finished office space and a rear-load warehouse configuration, including two dock-high and two grade-level doors. Located in Lakeland's thriving Airport submarket, the property offers convenient access to Lakeland Linder International Airport, Publix's corporate headquarters, the Polk Parkway, County Line Road, and I-4.

PROPERTY DETAILS



Conference Room



1.2 ± acres of additional land for future building expansion

Building Features

- Ceiling Height: 9' in office; 16' to HVAC and 19' to joist in warehouse
- Loading: (2) dock high, 10x10; (1) grade level, 10x10; (1) grade level, 12x12. Punch-outs for 7 additional doors (10' x 10')
- Office Space: 17,300 ± SF
- Warehouse Space: 12,400 ± SF
- Power: 3-Phase, 600 Amps, 480/277 Volts
- Lighting: LED
- Sprinklers: Yes
- Data: Cat-6
- Column Spacing: 50'w x 30'd
- Parking: 91 (paved)

FLOORPLAN



AREA SUMMARY (Rough Estimate)

OFFICE AREA	± 17,300 SF (58%)
WAREHOUSE AREA	± 12,400 SF (42%)
TOTAL BUILDING SIZE	± 29,734 SF

Approximate office and warehouse SF estimates based on the provided evacuation plan and assisted by AI analysis. Measurements have not been independently verified and are intended for informational and marketing purposes only.

ADDITIONAL PHOTOS



Training Room



Reception Area



Truck Court



Warehouse Shop

TENANT PROFILE

Revere Control Systems

Industrial Automation & Control Systems Integrator | A Portfolio Company of SJE Inc.



FOUNDED	EMPLOYEES	EST. ANNUAL REVENUE	HEADQUARTERS	US LOCATIONS
1980	~200–500	\$100M+	Birmingham, AL	4

Revere Control Systems

Revere Control Systems, Inc. (“Revere”) is a privately held, full-service industrial automation and controls engineering firm founded in 1980 and headquartered near Hoover, Alabama, within the greater Birmingham metro. Operating as an Automation EPC (Engineer–Procure–Construct) provider, Revere delivers turnkey control system integration for both discrete and process manufacturing applications. The company is recognized as a certified member of the Control System Integrators Association (CSIA) and has been ranked among the top system integrators in North America. Revere's headquarters campus spans more than 64,000 square feet of combined office and production/panel-fabrication space, supporting engineering, design, and build-out of custom control panels for clients nationwide.

Industries Served

Municipal clean water & wastewater · mining & quarrying · foundry / metals · oil & gas · power utilities & pipelines · pulp & paper and wood products · biomass & renewable natural gas · textiles / non-wovens · machine builders / OEM

Corporate Structure & Ownership

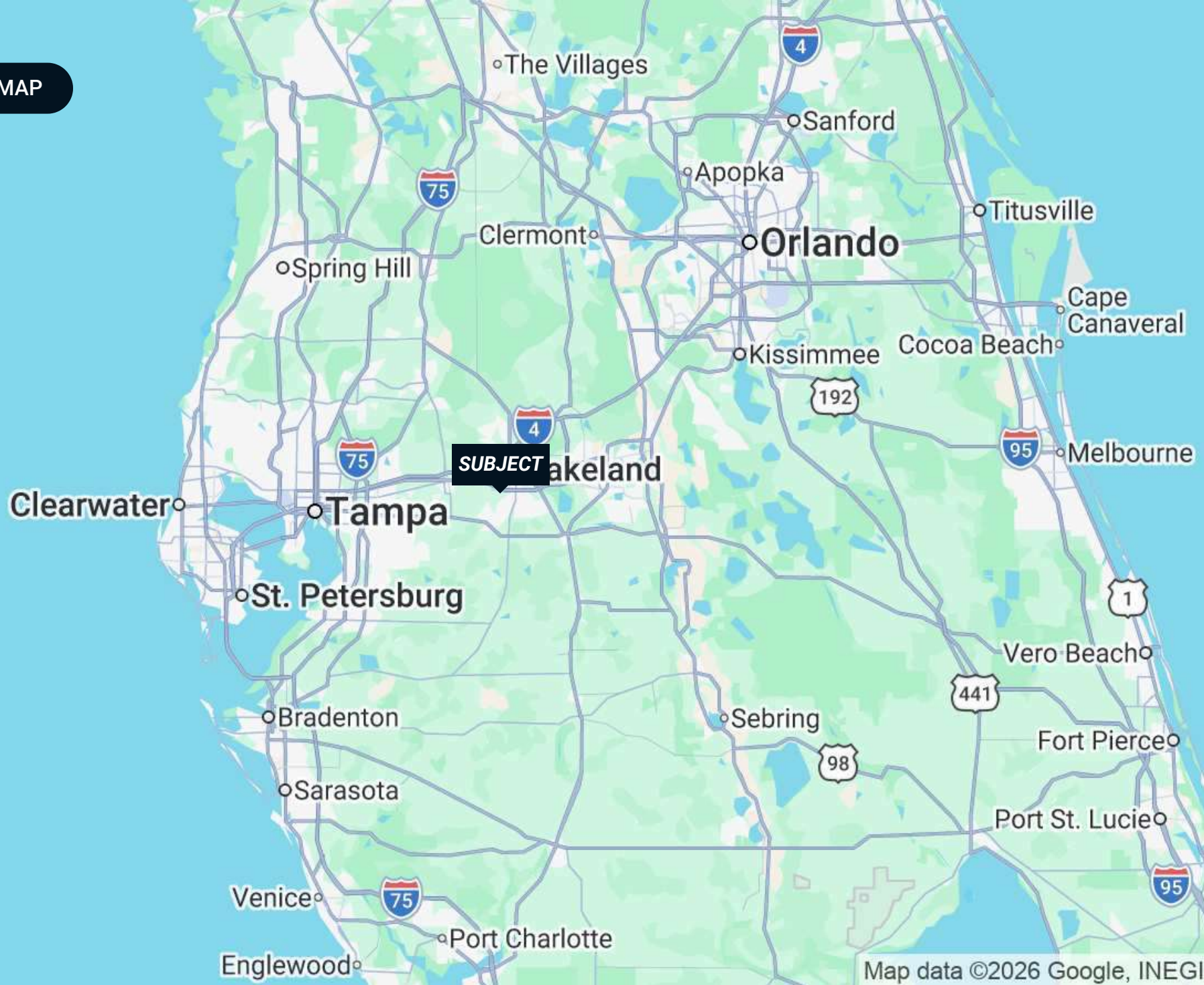
Revere Control Systems operates as a subsidiary of SJ Electro Systems, LLC (SJE Inc.), a Detroit Lakes, Minnesota–based manufacturer of water and wastewater control solutions founded in 1975. SJE acquired Revere in late 2024, adding Revere's engineering and systems-integration capabilities to SJE's existing product platform, which includes the CSI Controls, PRIMEX, and SJE Rhombus brands. SJE itself is a portfolio company of Audax Private Equity, a Boston-based alternative investment manager that acquired a majority stake in SJE in 2021. Revere continues to operate under its own name and management team as part of SJE's broader growth strategy in the fragmented water and industrial controls market.

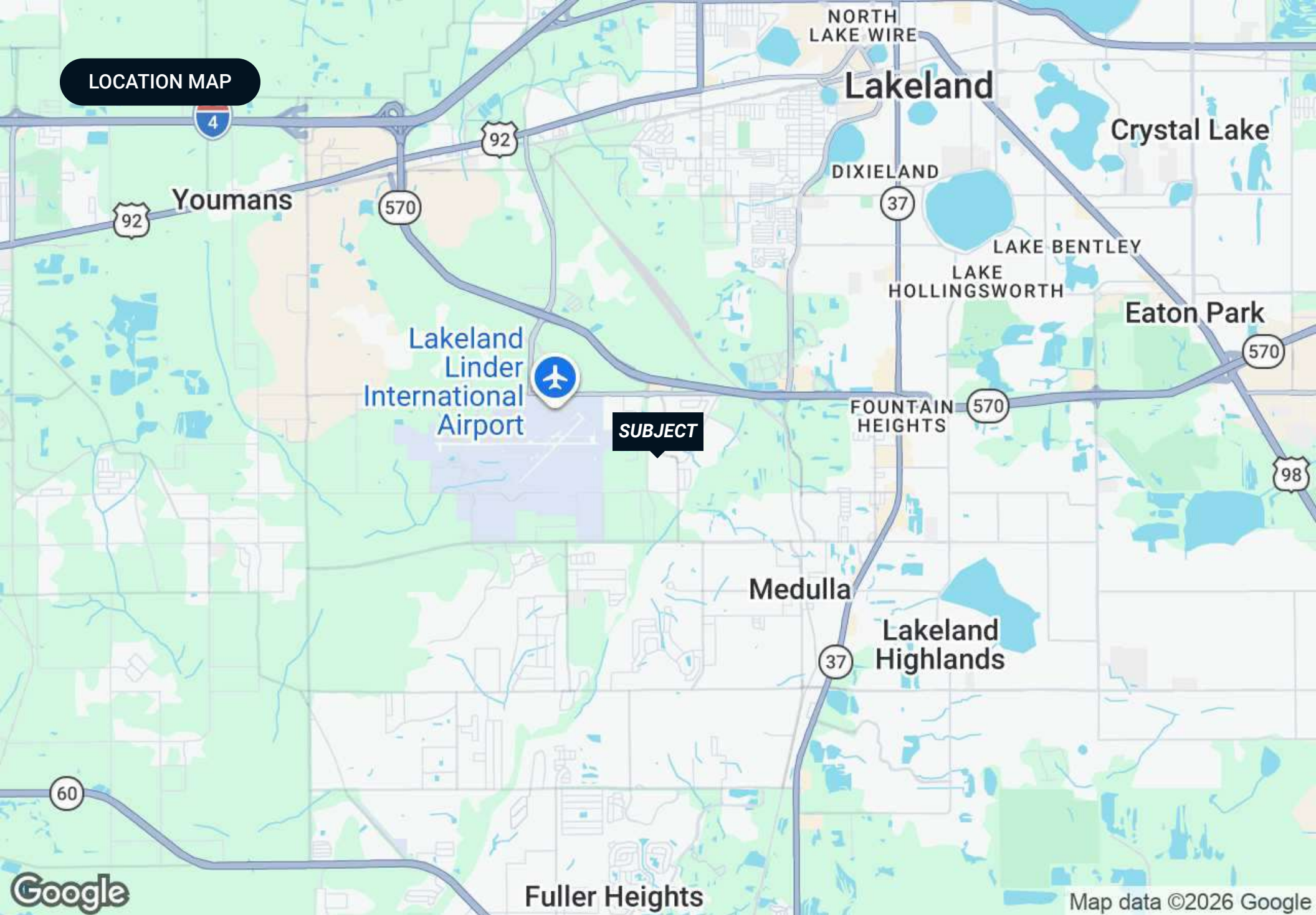


SECTION 2

Location Information

REGIONAL MAP





DEMOGRAPHICS MAP & REPORT

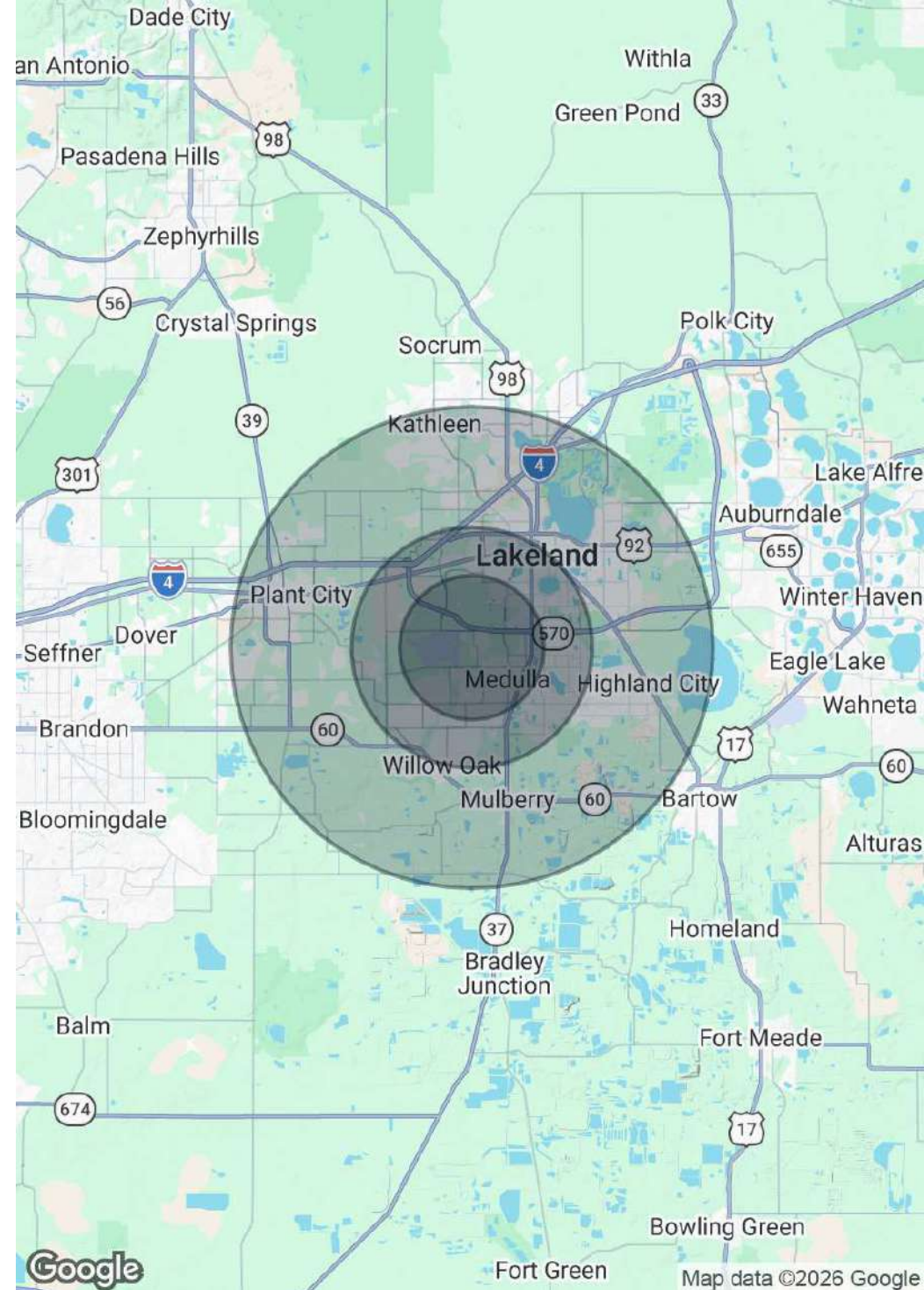
Population

	3 Miles	5 Miles	10 Miles
Total Population	39,221	123,367	306,899
Average Age	41	39.2	39.7
Average Age (Male)	39.4	37.9	37.9
Average Age (Female)	43	40.7	41.2

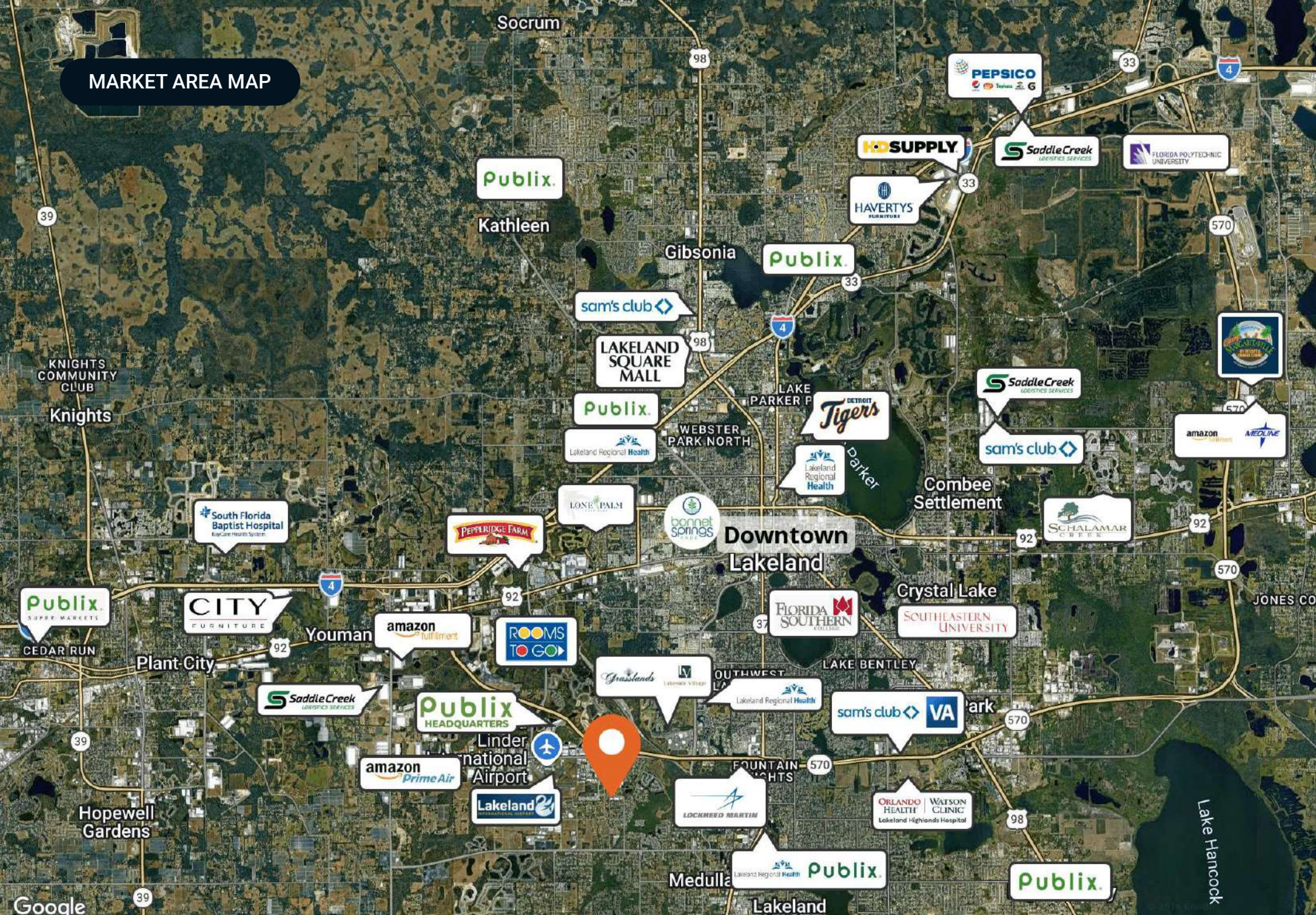
Households & Income 3 Miles 5 Miles 10 Miles

Total Households	15,843	46,685	113,949
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$87,879	\$95,736	\$87,539
Average House Value	\$260,329	\$266,525	\$248,754

2023 American Community Survey (ACS)



MARKET AREA MAP





TRADE AREA MAP



Google

SITE AERIAL





SECTION 3

Agent And Company Info

ADVISOR BIO



David Hungerford, CCIM, SIOR

Senior Advisor

david@saundersrealestate.com

Direct: **877-518-5263 x347** | Cell: **863-660-3138**

Professional Background

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics

ADVISOR BIO



Joey Hungerford, MiCP

Advisor

joey@saundersrealestate.com

Direct: **877-518-5263 x348** | Cell: **863-660-3511**

Professional Background

Joey Hungerford, MiCP is an Advisor at Saunders Real Estate.

Before entering commercial real estate, Joey served in senior communications roles within the federal government, including positions supporting the President of the United States, Communications Director for a Member of the U.S. House of Representatives, and Advisor to the Chairman of the House Judiciary Committee. Working in high-pressure environments where preparation, judgment, communication, and discretion mattered every day shaped the way Joey approaches real estate.

Today, Joey represents property owners, investors, developers, and businesses throughout Central Florida. He takes a broader view of each assignment, first understanding what his clients are ultimately trying to accomplish rather than simply focusing on the transaction in front of him. Whether advising on an acquisition, disposition, development opportunity, or lease, Joey works to identify opportunities, anticipate challenges, and help clients make informed decisions that advance their broader goals.

Joey has developed strong relationships throughout the commercial real estate community, including with lenders, attorneys, contractors, engineers, and other industry professionals. These relationships give his clients access to a trusted network of resources when evaluating opportunities and navigating complex transactions. His approach is disciplined and solutions-oriented, with an emphasis on preparation, clear communication, and keeping transactions moving toward the best possible outcome.

He was named the 2025 Commercial Realtor of the Year by Lakeland REALTORS® and currently serves as Chairman of the association's Public Policy Committee. He is a graduate of the Lakeland REALTORS® Leadership Academy and a member of ICSC, the United Way of Central Florida Young Leaders Society, Emerge Lakeland, and the CCIM Florida West Coast District, where he serves on the Membership Committee. He is also a CCIM Candidate working toward earning the designation.

Joey believes exceptional representation extends well beyond closing a transaction. He is an advisor clients call before making important decisions and someone they trust for an honest opinion, a clear perspective, and the persistence to see things through. For Joey, success is not simply getting a deal done; it is helping clients make decisions that serve their broader goals.

Outside of real estate, Joey and his wife, Hope, are proud parents of two boys, Levi and Hudson. They are members of Together Church in Lakeland, where Joey leads a Connect Group for young fathers.



877-518-5263 • info@saundersrealestate.com

A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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