



INDUSTRIAL FOR SALE

Warehouse Facility

5115 Frontage Road North
Lakeland, FL 33810

54,212± RSF AVAILABLE IMMEDIATELY Metal Grade-Level Building with Outside Storage



PREMISES	54,212± rsf / 5.42± acres
	Office: 4,480± sf
	Warehouse: 49,732± sf

ASKING PRICE	\$1,800,000
---------------------	-------------

ASKING PSF	\$33.20
-------------------	---------

TIMING	Immediate
---------------	-----------

CONDITION	As-Is
------------------	-------

BUILDING FEATURES

- Ceiling Height: 13' Eave; 24' Peak
- Overall Dimensions: 200' x 250'
- Column Spacing: 50' (E to W); 24' (N to S)
- Use: Light manufacturing; Zoning: BPC-2
- 10 Overhead doors - 7-grade, 3-truck wells
- 1 truck well in yard
- Fenced yard (2+ acres)
- 10 covered parking spaces
- Non-sprinklered
- Electric 3-phase, 800 amps
- Interstate 4 visibility
- Close proximity to Lakeland Linder Regional Airport
- Easy access to Interstate 4, Polk Parkway and County Line Road

FOR MORE INFORMATION, PLEASE CONTACT:

Lee Morris, CCIM, SIOR
(407) 541-4405
lee.morris@cushwake.com

Jared Bonshire
(407) 541-4414
jared.bonshire@cushwake.com

David Perez
(407) 541-4435
david.perez@cushwake.com

CUSHMAN & WAKEFIELD OF FLORIDA INC.

800 N. Magnolia Avenue, Suite 450
Orlando, FL 32803
(407) 841-8000

cushmanwakefield.com
Licensed real estate brokers



This depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client.

This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

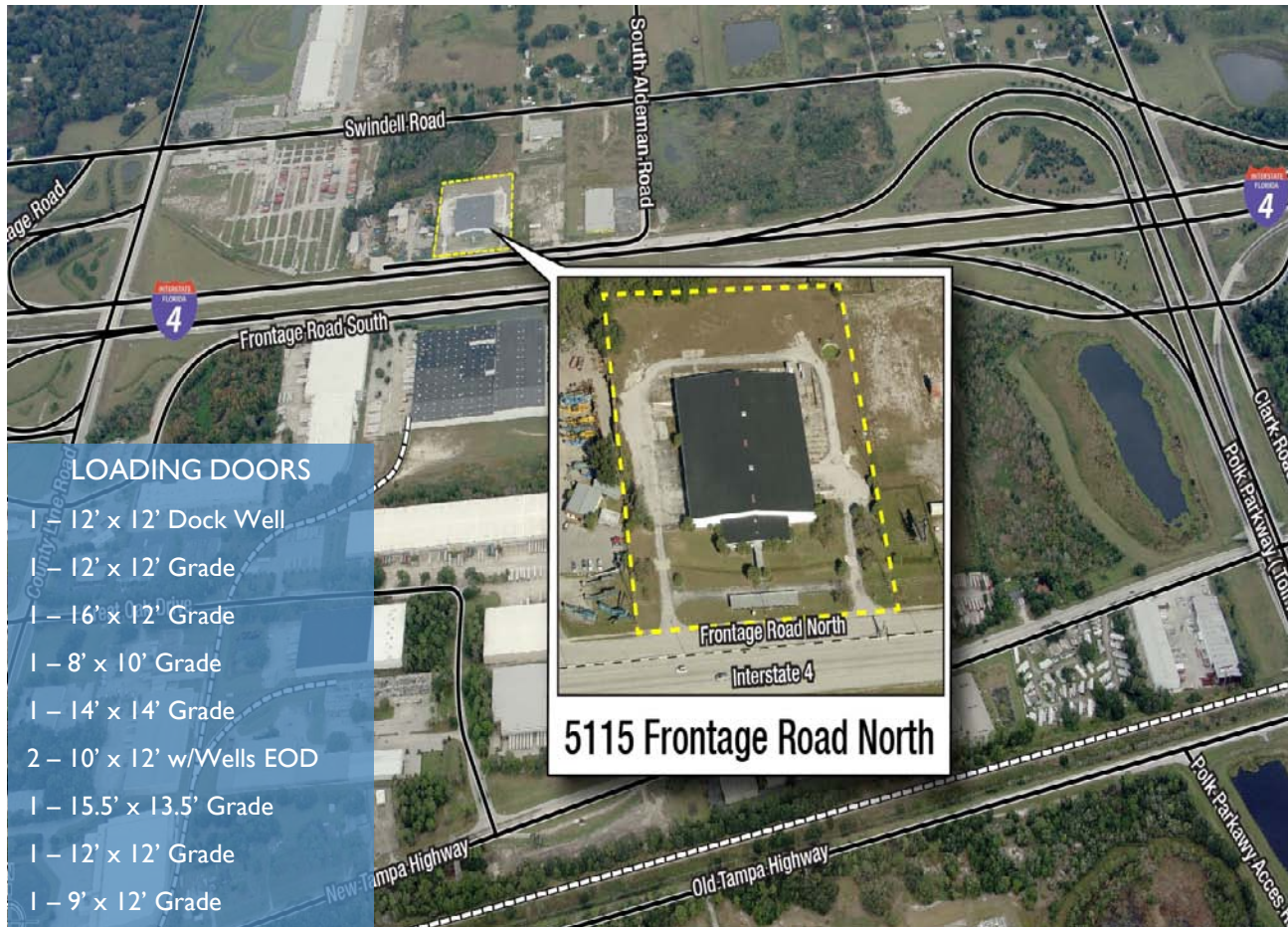


INDUSTRIAL FOR SALE

Warehouse Facility

5115 Frontage Road North
Lakeland, FL 33810

54,212± RSF AVAILABLE IMMEDIATELY
Metal Grade-Level Building with Outside Storage



- LOADING DOORS**
- 1 – 12' x 12' Dock Well
 - 1 – 12' x 12' Grade
 - 1 – 16' x 12' Grade
 - 1 – 8' x 10' Grade
 - 1 – 14' x 14' Grade
 - 2 – 10' x 12' w/Wells EOD
 - 1 – 15.5' x 13.5' Grade
 - 1 – 12' x 12' Grade
 - 1 – 9' x 12' Grade



5115 Frontage Road North

CLEAN OFFICE READY FOR OCCUPANCY



FOR MORE INFORMATION, PLEASE CONTACT:

Lee Morris, CCIM, SIOR
(407) 541-4405
lee.morris@cushwake.com

Jared Bonshire
(407) 541-4414
jared.bonshire@cushwake.com

David Perez
(407) 541-4435
david.perez@cushwake.com

CUSHMAN & WAKEFIELD OF FLORIDA INC.

800 N. Magnolia Avenue, Suite 450
Orlando, FL 32803
(407) 841-8000

cushmanwakefield.com
Licensed real estate brokers



The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client.

This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)