



### LAKE WALES, FL INDUSTRIAL SITE

- ◆ 5.4 Acres-Paved City Streets 4 sides
- ◆ Industrial Zoning- I-2
- ◆ Over 80% of the property is paved
- ◆ FL Midland indicates possible rail siding
- ◆ City Water- Building bathrooms-2 septic
- ◆ 3 Phase Power on property
- ◆ Fully secured in 6' Chain link fencing
- ◆ 9 Buildings- 45,000+\_ sq. ft. building area
- ◆ Owner may divide property- get detail !
- ◆ Site would support additional buildings
- ◆ Retention area on site
- ◆ Cooperative City encouraging development

PRICE reduced to \$ 795,000. Seller will consider holding a conservative mortgage for a qualified buyer. **WILL ALSO CONSIDER LEASING ADDITIONAL STORAGE BUILDINGS.** The property is sold "as is". The Seller is planning retirement and will need an agreed upon time to remove all contents, equipment, inventory and personal property from the site.

EXCLUSIVELY BY:

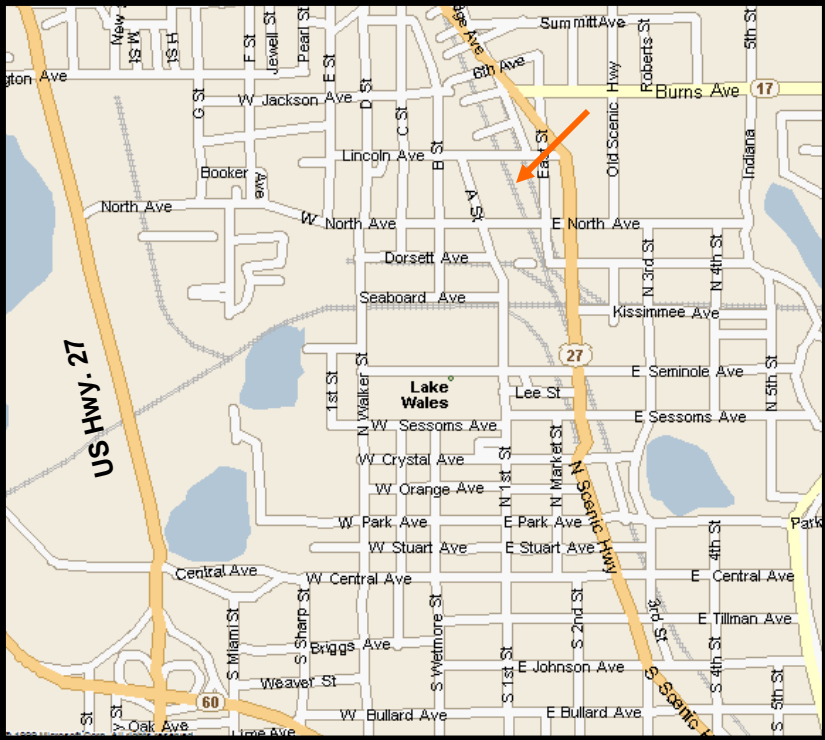
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The property adjoins the right of way for FL Midland Rail and they have indicated that a rail siding could be possible here. There is convenient access to this property from US 27 and Hwy. 60.

This could be a very important feature of this property with the development of the proposed Winter Haven CSX Intermodal Logistics Center.

Properties of this nature are going to be very important to that operation and this is ready to go! Paved, no impact fees, secured, etc.

An ideal Central Florida location for a business that requires Industrial zoning.



The property is shown by appointment and additional detail as to zoning, building detail, etc. is also available.  
 The owner will consider dividing the property (North & South of the dividing chain link fence) as there are gated entrances from 3 sides.  
 2013 County and City taxes were \$ 10,613.  
 Office has AT&T Watts line, Verizon DSL, Progress Energy Electric, City of Lake Wales Water, City Police and Fire protection. There are 3 electric meters on the property.  
 Contact info is available for questions regarding the possible rail site.



**MAIN OFFICE SALES AREA**  
**Buildings # 6- 7- 8 and 9**  
 Combination of the office (600 sq. ft.)

- 30x75' Open shop/work area
- 50x75' Steel enclosed bldg. new 1993, (5) Roll-up doors, 3 phase power
- 50x50' Showroom-14' ceilings, tile floor, wood frame construction, 2 Bath, Open to above building.



Work area outside the office and adjoins the shop area to right.



Enclosed shop area-opens to the open work area as well as open to the showroom.



Showroom area for inventory. Access from front entrance. Original red tile floor.



Buildings 10 & 11- Open storage  
 50x120' asphalt floor-no power 16' high  
 40x120-pole bldg.-metal roof- asphalt floor



CB & Wood frame-metal roof -elec. Ramp, 30x100 Enclosed Storage (#12)



Area beside bldg. to left-former rail siding.

**VACANT LOT: # 7 Lincoln Ave. (.5392 acres)**

This lot faces Lincoln Ave., 297' wide X 100' deep. Drive entrance & fenced. Ideal location for executive offices, warehouse storage, etc.



**SOME HISTORY!**

This property is the former site of the Townsend Lumber Co. which was very instrumental in the development of Lake Wales in the early 1920's. This steam engine ran the entire plant operations for cutting lumber, etc. It was still running about 1959! The engine has historical value and Seller has not decided just what he will do with it. Inside the building is the old safe/vault currently just used for inventory storage.



Corner of J.A. Wiltshire Ave. and East St. Access to this area from both streets. Bldg. # 1 is 40x205', metal, built 1994. Concrete slab floor, Single phase and 3 phase electric, Water inside. (4) roll up doors, (3) entry doors, 22' wall height. Lots of interior parking on the other side of the building and there is also an old loading ramp. Roll up door openings are 11' wide X 12' high. This building is currently leased on year to year basis.



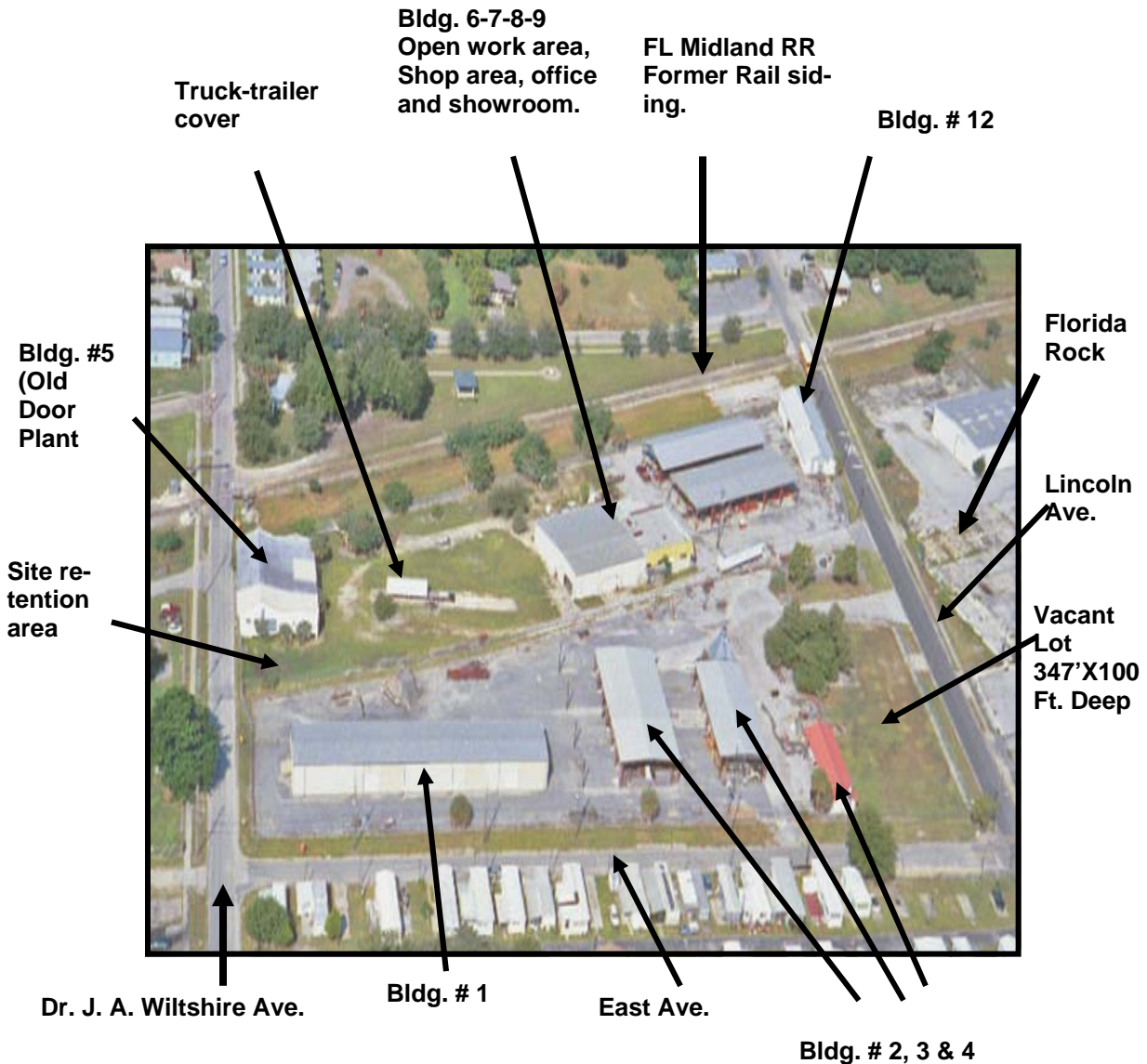
This area includes Bldg. 2, 3 & 4. Entire area is asphalt and there are (2) access gates. These buildings are currently leased year to year.



The small building is old ( 1947?) but could serve as an office and work/storage area. It is CB and frame, about 1400 sq. ft. and has 2 bathrooms. There is a septic tank to the North of it toward the vacant lot off Lincoln Ave. The other two open metal buildings are 50x120' (#2) and 40x100'. (#3) This bldg. has 3 phase power.



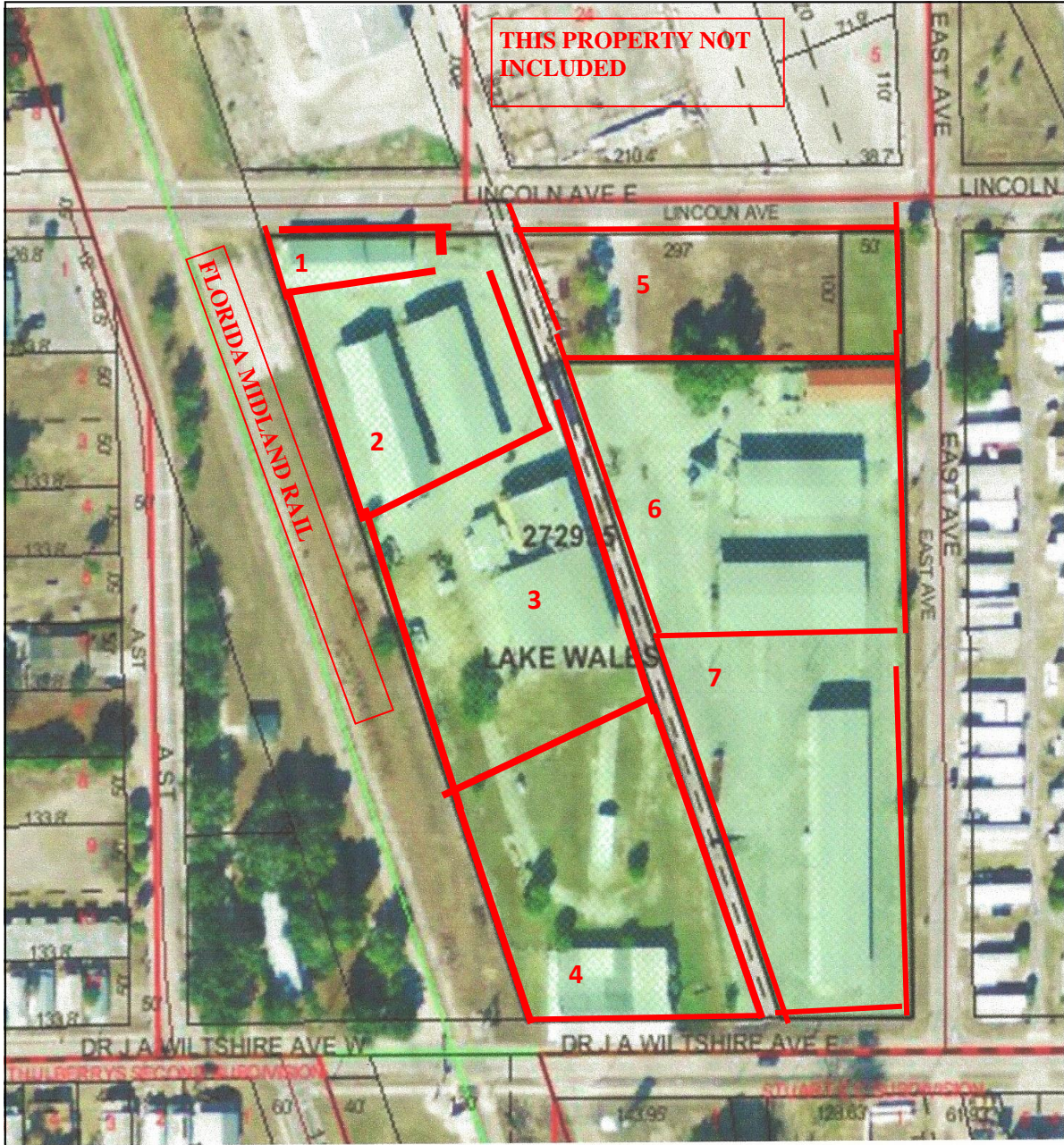
View toward J. A. Wiltshire Ave. of area not paved. Truck trailer cover & pad and the old "Door Plant" in rear. This grassed area also includes the property retention area which permitted new building without retention permit, etc. The building is wood frame with Asbestos siding, elevated floor, probably heart pine, metal roof and probably built in the mid 20's. Still provides good storage and does have history!! It is 70X100' and had electric at one time but is not currently serviced.



**DISCLAIMER NOTICE:** Any information provided or implied in this package is obtained from sources that I consider reliable; however, I am not responsible for mis-statement of facts, errors, omissions, prior sales, leases, easements, changes in price, zoning changes or withdrawal from market without notice. This office is not responsible for verification of property boundaries, wetlands or scrub verification, soils or sub-soils, oil, mineral or air rights, determination of flood hazard areas, underground hazards such as sink holes, buried tanks or other contamination. This office will provide a list of firms available for environmental assessments if you so request.

The Comprehensive Plan that is now effective in Florida has made a drastic change in our land use and development as we knew it in the past. City Planning verification for intended use is recommended. A buyer should personally confirm that the intended purchase meets their present zoning requirements and any intended future use.

Real Estate investments contain risk. It is also suggested that potential buyers investigate and inspect this property, obtain any professional advice their intended project would indicate such as contractors, building inspectors, engineers, Planners, CPA, assessment and environmental firms and various local, state and federal regulatory agencies to fully evaluate the property. This should include your personal confirmation of present zoning, future land use, availability of utilities, easements, deed restrictions, details on possible new rail siding, services and all other regulations or changes that may effect the intended use. **SALE INCLUDES ONLY THE REAL ESTATE-NO EQUIPMENT OR INVENTORY.**



This sketch indicates the potential for leasing various portions of the property and providing access to each if fenced.

1. 3000 SF CB and frame older building. Electric, metal roof, ramp, fenced 2 sides.
2. (2) 50x120 and 40x120—Steel structure, metal roof, open storage buildings, paved, fenced 1 side,.
3. (3) connected buildings. Office & open shop area (30x75) and storage/display area (50x50) Encl. work area 50x75.
4. Old frame storage building. 70x100. Considerable open space. Access from J.A. Wiltshire Ave.
5. .6492 a/c, Vacant lot, 347 ft. frontage Lincoln Ave. Fenced 3 sides. Ideal for display, another building, etc.
6. (2) Open Steel buildings, metal roof (40x100 and 50x120) plus older office building with bath and septic.
7. Metal building, 40x205', 22' wall height, roll up door openings 11Hx12W.

This property currently totally fenced with chain link and above potential could be achieved by additional fencing per division.