

Industrial Building with Office**FOR SALE OR LEASE**

1453 42nd Street, N.W., Winter Haven/Auburndale, FL

**PROPERTY OVERVIEW**

Nicely maintained, attractive building. Offices are clean and suitable to meet customers. This building was originally constructed for an air conditioning installation and service contractor.

Would be an ideal location to open new business or relocate an existing business.

Lot is nearly one (1) acre in size.

FOR MORE DETAILS CONTACT:

Mike Nolen/Gloria J. Spanjers, Realtors®
Coldwell Banker Commercial NRT

DETAILS

BUILDING:	4,000 SF
LOT SIZE:	0.99 Acres
SALES PRICE:	\$369,000.00
LEASE RATE:	\$10.00 PSF, NNN
FEATURES:	- Customer Parking in Front - Fenced - Rear Access for Trucks

AREA DESCRIPTION: This is an industrial area that is centrally located. Great place for a business with easy access to major roadways.

Main 863-294-7541
Gloria 863-206-4749 cell
Mike 863-508-1717

290 Cypress Gardens Blvd.
Winter Haven, FL 33880

**Industrial Building with Office****FOR SALE OR LEASE**

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Commercial/Industrial Building with Fenced Storage Area

42nd Street, and Avenue Q N.W., Auburndale, Florida

DESCRIPTION:	Commercial/Industrial building with combination of office space, warehouse space and fenced outdoor storage. This property is located in the heart of Polk County's industrial district. 12,900 vehicles per day on 42nd Street, N.W.
LOCATION:	1453 42nd Street, N.W., Auburndale, FL. This location is adjacent to and essentially a part of the city of Winter Haven.
SITE:	4,000 SF existing concrete block building, constructed in 1983 for air conditioning contractor. Offices are nicely finished and appropriate for receiving customers. Roll up doors into warehouse area. Land area is 0.99 acres.
INGRESS & EGRESS:	Excellent access from 42nd Street, N.W., a two lane road. This is also a corner parcel with a controlled intersection with Avenue Q, N.W.; however the property gate opens onto 42nd Street.
UTILITIES:	Water, sewer, telephone, gas and electric available.
LAND USE:	Polk County - Business Park Center (BPC-1).
EMERGENCY:	Fire, Police, and ambulance service available to the site.
SALES PRICE:	\$369,000.00
LEASE RATE:	\$10 PSF, TRIPLE NET.



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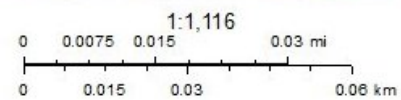
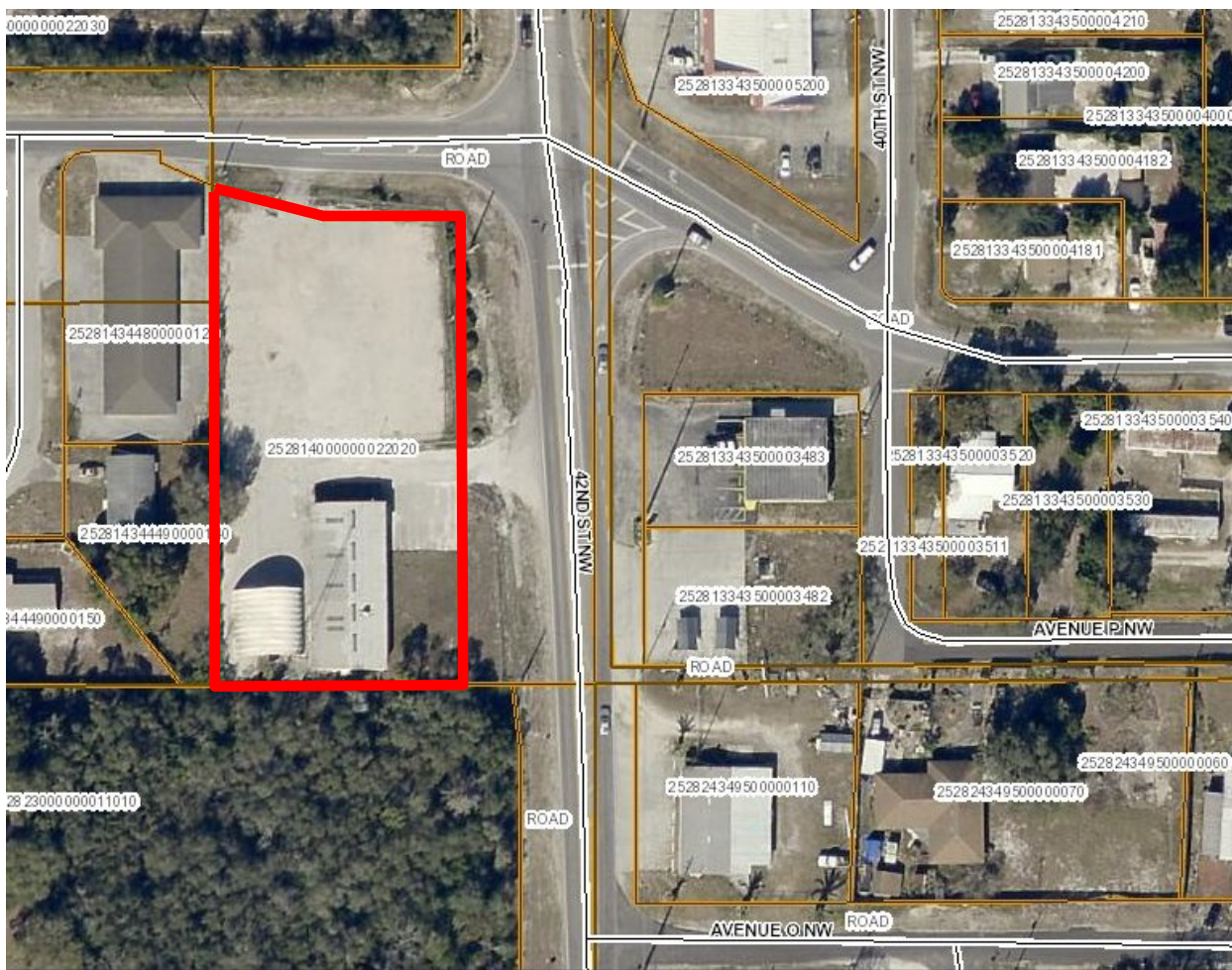
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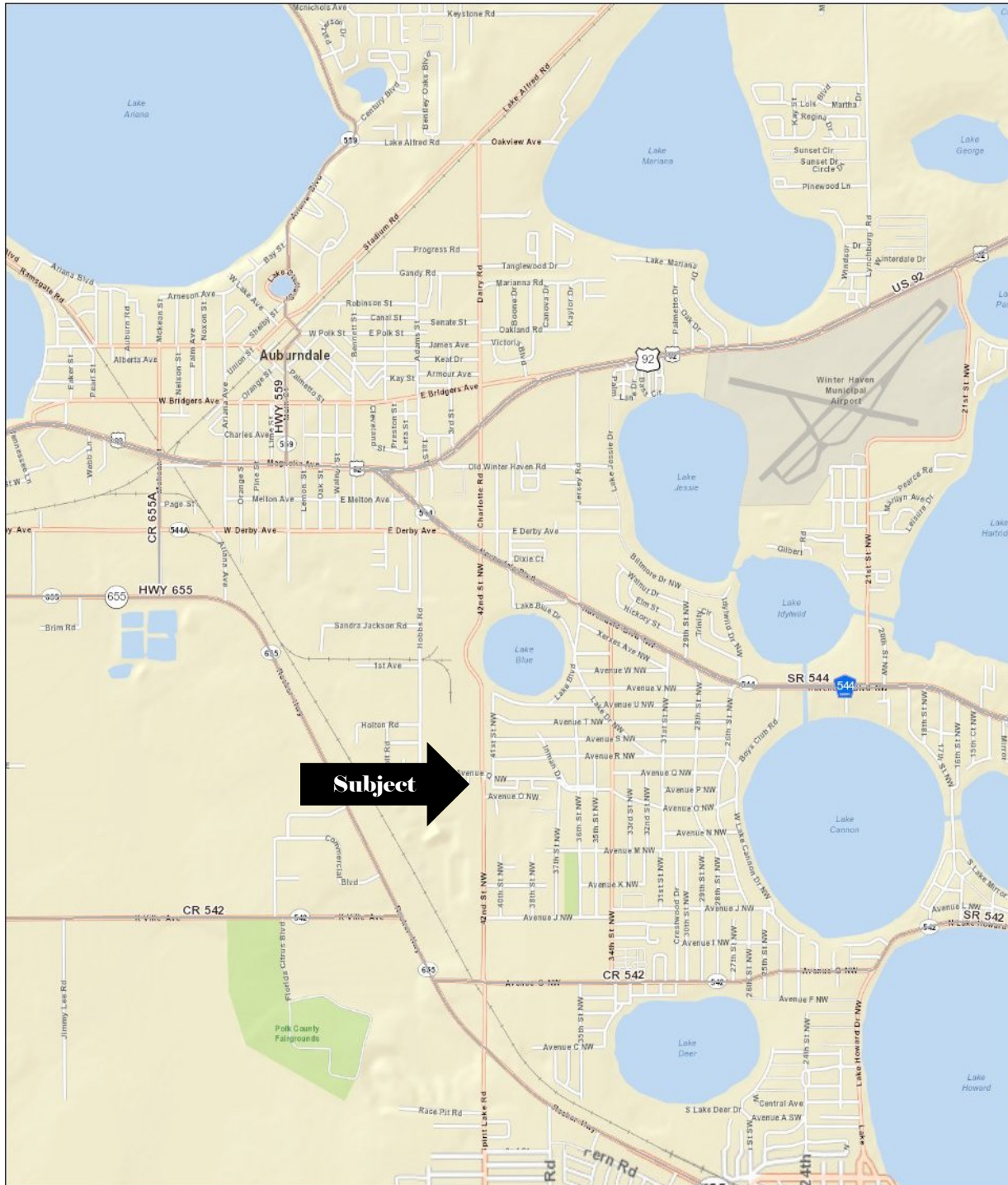
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September 28, 2016

