

INDUSTRIAL FOR LEASE

INDUSTRIAL / FOOD PROCESSING / COLD STORAGE

500 Avenue R SW, Winter Haven, FL 33880



AVAILABLE SF:	10,000 - 50,000 SF
LEASE RATE:	Negotiable
LOT SIZE:	2.88 Acres
BUILDING SIZE:	50,000 SF
CEILING HEIGHT:	Up To 25 FT
RENOVATED:	2014
ZONING:	I-2 - Industrial Heavy
MARKET:	Tampa/St. Pete
SUB MARKET:	Lakeland/Winter Haven

PROPERTY OVERVIEW

This property is located in the heavy industrial area of Winter Haven between Tampa and Orlando near numerous airports, rail lines, highways and ports all located within an hour from the county. 9 Million people, 2 international airport, 3 large port within 100 miles, 10.5% lower cost of living than the national average, CSX Intermodal logistics 10 miles away.

Facilities are certified SQF food safety level 2 with 3 room air controlled for food processing . Ammonia cold storage available.

PROPERTY FEATURES

- Centrally located, easy distribution access
- Food processing & cold storage
- Railroad access available
- Improvement allowance
- Office, warehouse, storage on site
- Extra trailer parking available

KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

INDUSTRIAL FOR LEASE

INDUSTRIAL / FOOD PROCESSING / COLD STORAGE

500 Avenue R SW, Winter Haven, FL 33880



PROPERTY OVERVIEW

This property is located in the heavy industrial area of Winter Haven between Tampa and Orlando near numerous airports, rail lines, highways and ports all located within an hour from the county. 9 Million people, 2 international airport, 3 large port within 100 miles, 10.5% lower cost of living than the national average, CSX Intermodal logistics 10 miles away.

The site is 2.88 acres with a total of 50,000 sf of space available, 7,500 of office space with 21 offices, conference room, new lockers & bathrooms with additional build to suit available, IT available, sprinklers equipped and employee parking on site.

Facilities are certified SQF food safety level 2 with 3 room air controlled for food processing or others (flexible sf, currently 7,200+).

Ammonia cold storage available, 32°F and up (flexible sf, currently 3,000+).

Warehouse has flexible clear ceiling height, no column in main warehouse, 4 dock access, 1 cold storage dock access, clear and level access to the warehouse space, gated area with guard office, approximately 8 inch thick concrete floor, natural gas on site, 3 phase industrial electric.

Extra trailer parking is available and railroad access is accessible on site. This site is currently used for juice and food processing however use can be changed depending on tenant needs, improvement allowance available.

LOCATION OVERVIEW

Located in the heart of Winter Haven's Industrial between Tampa and Orlando, Central Florida is one of the state's most connected regions. With numerous airports, rail lines, highways and ports all located within an hour from the county.

INCENTIVES IN CENTRAL FLORIDA

State, regional and local programs are available, contact us today to learn more and or see if your business qualifies.



KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

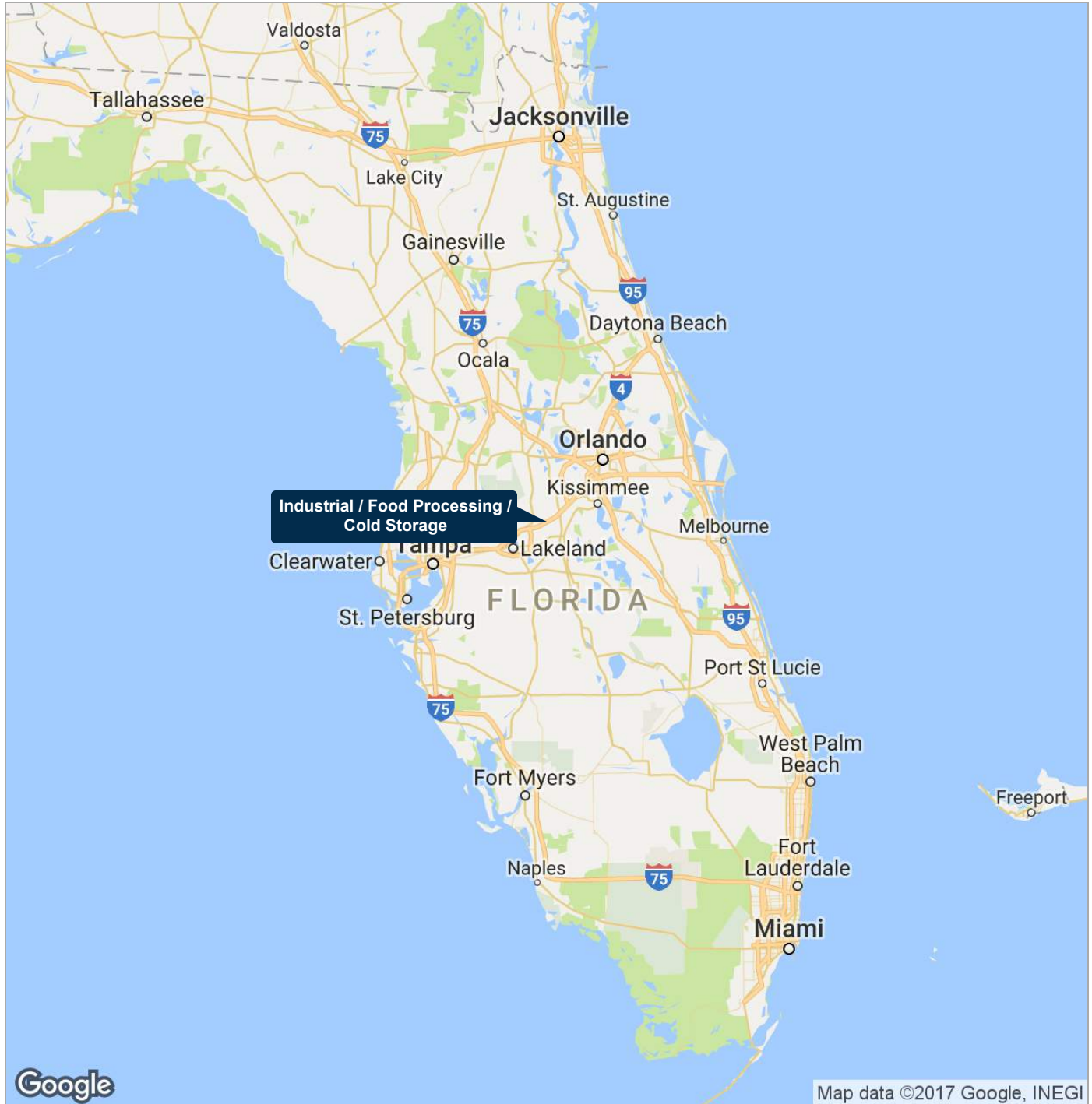
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

INDUSTRIAL FOR LEASE

INDUSTRIAL / FOOD PROCESSING / COLD STORAGE

500 Avenue R SW, Winter Haven, FL 33880



KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

INDUSTRIAL FOR LEASE

INDUSTRIAL / FOOD PROCESSING / COLD STORAGE

500 Avenue R SW, Winter Haven, FL 33880



FLORIDA within REACH

With its strategic central location, Polk County delivers the connectivity, competitive costs and workforce talent your business needs to thrive.

9 MILLION people within 100 MILES

READY TO TURN OUR ACCESS INTO YOUR ADVANTAGE?

FLORIDA WITHIN REACH - CENTRAL FLORIDA DEVELOPMENT COUNCIL



Home of Florida Polytechnic University
Florida's newest state university focused on STEM education

10.5% LOWER COST OF LIVING
than the national average
(Sperling's Best Places)

239 Sunny days in Polk County

TAMPA 28 mi.

ORLANDO 33 mi.

ZERO PERCENT State Personal Income Tax

POSITIVE JOB GROWTH
Exceeding the national rate since April 2012

9 MILLION PEOPLE WITHIN 100 MILES OF POLK COUNTY

330+ miles of rail **992 miles of highways**

PORT OF MANATEE (54), PORT OF ST. PETERSBURG (51), TAMPA INTERNATIONAL (37, 35), ORLANDO INTERNATIONAL (34), PORT CANAVERAL (76)

9 MILLION PEOPLE WITHIN 100 MILES OF POLK COUNTY - PROVIDED BY CENTRAL FLORIDA DEVELOPMENT COUNCIL

KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

INDUSTRIAL FOR LEASE

INDUSTRIAL / FOOD PROCESSING / COLD STORAGE

500 Avenue R SW, Winter Haven, FL 33880



FACILITY EAST VIEW



WINTER HAVEN - CSX LOGISTICS CENTER WITHIN 10 MILES



FACILITY NORTH WEST VIEW



TAMPA - LARGEST PORT IN THE STATE WITHIN 50 MILES



FACILITY SOUTH WEST VIEW



ORLANDO AND TAMPA INTERNATIONAL AIRPORT WITHIN 60 MILES

KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

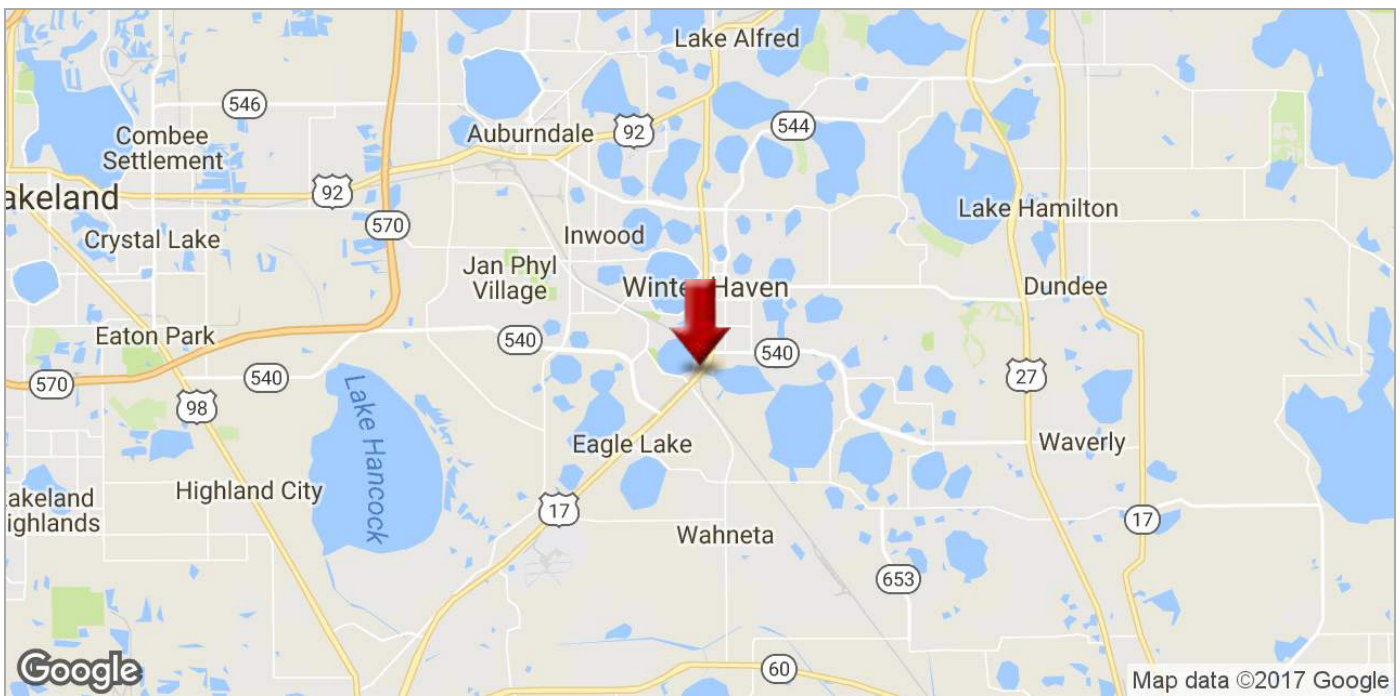
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

INDUSTRIAL FOR LEASE

INDUSTRIAL / FOOD PROCESSING / COLD STORAGE

500 Avenue R SW, Winter Haven, FL 33880



KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

INDUSTRIAL FOR LEASE

INDUSTRIAL / FOOD PROCESSING / COLD STORAGE

500 Avenue R SW, Winter Haven, FL 33880



KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

INDUSTRIAL FOR LEASE

INDUSTRIAL / FOOD PROCESSING / COLD STORAGE

500 Avenue R SW, Winter Haven, FL 33880



SPACE AVAILABLE - SOUTH VIEW



RAIL ACCESS AND EXTRA SPACE - SOUTH VIEW

KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

INDUSTRIAL FOR LEASE

INDUSTRIAL / FOOD PROCESSING / COLD STORAGE

500 Avenue R SW, Winter Haven, FL 33880



Dimensions are approximate.

1 GROUND FLOOR - 41,500 SF
Cold Storage, air controlled room, workshop, offices, lockers, warehouse

KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

INDUSTRIAL FOR LEASE

INDUSTRIAL / FOOD PROCESSING / COLD STORAGE

500 Avenue R SW, Winter Haven, FL 33880



KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

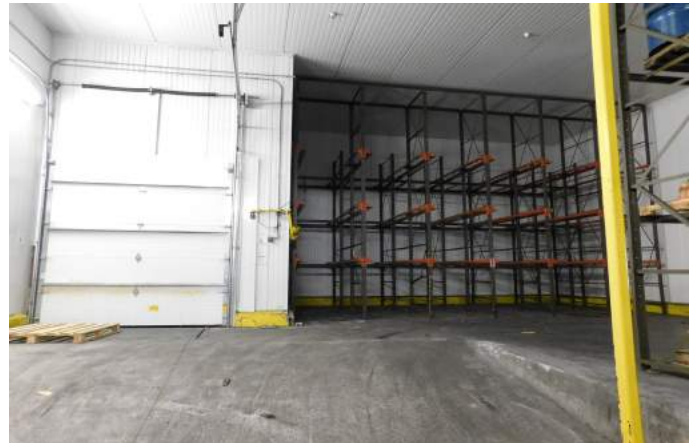
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

INDUSTRIAL FOR LEASE

INDUSTRIAL / FOOD PROCESSING / COLD STORAGE

500 Avenue R SW, Winter Haven, FL 33880



KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

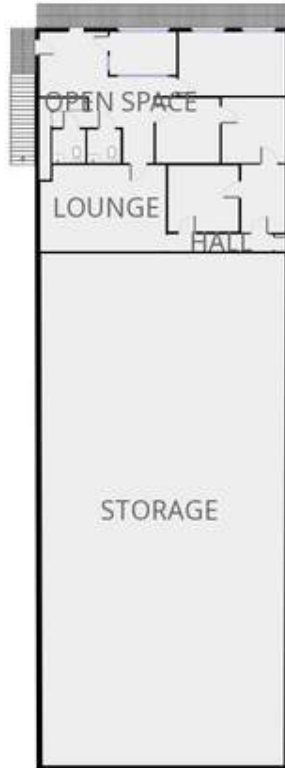
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

INDUSTRIAL FOR LEASE

INDUSTRIAL / FOOD PROCESSING / COLD STORAGE

500 Avenue R SW, Winter Haven, FL 33880



2 2ND FLOOR - 8,500 SF
Offices, build out available, storage

KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

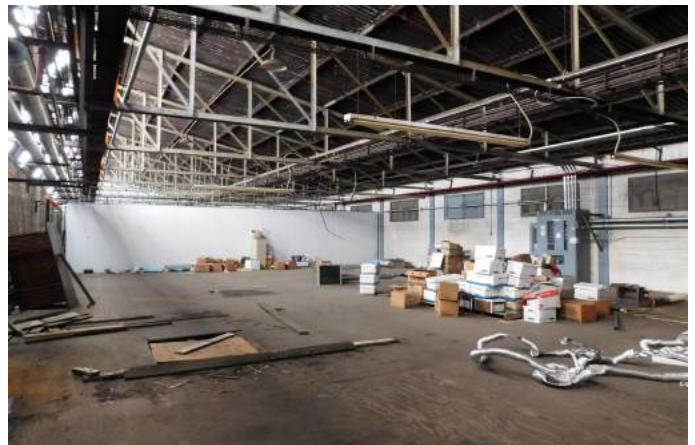
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

INDUSTRIAL FOR LEASE

INDUSTRIAL / FOOD PROCESSING / COLD STORAGE

500 Avenue R SW, Winter Haven, FL 33880



KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

LOCAL DISTRIBUTION MAP

500 Avenue R SW, Winter Haven, FL 33880



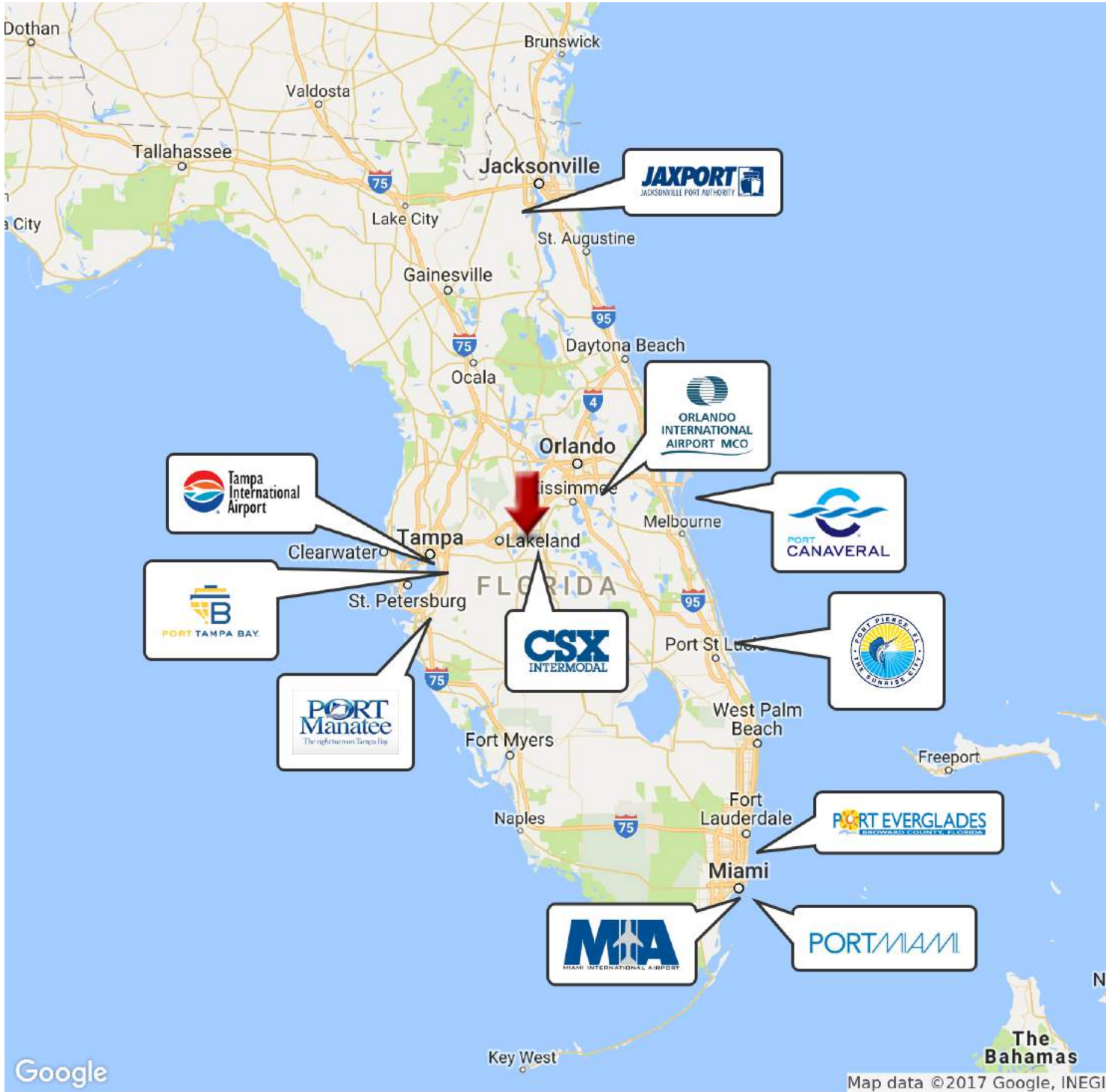
KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FLORIDA DISTRIBUTION MAP

500 Avenue R SW, Winter Haven, FL 33880



KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

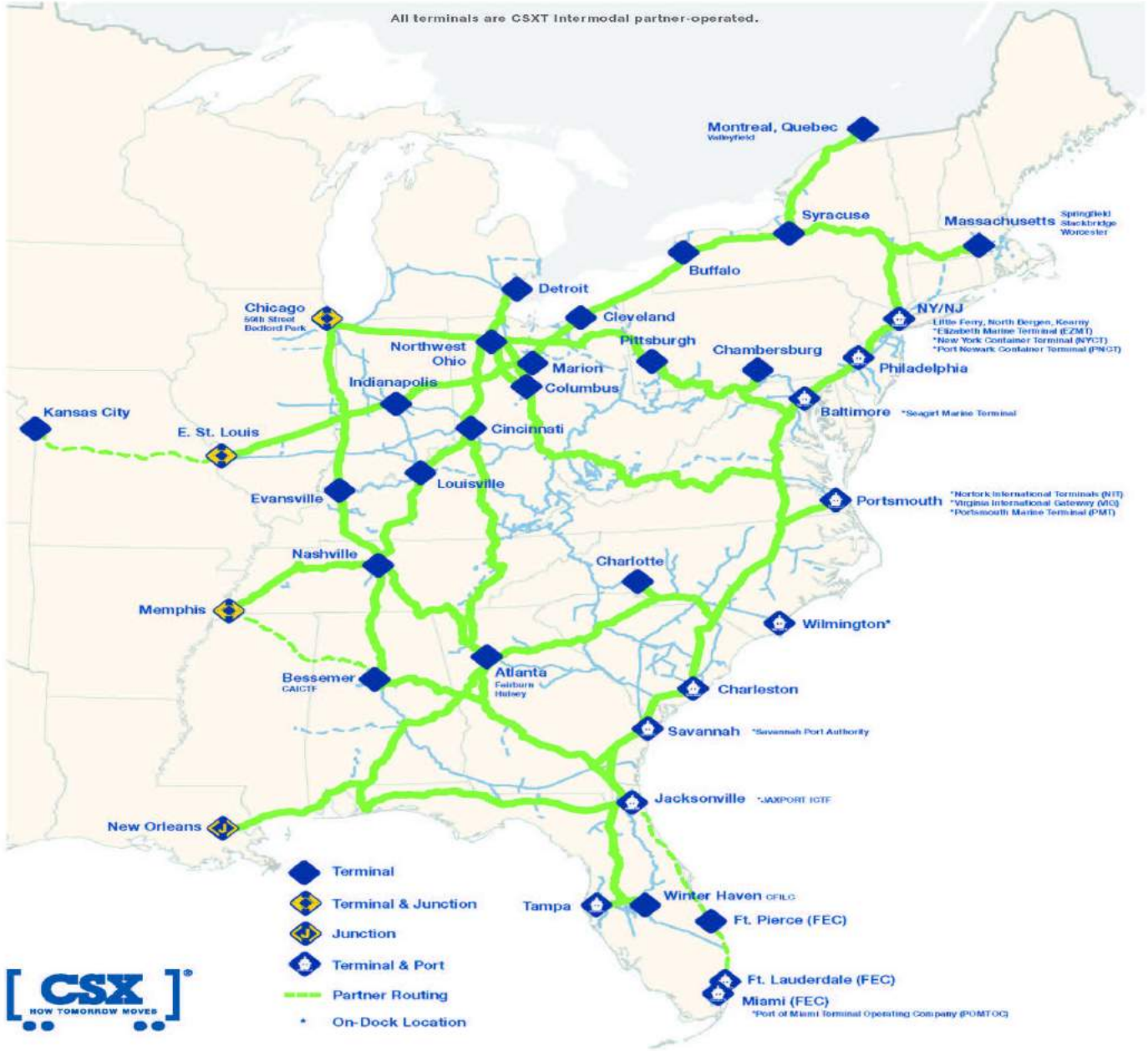
ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



CSX TRANSPORTATION
INTERMODAL NETWORK

All terminals are CSXT Intermodal partner-operated.



KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

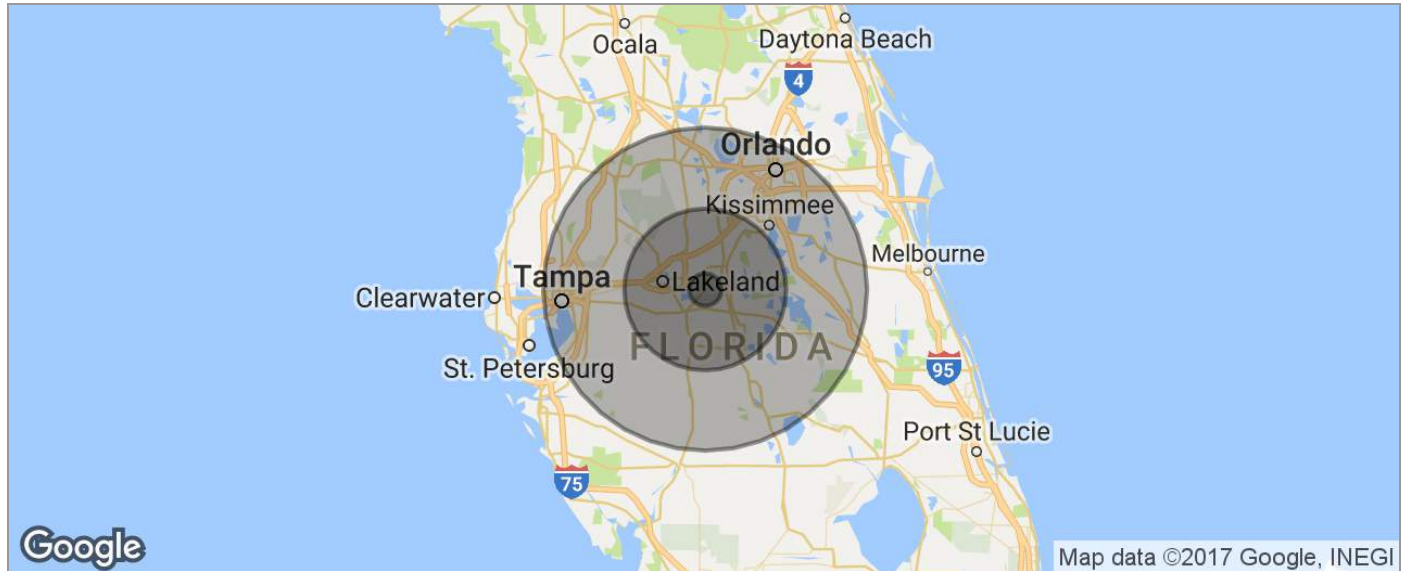
ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

INDUSTRIAL FOR LEASE

INDUSTRIAL / FOOD PROCESSING / COLD STORAGE

500 Avenue R SW, Winter Haven, FL 33880



POPULATION	5 MILES	25 MILES	50 MILES
TOTAL POPULATION	85,345	718,602	3,259,402
MEDIAN AGE	38.3	39.2	36.9
MEDIAN AGE (MALE)	37.9	37.8	35.8
MEDIAN AGE (FEMALE)	39.1	40.3	37.9
HOUSEHOLDS & INCOME	5 MILES	25 MILES	50 MILES
TOTAL HOUSEHOLDS	33,012	270,292	1,207,663
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$53,446	\$57,395	\$61,450
AVERAGE HOUSE VALUE	\$170,304	\$183,650	\$234,687
RACE	5 MILES	25 MILES	50 MILES
% WHITE	75.2%	76.6%	70.5%
% BLACK	18.8%	14.5%	17.9%
% ASIAN	1.5%	1.6%	3.1%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.3%	0.3%	0.4%
% OTHER	2.7%	4.7%	5.6%
ETHNICITY	5 MILES	25 MILES	50 MILES
% HISPANIC	13.7%	18.8%	23.0%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sale Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

Confidentiality & Disclaimer

WINTER HAVEN, FL

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lakeland in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

PRESENTED BY:

ALEX DELANNOY
Sole Associate
863.224.6915
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.