

# Industrial Warehouse For Sale



**1025 Highway 17 • Lake Hamilton, FL 33851**

**Warehouse / Canopy / Outdoor Storage / Excess Dirt**

This building is located near the intersections of Highway 17 and Kokomo Road.

The property would be ideal for an owner / user or investor.

**SALE PRICE: \$2,625,000.00**  
also avail. for LEASE: \$3.75/SF, NNN

**Total Warehouse:** 55,120 SF, built in 1993

**Office Space:** 5,100 SF

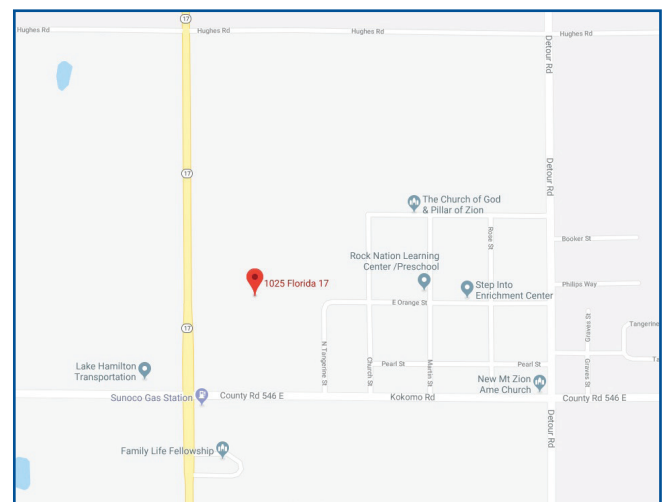
**Dock High-Canopy :** 2,080 SF

**Total Rear Overhang:** 4,000 SF

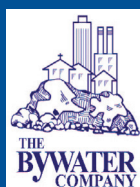
**Land Size:** 25.24± acres

## **FEATURES:**

- Zoned Commercial/Industrial - Polk County
- 21 parking spaces
- 3 phase power/ 600 amp
- 4 dock high, 4 grade level doors
- 18' clear height
- Fire safety sprinklered
- Rear 4,000 SF canopied outdoor storage hangover
- Recent Survey and Phase 1 environmental



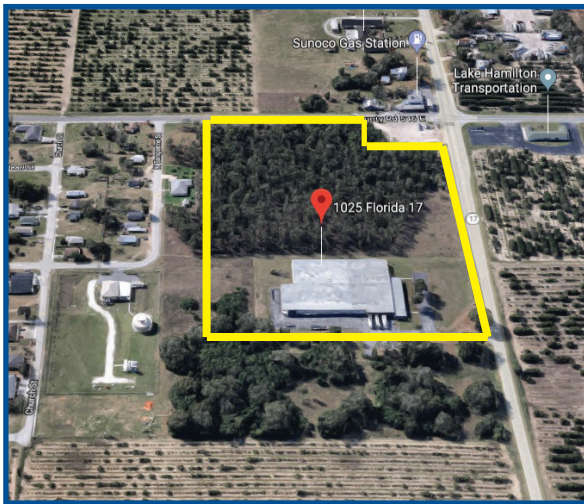
**Clark D. Brandt**  
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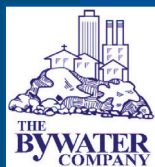


# ADDITIONAL PHOTOS



The Bywater Company is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.

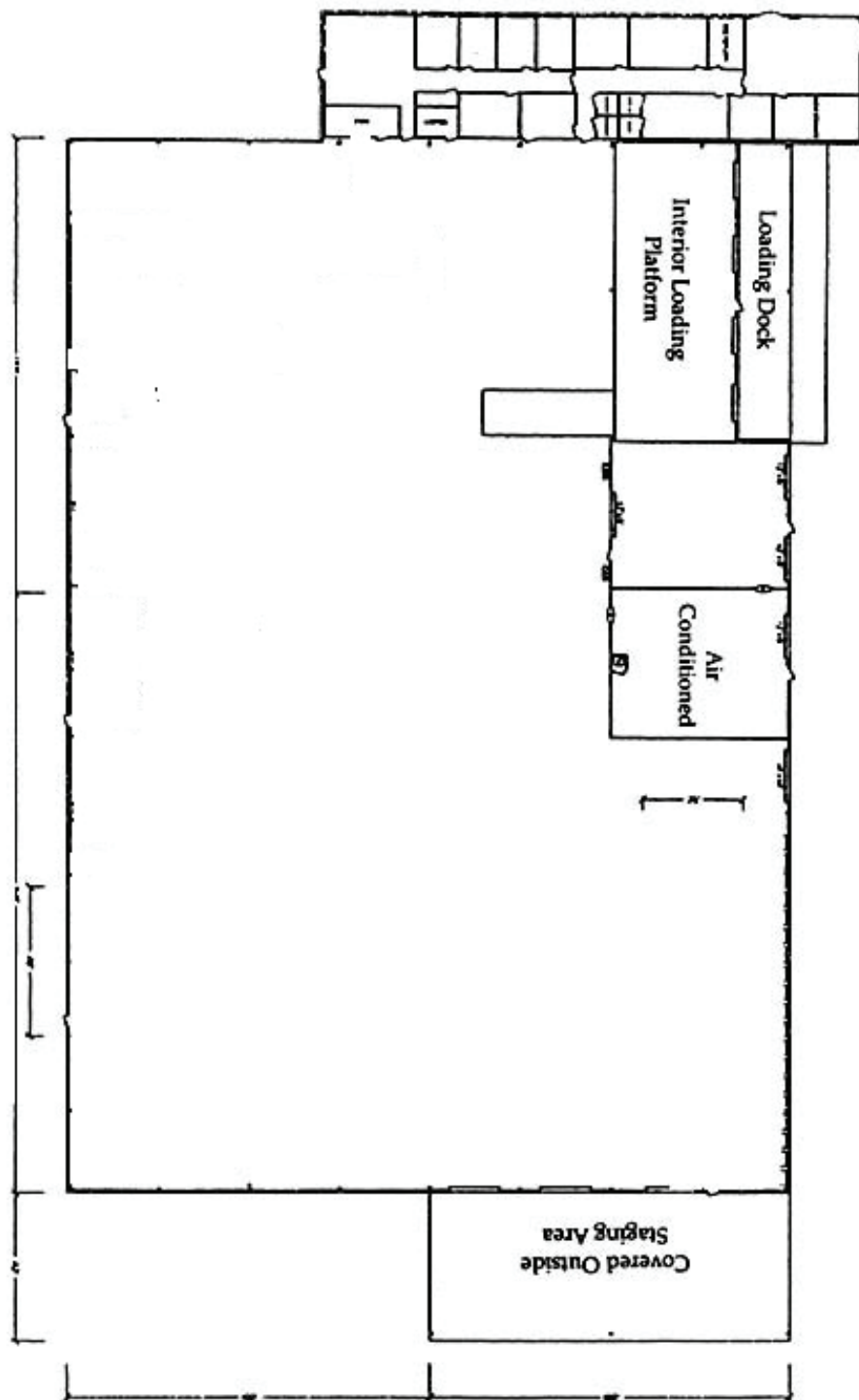
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# FLOOR PLAN

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