

FOR SALE/LEASE

\$4,800,000/\$3.50 PSF NNN



NRT

1230 N. Scenic Highway (FL-17), Lake Wales, Polk County, Florida

GARDNER BUILDING

PRICE REDUCTION!



Property Information

BUILDING SIZE / LAND SIZE

118,071 SF / 10.35 ACRES (room for expansion of building)

PRICE / LEASE RATE

\$4,800,000 / \$3.50 PSF NNN - **SALES PRICE REDUCED!**

Features

- Includes 8,681 SF Class B Office
- 40,000 SF production area - fully air-conditioned
- Room for Expansion of additional 40,000 SF pad on east side of building
- Fully-sprinklered
- Ceiling height - Min. 13'; Max. 20'
- Roof - standing seam metal
- Walls - metal insulated, pre-engineered
- Floor - 5 inch reinforced concrete
- Very good condition
- Original use was manufacturing interior parts for autos and heavy trucks



Nolen/Spanjers Team - www.mycommercialteam.com

Email us: gloria@mycommercialteam.com

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Coldwell Banker Commercial NRT
Gloria J. Spanjers, GRI
290 Cypress Gardens Boulevard
Winter Haven, FL 33880
863-206-4749

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Former Auto Parts Manufacturing Facility with Extensive Offices, Classroom/Meeting Room

DESCRIPTION:	First class facility in very good shape to move into and set up operation. Office space is well-furnished, making startup much easier. Room for expansion, too!
LOCATION:	1230 Old Scenic Highway (FL-17), Lake Wales, FL. This location is a mile from US Highway 27 with easy access to Interstate 4 and SR-60. CSX has an Intermodal facility that is 12 miles away (16 minutes).
SITE:	<ul style="list-style-type: none"> • 118,071 SF facility built in 1997 (room to add another 40,000 SF). • Located on 10.35 Acres. • Office space is 8,681 SF - includes 8 private offices, 1 conference room, 1 classroom/meeting room, 2 large bullpen open offices, 2 sets of restrooms, 1 storage room and entry lobby area. • Not included in the office space is a 1,404 SF break room on north side of production space. Separate detached combustible materials storage building. • 40,000 SF of production area has AC/heat - 6 pad-mounted HVAC units. Air lines throughout. • Construction - Ceiling 13 ft to 20 ft, vinyl-backed insulated metal. Walls are metal, insulated. Column spacing 25 ft x 65 ft. Floor - 5" reinforced concrete. • Lighting is metal halide. Fully-sprinklered. Burglar alarm. Power is 277/480V with 1600 amp Square D switchgear. Air lines throughout. • Separate well with irrigation system.
UTILITIES:	City water, sewer, telephone, and electric available. Gas is available.
ZONING:	City of Lake Wales. Industrial Zoning.
LEASE RATE:	\$3.50 PSF NNN
SALES PRICE:	\$4,800,000.00 - PRICE REDUCED!

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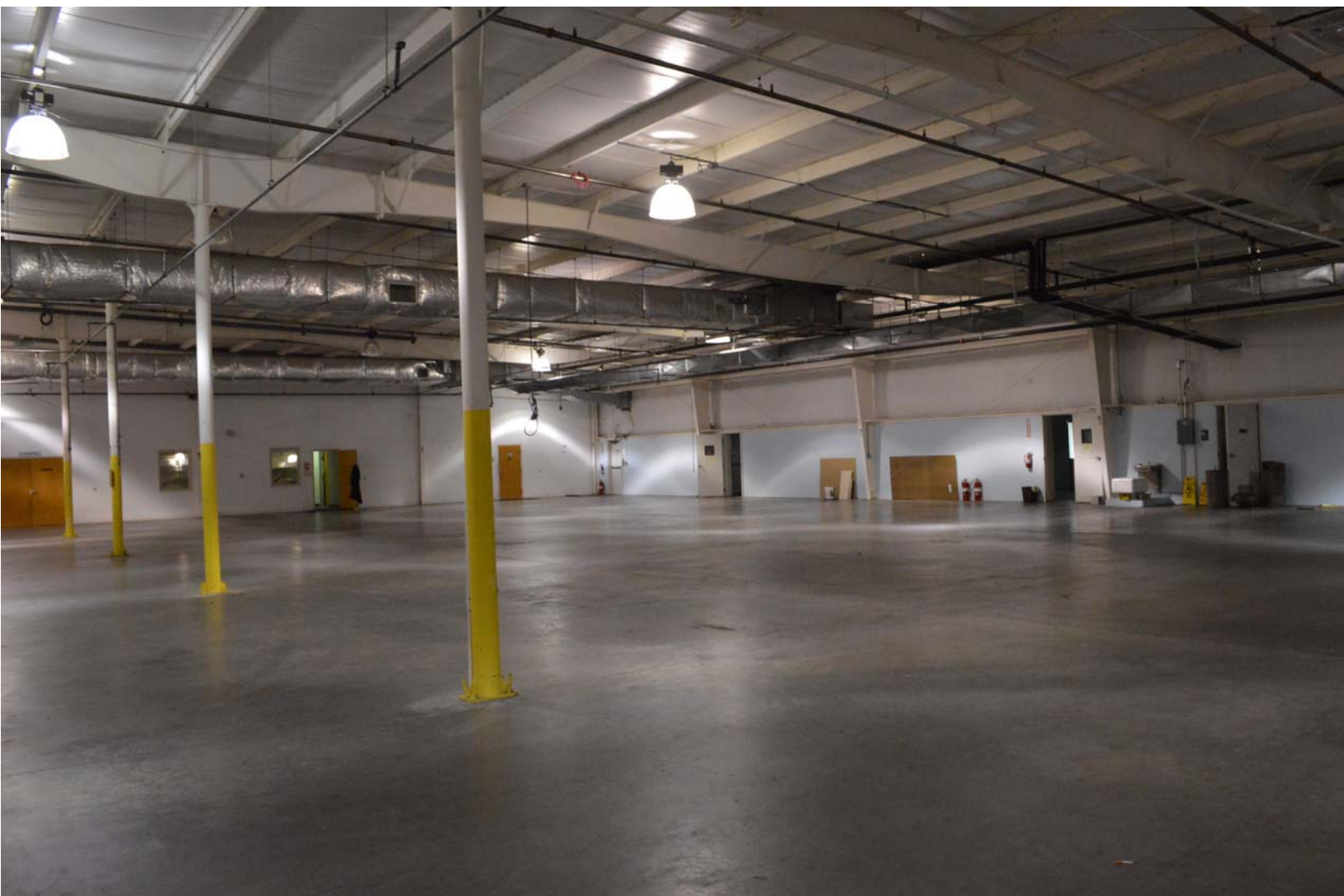
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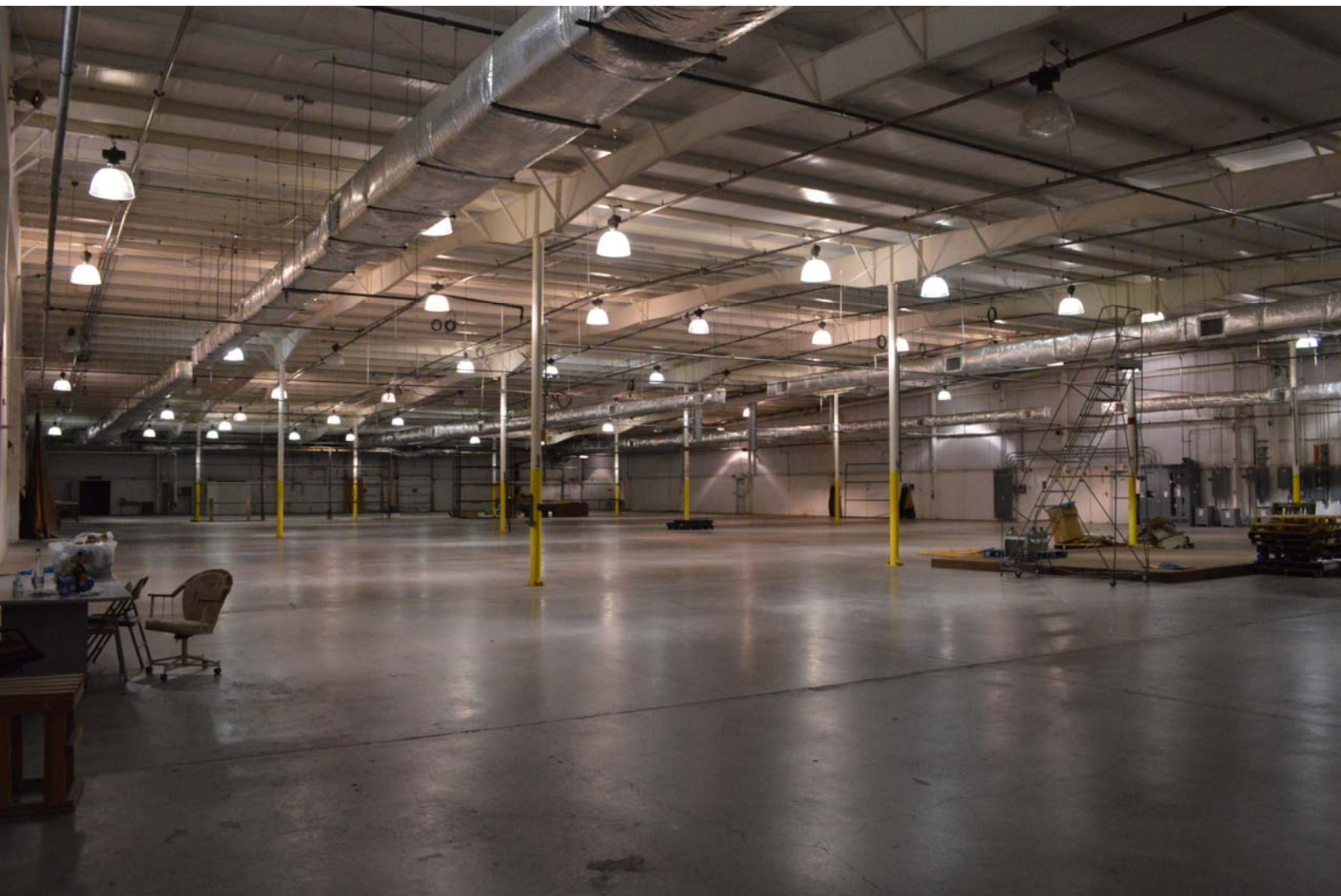
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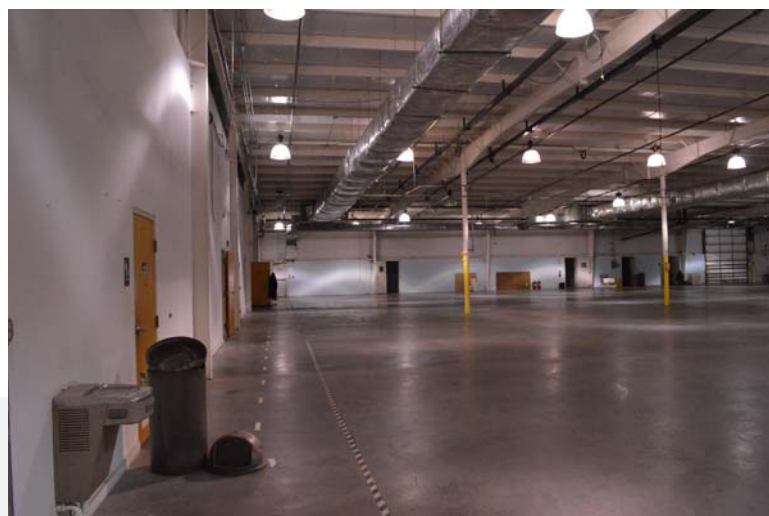
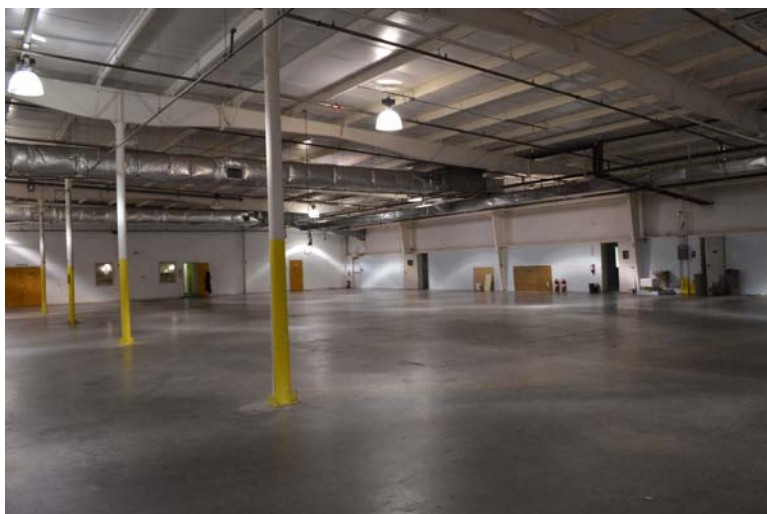
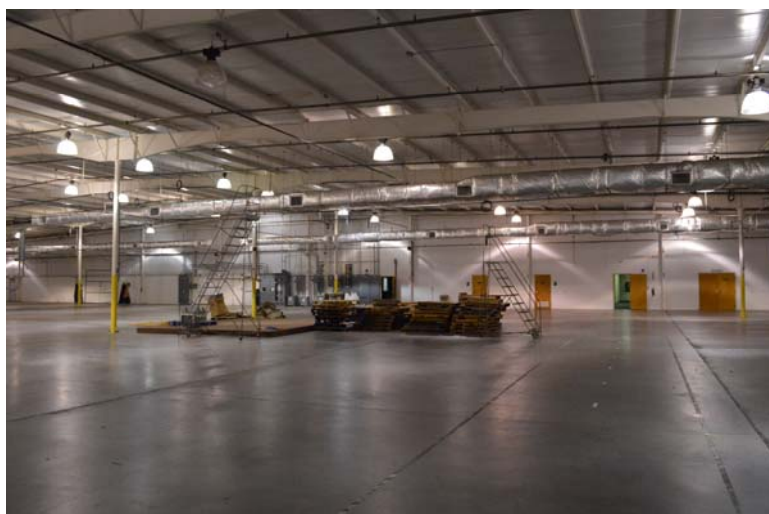
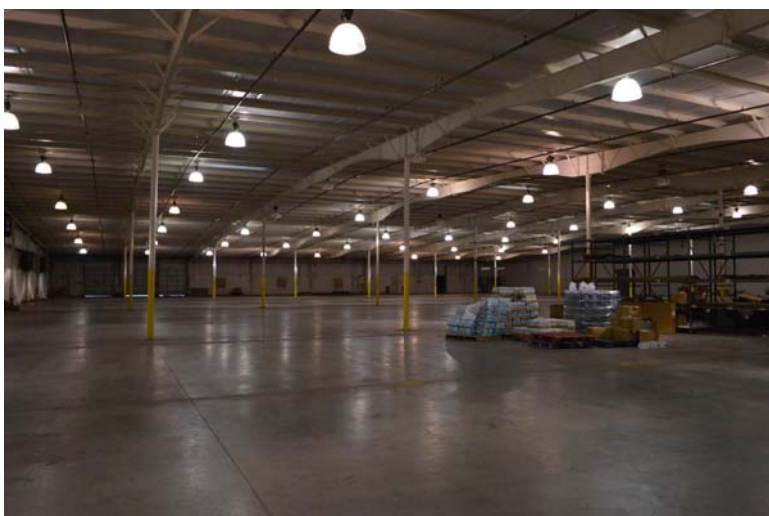
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