

## INDUSTRIAL FOR SALE

# CENTRAL FLORIDA COLD STORAGE FACILITY

1005 Snively Ave, Winter Haven, FL 33880



### OFFERING SUMMARY

|                       |                           |
|-----------------------|---------------------------|
| <b>ASKING PRICE:</b>  | OM Upon Request           |
| <b>LOT SIZE:</b>      | 3.46 AC                   |
| <b>YEAR BUILT:</b>    | 1970                      |
| <b>BUILDING SIZE:</b> | 53,184 SF                 |
| <b>RENOVATED:</b>     | 2013                      |
| <b>ZONING:</b>        | Industrial                |
| <b>MARKET:</b>        | Tampa/St Petersburg       |
| <b>SUBMARKET:</b>     | Lakeland-Winter Haven, FL |
| <b>TRAFFIC COUNT:</b> | 12,800 on Snively Ave     |

### PROPERTY OVERVIEW

KW Commercial Lakeland is exclusively offering for sale a 53,184 SF cold storage distribution center located in Winter Haven, Florida. This is a leaseback with 100% building occupancy.

Strategically located in Polk County between Tampa & Orlando, near major highways, close to the interstate and 3 miles from CSX Terminal and centrally located from food-service and retail distribution warehouse with the cold storage industry set for future growth as online grocery shopping demand increases.

The facility has been fully remodeled in 2013 with roof replaced in 2018. Currently 17 dock high access with 5 direct cold storage access, 2 ramps, ammonia system 32 degree and up with digital control and operating independently in all coolers. Clear height is 25' in cold storage and 18' in dry storage/office. An enclosed rail loading dock is located along the rear of the building.

OM available upon executed CA. Contact listing agent.

### PROPERTY HIGHLIGHTS

- Florida has no state income tax
- Future growth as online grocery shopping demand increases
- No landlord responsibility and fully remodeled in 2013

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

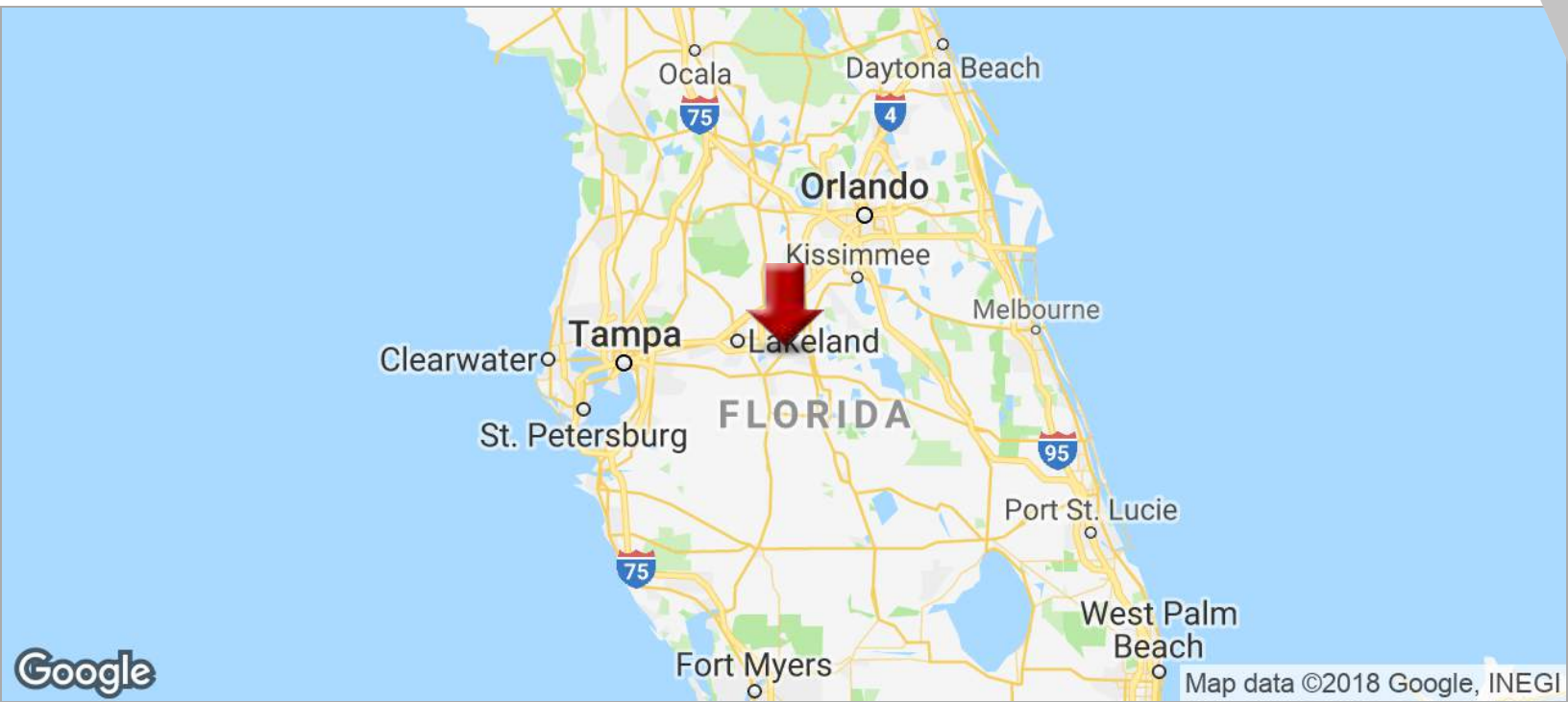
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change 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](http://www.kwcommercial.com)

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## **ALEX DELANNOY**

Sales Associate



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## **PROFESSIONAL BACKGROUND**

Growing up in Toulouse, France, I always dreamed that one day I would have the opportunity to pursue the American dream. I've always had a strong drive and a burning desire to discover new experiences and knowledge. My travels through Europe and the rest of the world have created a great love for the diversity & culture I experienced.

I followed my passion and arrived in the United States in 2006 under exciting yet unique circumstances. I was a professional paintball player and was blessed to have realized my dream by eventually joining one of the best teams in the world here in Tampa. My entrepreneur spirit led me to create my own business and in 2010 I opened the doors of Action Paintball & Laser Tag in Winter Haven. The facilities include a retail pro-shop while offering 5 different activities and welcoming more than 35,000 players with hundreds of parties each year. With 30 + trained employees, Action Paintball was rated one of the best fields in Florida. It also exceeded my original business plan from inception and was successfully purchased by an investor in March 2017.

My business allowed me to stay engaged with the community and my desire to meet people on a personal and professional level led me to the real estate industry. I started my career in residential while being part of the number one sales team in my county with over 400 units sold per year. I enjoy the dynamics of investing and advising on all aspects of real estate transactions and it wasn't long until my experience and passion led me to commercial real estate where my team and I assist clients through Keller Williams Commercial division whose focus on client's relationships and technology made it the fastest growing commercial real estate in the United States.

I'm a strong believer in personal development and am very grateful for all the people I have met and who have helped me. I love to achieve and provide results by creating opportunities through analyzing the problem and finding a durable solution by using all resources available. In order to succeed in a project, I've been known to create new resources and solutions and I'm always looking at new ways to add value and skills. I look forward to meeting with you on how my commitment and experience can meet your needs and goals.

## **MEMBERSHIPS & AFFILIATIONS**

International Council of Shopping Center Member  
Winter Haven Chamber of Commerce  
National Realtor Association  
Lakeland Association of Realtors

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WINTER HAVEN, FL

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*PRESENTED BY:*

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