

INDUSTRIAL FOR SALE

FORMER TRUCK TERMINAL IN CENTRAL FLORIDA

595 W Summerlin St, Bartow, FL 33830



OFFERING SUMMARY

SALE PRICE:	\$375,000
LOT SIZE:	1.77 Acres
WAREHOUSE SIZE:	1,600 SF
OFFICE SIZE:	1,112 SF
ZONING:	C-3 (Commercial)
YEAR BUILT:	1948-1987
MARKET:	Tampa / St Petersburg
SUBMARKET:	Lakeland MSA

PROPERTY OVERVIEW

KW Commercial is presenting this industrial site, former truck terminal with 2 buildings of 1,112 SF of office and 1,600 SF of warehouse on a total of 1.77 acres. The property has a fuel tank, zoning is C-3 within the city of Bartow and centrally located to service Central Florida.

The office building of 1,112 SF with reception, 4 offices, breakroom and restroom. The warehouse is 1,600 SF with 16' clear height, 3 phase, 2 bay door, a 6,000 lbs gantry crane, air compressor with shop air system. The site has a 10,000 gallon fuel tank with plenty of truck and car parking.

The land use will allow auto sales and repair, truck stop, retail, services, building supply sales, office, contractor storage yard, heavy equipment.

PROPERTY HIGHLIGHTS

- Centrally located to service Central Florida
- Total of 12,700,000 population and 4,800,000 household within 3 hours
- Fuel storage, air compressor and gantry crane available
- Within minutes from Downtown Bartow and easy access to major roads

KW COMMERCIAL
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Lakeland, FL 33801-7915

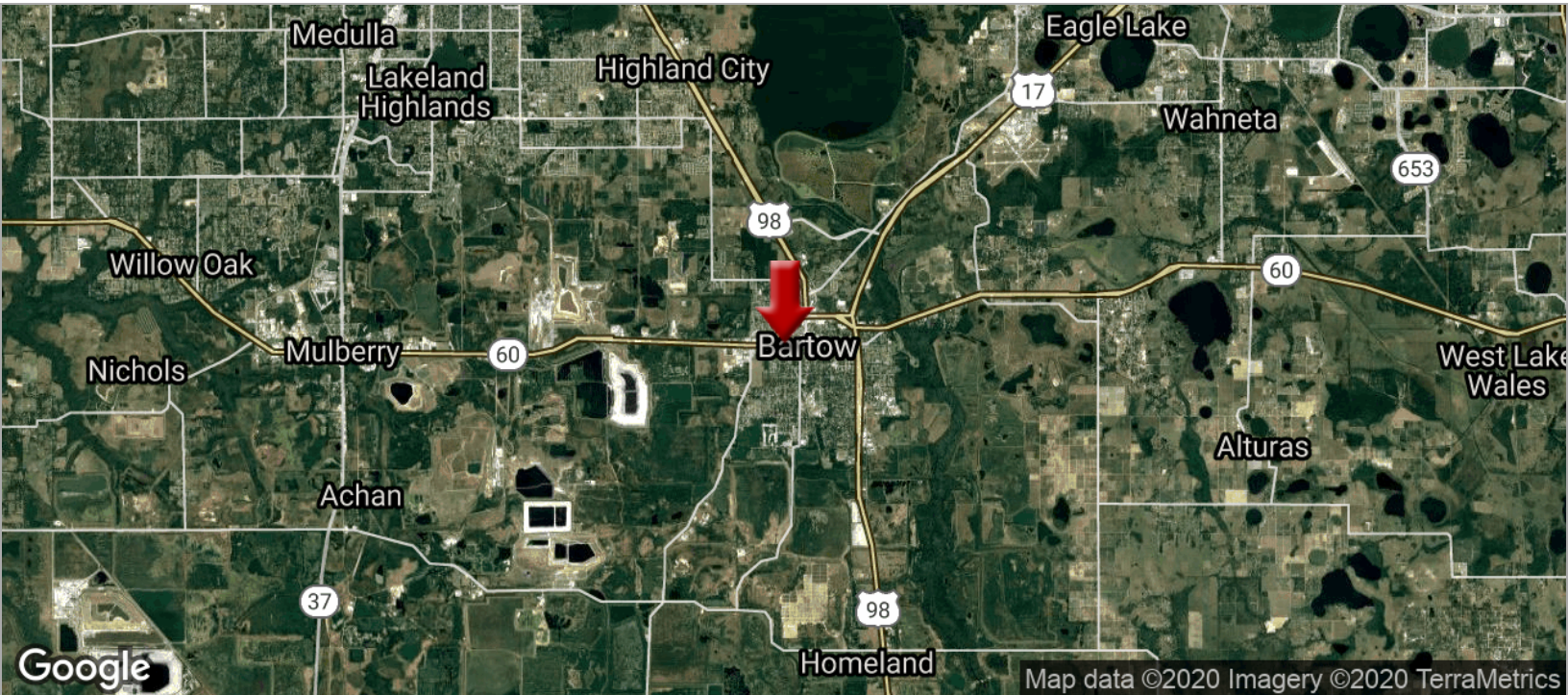
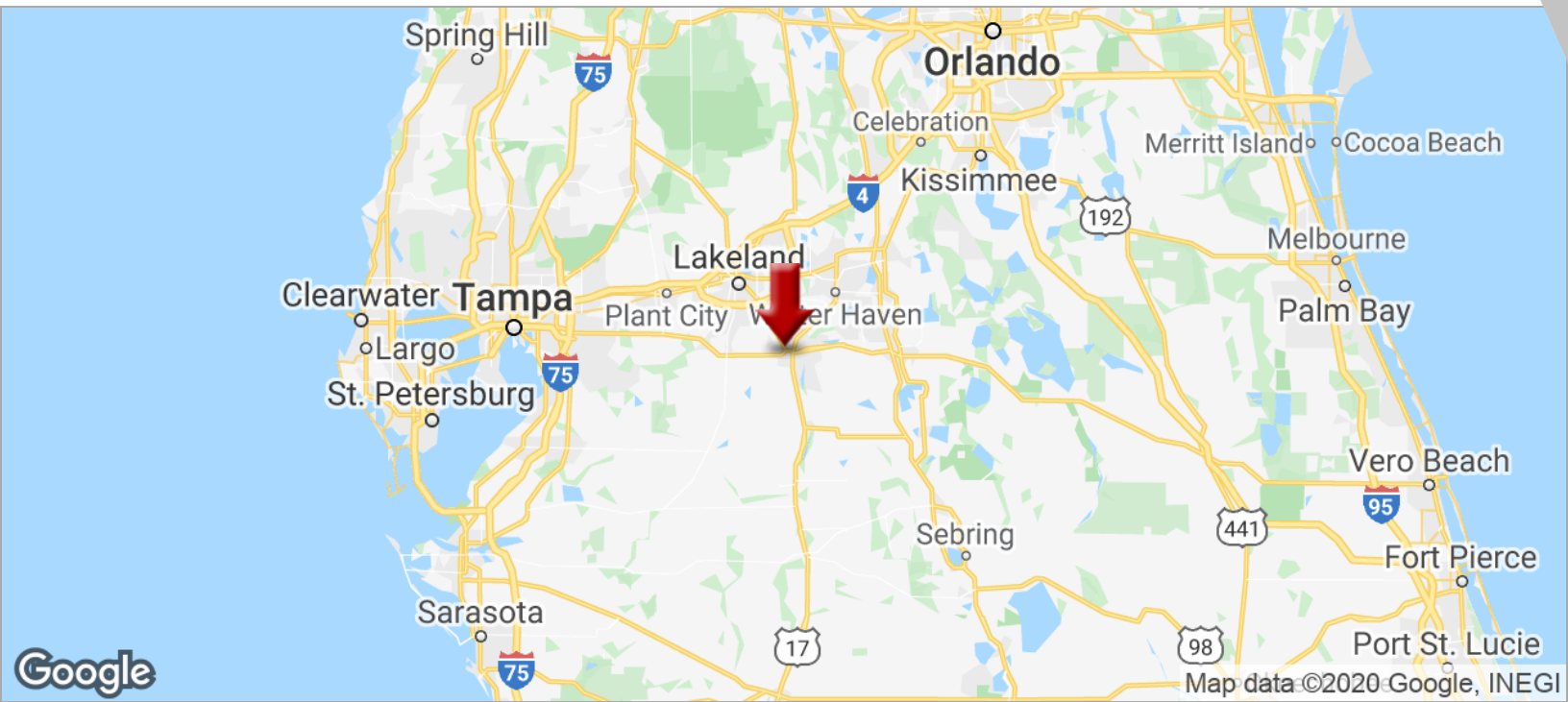
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LOCATION MAPS

595 W Summerlin St, Bartow, FL 33830



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AREA OVERVIEW

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POLK COUNTY OVERVIEW

Get to know Florida's newest hot spot for business. There's a reason why Publix Super Markets, Legoland Florida Resorts and Florida's Natural all call Polk County home. Ideally located between two major metro areas, Central Florida boasts a fertile business environment that offers a potent blend of connectivity, workforce talent and low operating costs.

Our strategic location positions you at the center of the state and at the mouth of the global marketplace. With more rail miles than any other community in Florida and access to four major roadways and four general aviation airport with two major international airports within an hour's drive, Polk County truly is one of the most connected locations in the Southeast.

Our 3.5 million-strong talent pool is supported by world-class educational institutions like Florida Polytechnic University and the Polk State Clear Springs Advanced Technology Center. Both institutions offer rigorous, industry-focused courses of study that leave students fully prepped for career success before their graduation caps hit the ground. Add to that attractive incentive packages, business-friendly legislation, no personal income tax and one of the best business climates in the country. The result? A brilliant mixture of resources and talent guaranteed to help your business succeed.

BARTOW OVERVIEW

Location, location, location. Bartow is just seven miles south of the Polk Parkway, with its direct connection to Interstate 4. State Road 60, Florida's Coast to Coast Highway, travels directly through Bartow connecting Florida's Gulf and Atlantic coasts. The transportation system provides a conduit to all markets in the state and beyond.

The availability of land continues to drive residential, commercial and industrial development. In addition, Polk County has more rail than any other location in Florida. Bartow is located within one of the highest growth metro markets in the southeast United States and one of the most attractive areas in which to operate a business. With an available labor force backed by numerous training programs, the area provides the precision, technical and service skills a company may require.

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INDUSTRIAL FOR SALE

OFFICE PHOTOS

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WAREHOUSE PHOTOS

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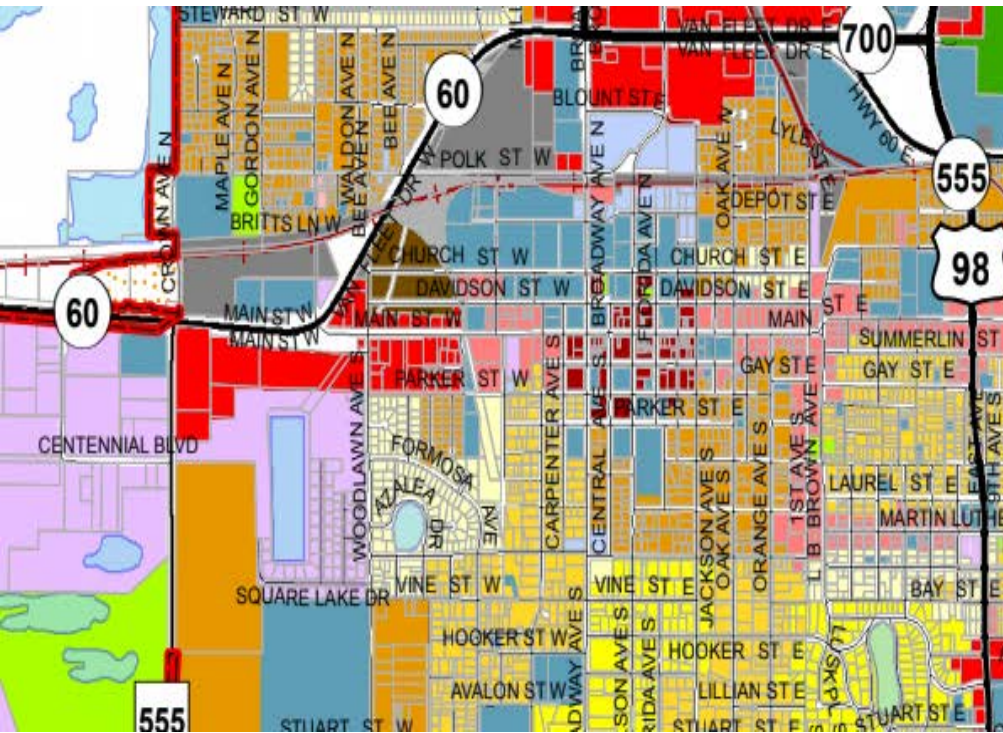
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ZONING MAP & DETAILS

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Bartow Zoning

-  P-1 - Professional Office
-  P-2 - Professional Office
-  C-1 - Downtown Commercial
-  C-2 - Community Commercial
-  C-3 - Highway Commercial
-  C-4 - Neighborhood Commercial
-  I-1 - Light Industrial
-  I-2 - Heavy Industrial
-  PI - Public Institutional
-  PR - Public Recreational
-  CV - Conservation

2.04.02.17 C-3 Highway Commercial District.

(A) FLUM Designation: Commercial Classification

(B) Purpose: The C-3 highway business district is intended to apply to arterial streets and traffic-ways where business establishments primarily not of a neighborhood or community service type, may properly be located to serve large sections of the city. Such businesses generally require considerable ground area, do not cater directly to pedestrians and need a conspicuous and accessible location convenient for motorists.

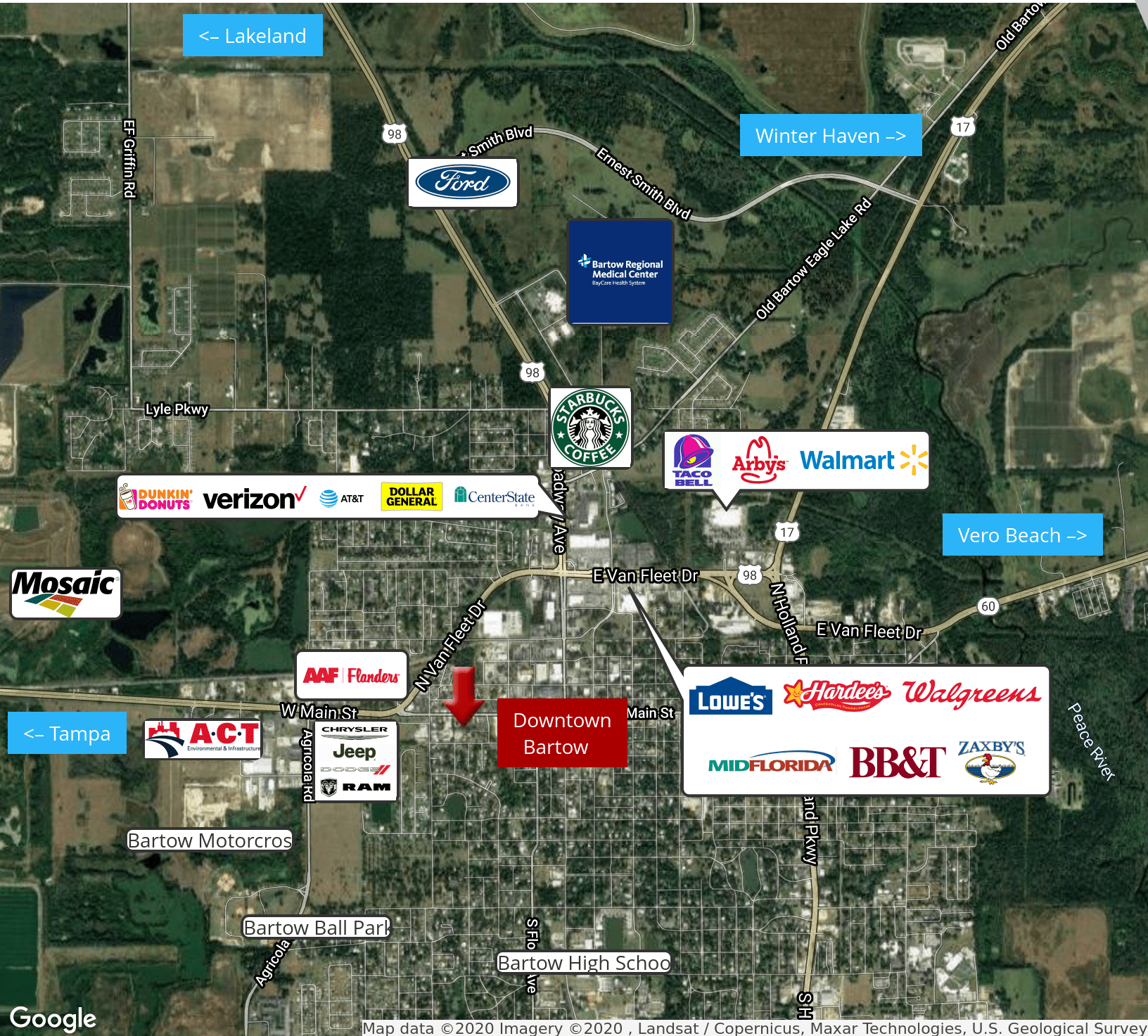
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RETAILER MAP

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Map data ©2020 Imagery ©2020, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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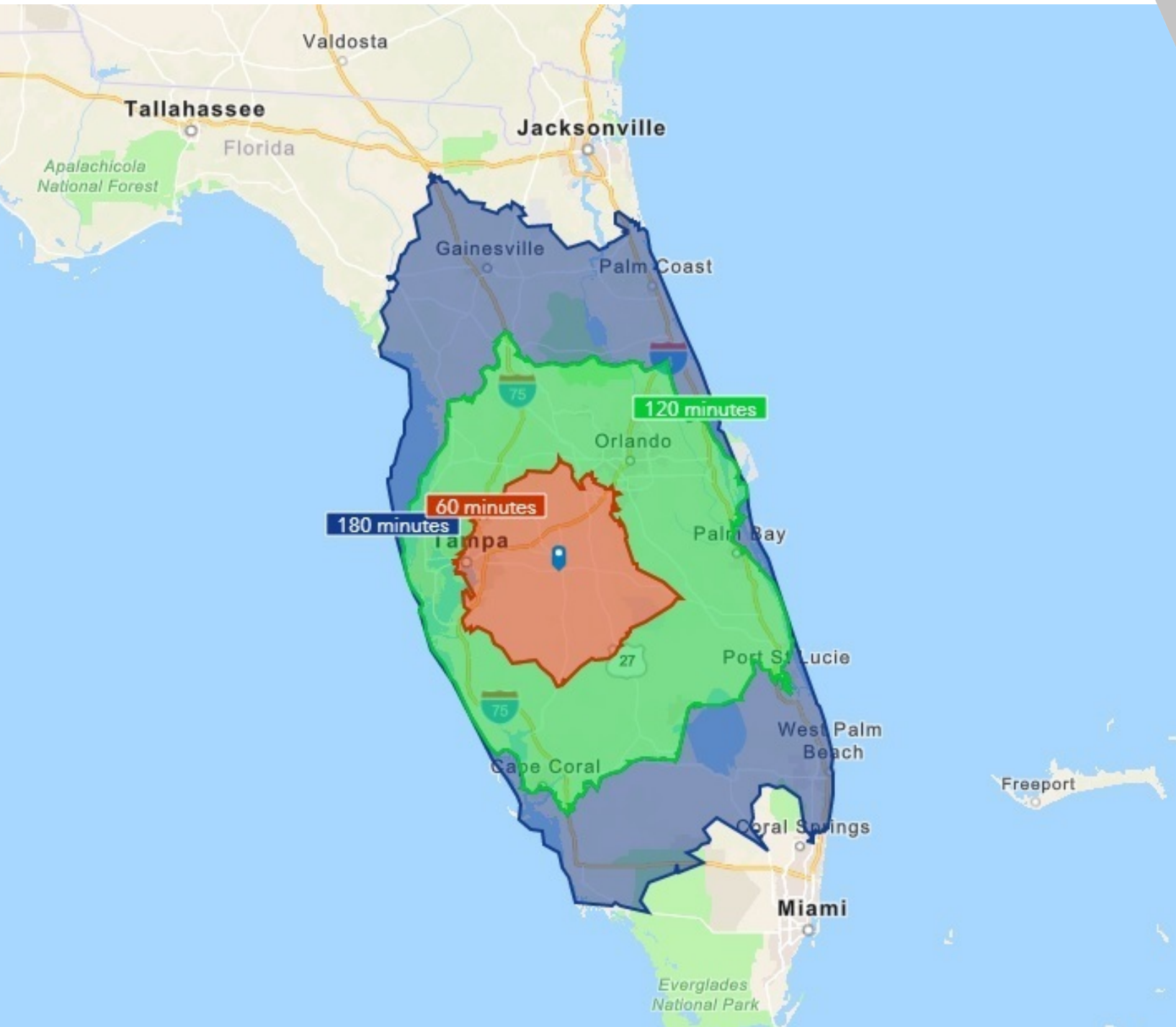
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INDUSTRIAL FOR SALE

1, 2 & 3 HOURS TRUCK DRIVING DISTANCE

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1, 2 & 3 Hours Truck Driving Distance - Total of 12,700,000 population and 4,800,000 household within 3 hours

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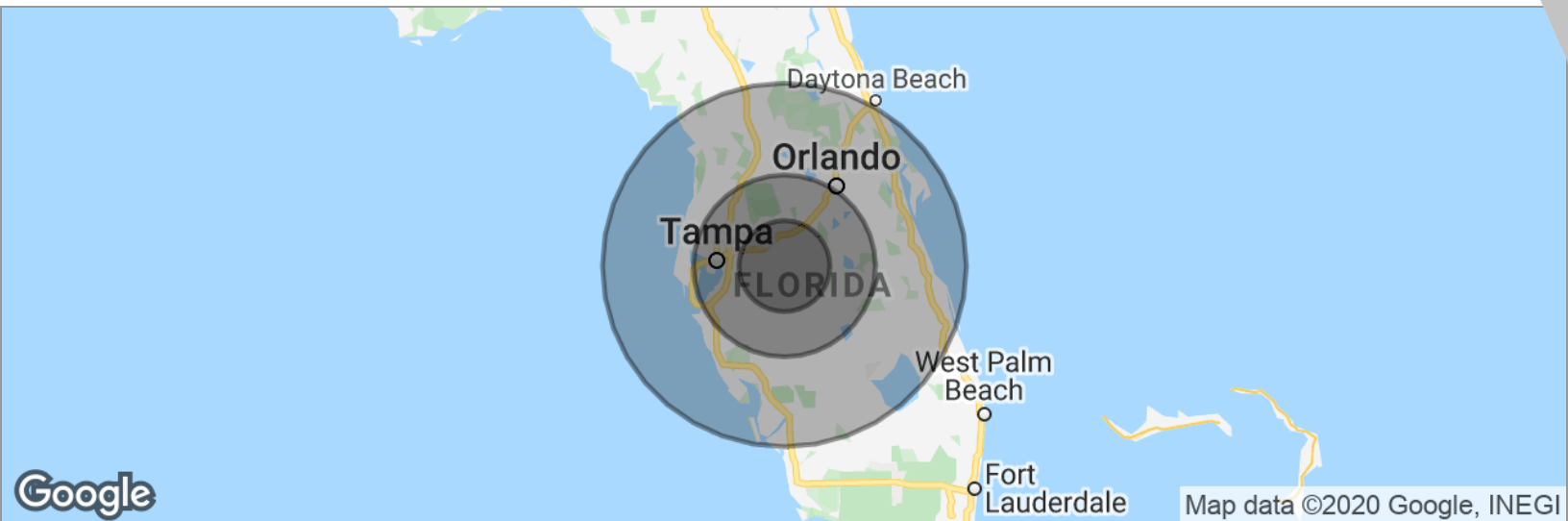
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DEMOGRAPHICS MAP

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POPULATION	25 MILES	50 MILES	100 MILES
Total population	694,608	2,967,893	9,437,067
Median age	38.8	37.8	41.7
Median age (male)	37.5	36.8	40.7
Median age (Female)	39.9	38.8	42.7
HOUSEHOLDS & INCOME	25 MILES	50 MILES	100 MILES
Total households	258,742	1,110,648	3,709,932
# of persons per HH	2.7	2.7	2.5
Average HH income	\$58,007	\$64,560	\$62,737
Average house value	\$182,836	\$238,588	\$244,511
ETHNICITY (%)	25 MILES	50 MILES	100 MILES
Hispanic	16.8%	23.5%	16.5%
RACE (%)	25 MILES	50 MILES	100 MILES
White	78.6%	75.8%	79.6%
Black	13.7%	13.8%	11.9%
Asian	1.6%	3.1%	2.4%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.4%	0.3%	0.3%
Other	3.9%	4.6%	3.8%

* Demographic data derived from 2010 US Census

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ADVISOR BIO

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Senior 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

CCIM Candidate

Manufacturing & Supply Chain of Mid Florida Member

Lakeland & Winter Haven Chamber of Commerce Member

National & Lakeland Realtor Association Member

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