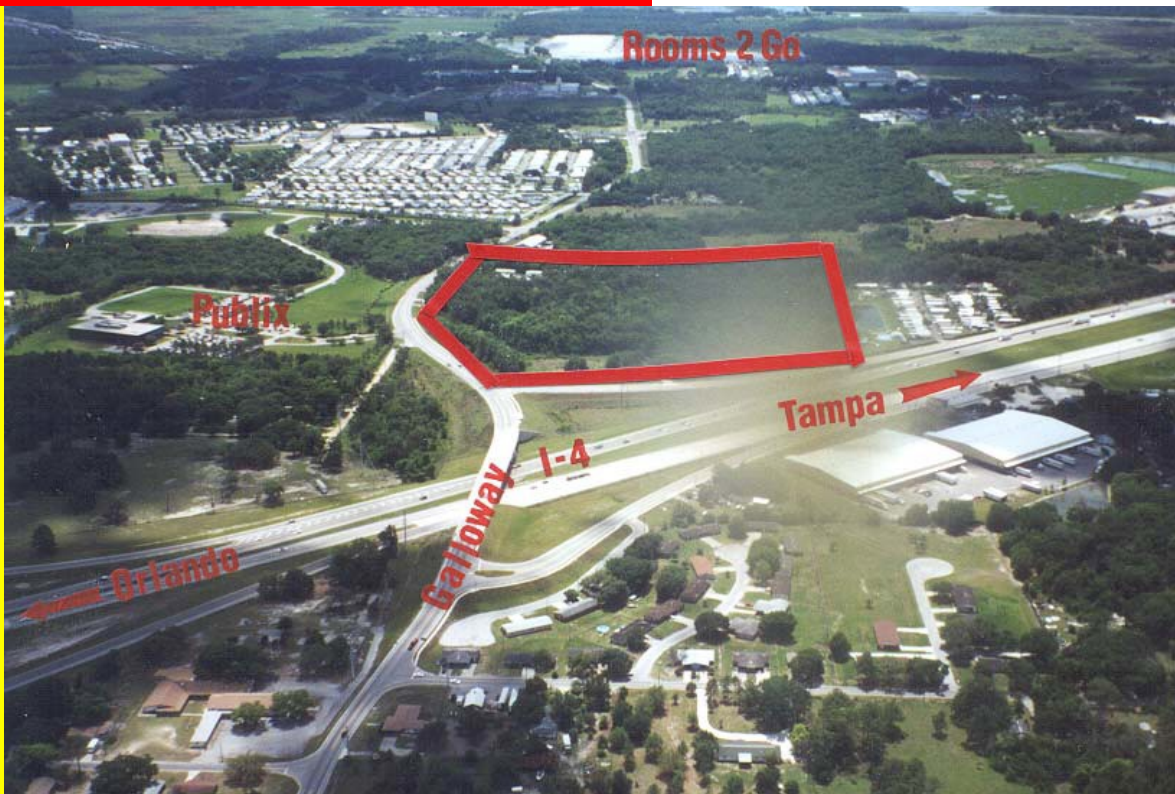


**I-4 FRONTAGE LAKELAND, FLORIDA
INDUSTRIAL DEVELOPMENT SITE**

**20+/- Gross Ac. (5+/- net)
see site plan for upland locations**

**F
O
R
S
A
L
E**



Located on South Frontage Rd (I-4) & Galloway Rd.

TOTAL OF 5 AC. INDUSTRIAL/COMMERCIAL SITE

In several parcels

CONVENIENTLY LOCATED OFF I-4 IN LAKELAND

Billboard and Billboard Lease and parcel are not included in the sale.

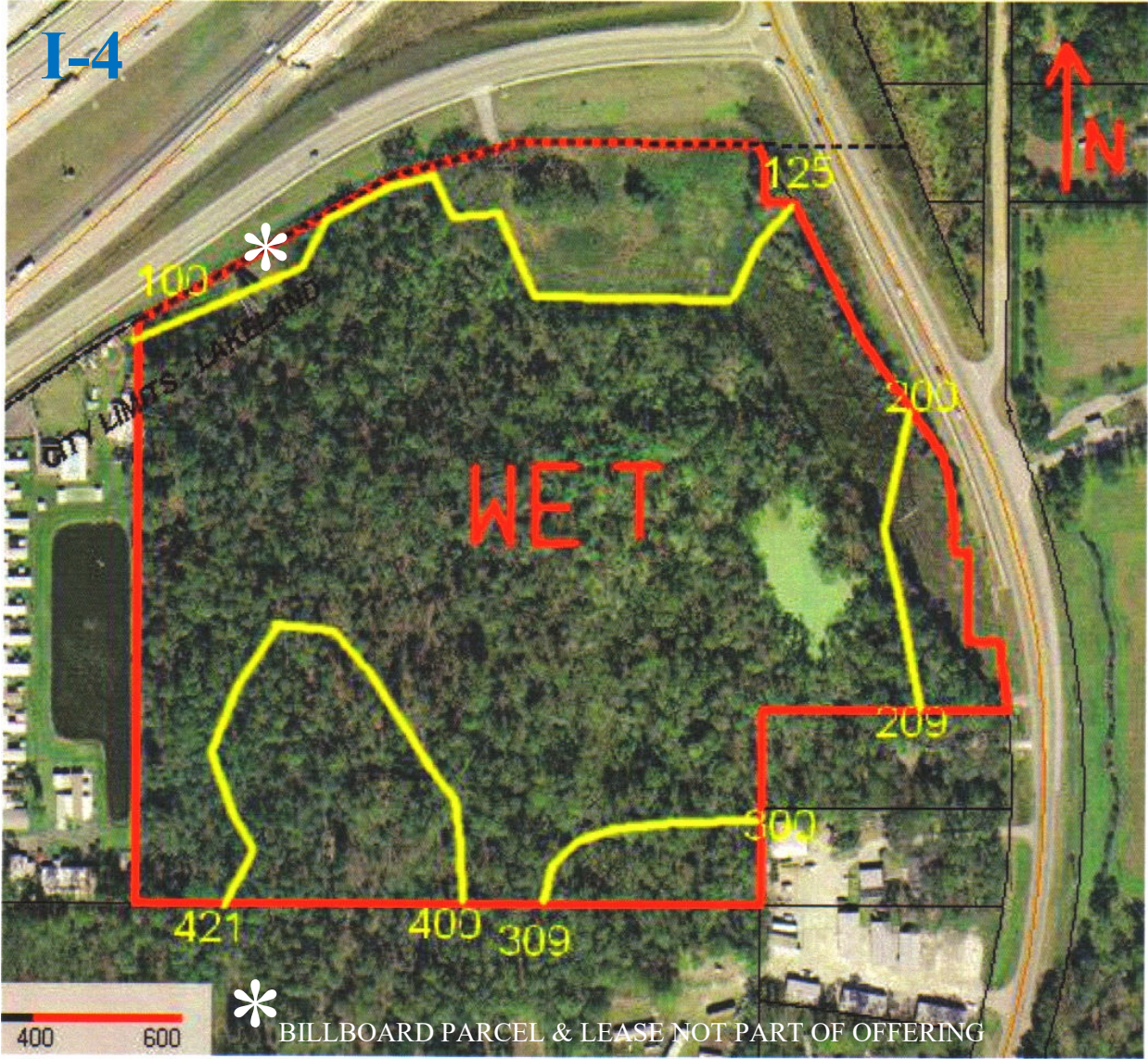
NEW REDUCED SALES PRICE: \$499,000

CALL STEINBAUER ASSOCIATES, INC.

COMMERCIAL - INDUSTRIAL - INVESTMENT: SALES, LEASING, PROPERTY MANAGEMENT

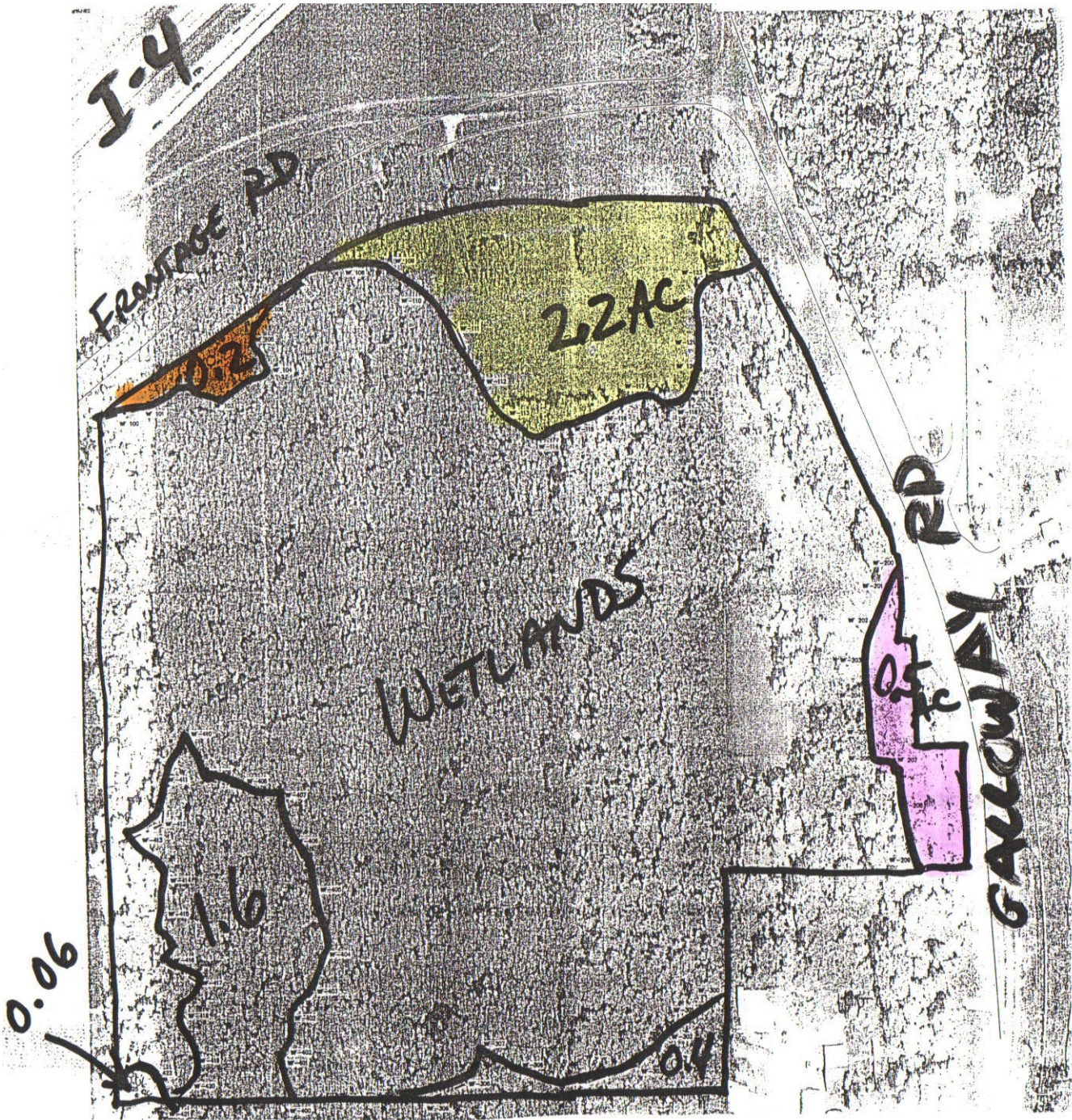
(863) 647-1661 LAKELAND, FLORIDA

NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.



The above aerial depicts the approximate locations of the wetland lines as set by staff from Southeast Environmental Solutions, Inc. and approved by the Southwest Florida Water Management District (SWFWMD) on May 31 and June 21, 2006. The wetland flag numbers are as follows:

- Wetland 100: 100 – 125 (26 points)
- Wetland 200: 200 – 209 (10 points)
- Wetland 300: 300 – 309 (10 points)
- Wetland 400: 400 – 421 and 403A (23 points)



NOTE:
SKETCH IS
APPROXIMATE
FOR EXPLANATION
USE ONLY.