



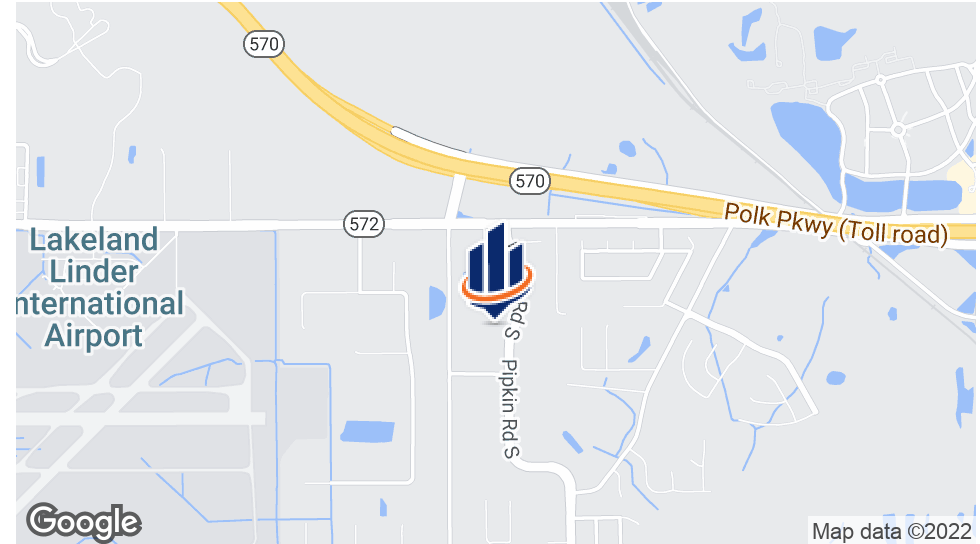
MARCOBAY
CONSTRUCTION

4025 S PIPKIN RD

4025 S PIPKIN RD
LAKELAND, FL 33811

David Hungerford, CCIM
Senior Advisor
863.660.3138
david.hungerford@svn.com

Property Summary



Sale Price

\$3,400,000

PROPERTY OVERVIEW

This beautifully maintained office/warehouse flex property is going to market for the first time since its construction in 2006. The building features 20,687 ± SF of interior space with ample outdoor storage. The building is currently configured for 28 offices, 5,096 ± FT of warehouse space, a large conference room, and a fitness center. It features 3-phase electric and six roll-up doors with a large sized truck court.

LOCATION OVERVIEW

Located within the Parkway Corporate Center, and in one of the fastest-growing commercial corridors in the nation, this property is just two minutes from the Polk Parkway and five minutes from Interstate 4 (I-4). The Lakeland Linder International Airport is a strong anchor for the neighborhood area, which has attracted synergistic users such as Publix's Headquarters, GEICO's Regional Headquarters, Amazon Air Cargo Hub, Draken International, and more.

OFFERING SUMMARY

Building Size:	20,687 SF
Lot Size:	2.54 Acres
Price / SF:	\$164.35
Year Built:	2006
Utilities:	City Water and Sewer
Zoning:	PUD 5420
Taxes:	\$24,405.05 (2021)
PIN:	232903139563000051

Floor Plan



Property Description



PROPERTY HIGHLIGHTS

- 10' ceilings in office
- 25' ceilings in warehouse (20' clear)
- 34' deep x 50' wide column spacing
- [4] 10'x10 Roll-up Doors Dock High
- [2] 16'h x 14'w Roll-up Doors w/ Ramp
- Mostly LED Lights
- 3 Phase Electric
- Fire Sprinklered
- 45+ Parking Spaces
- Security Cameras Included in Sale
- Electronic Gate to Rear of Premises



INTERIOR DESCRIPTION

- Small waiting room w/ reception area
- Breakroom & Kitchen
- Large Work and Processing Rooms
- Server Room
- Fitness Center (equipment not included in sale)
- Bathrooms w/ Lockers and Showers

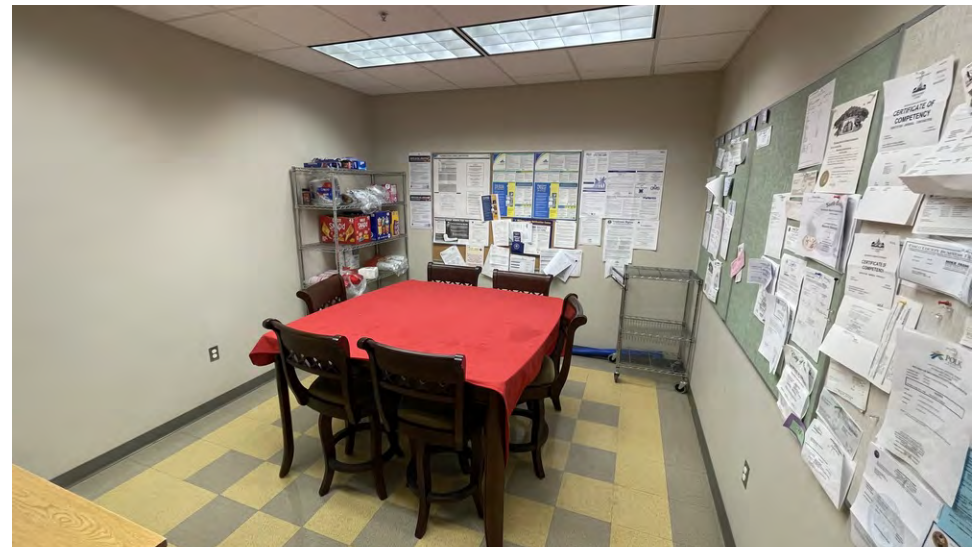
Office Space



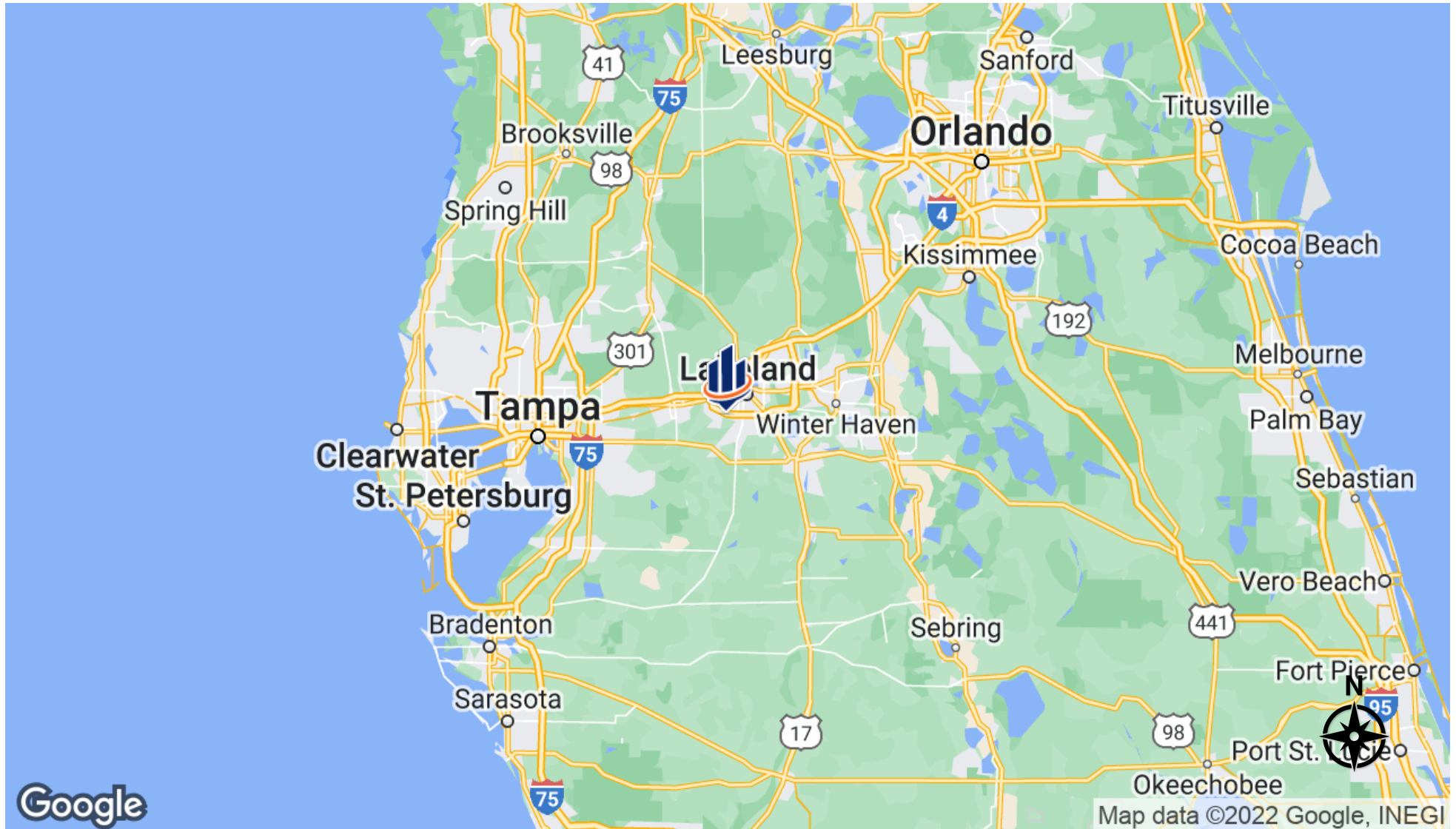
Warehouse Space



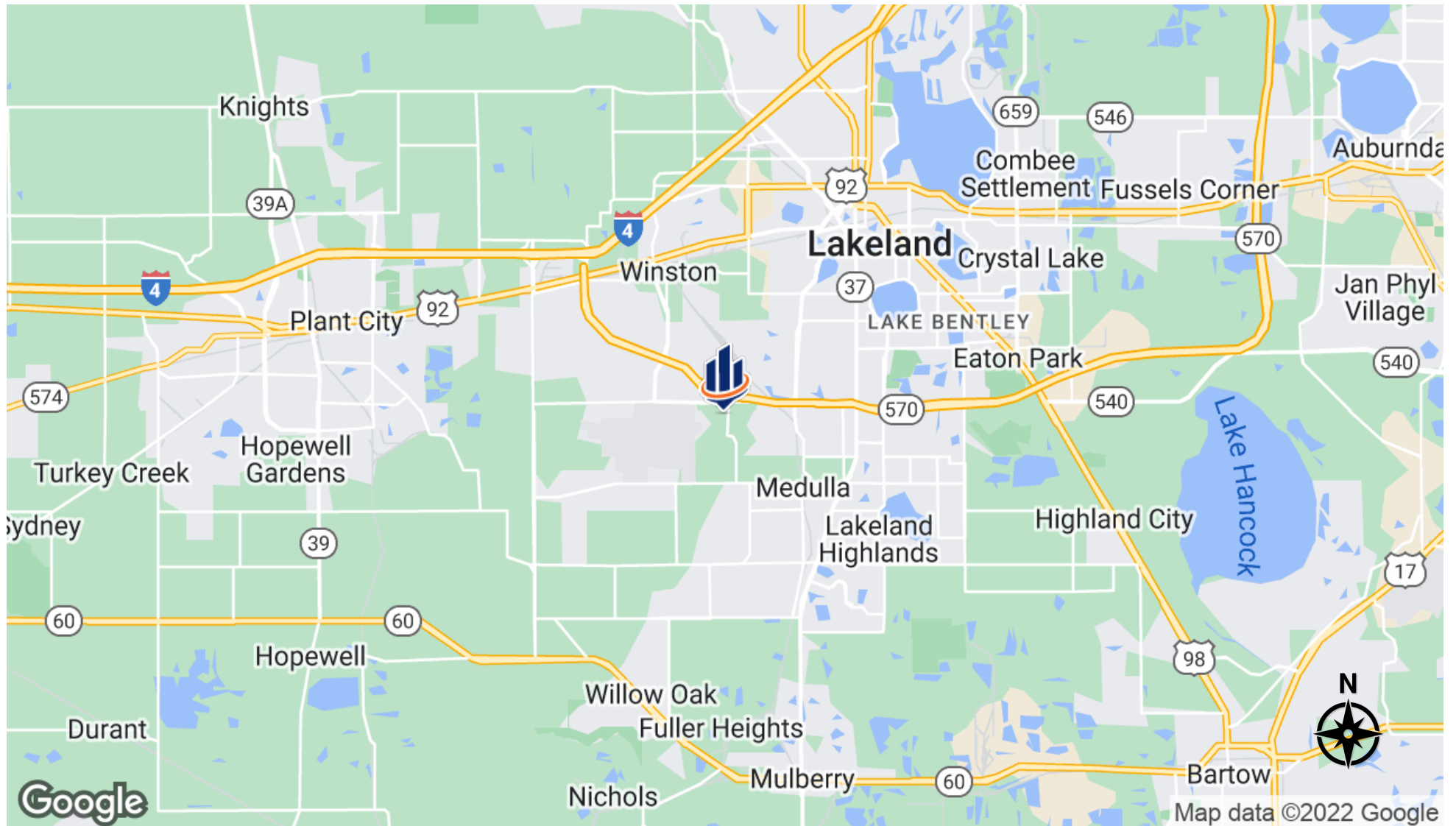
Additional Photos



Regional Map



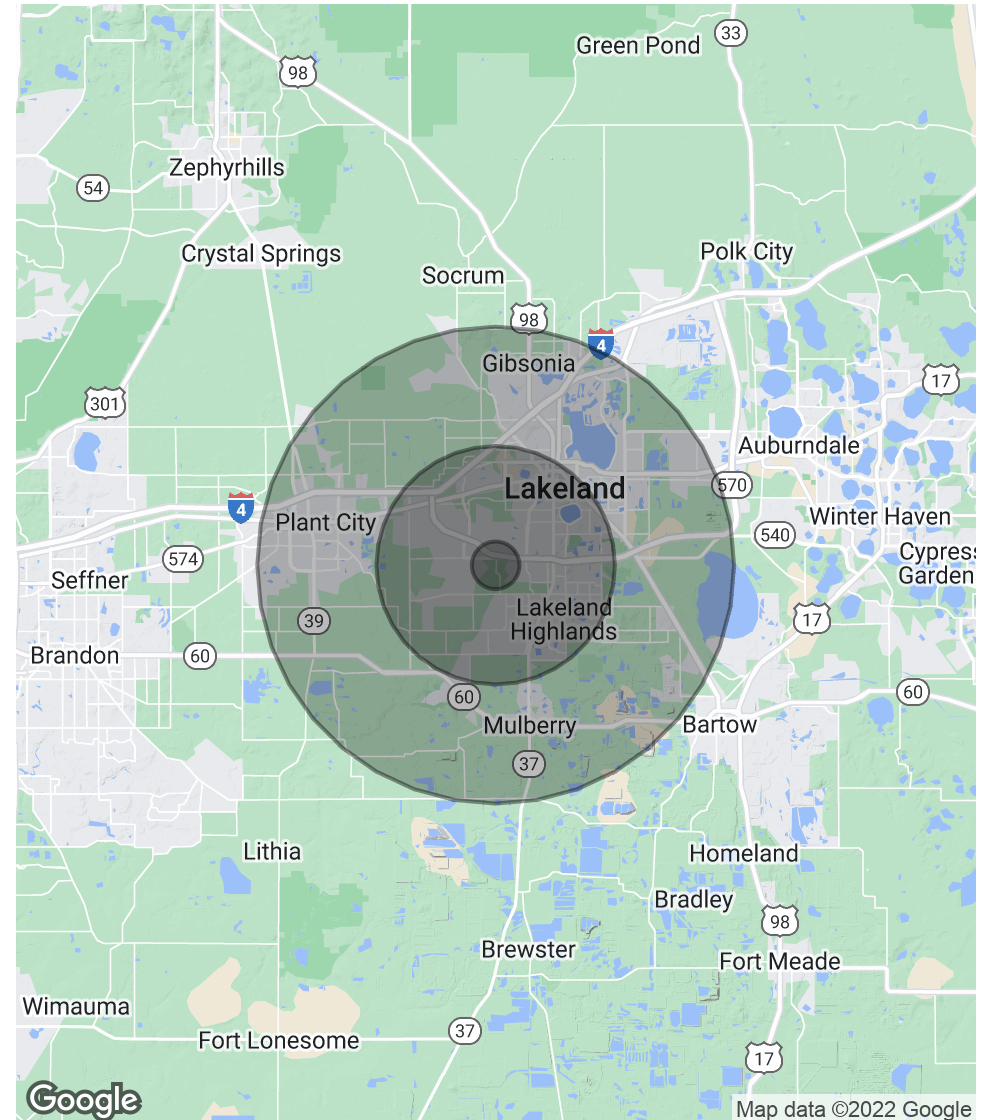
Location Maps



Demographics Map & Report

	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	1,973	112,836	288,592
Average age	44.4	39.5	37.9
Average age (Male)	45.2	37.9	36.2
Average age (Female)	45.4	40.8	39.4
HOUSEHOLDS & INCOME			
Total households	823	44,751	108,945
# of persons per HH	2.4	2.5	2.6
Average HH income	\$71,415	\$65,919	\$61,066
Average house value	\$262,093	\$200,786	\$178,335

* Demographic data derived from 2010 US Census



Market Area Map



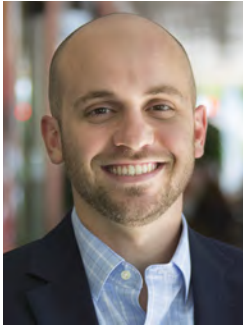
Trade Area Map



Immediate Market



4025 S PIPKIN RD LAKELAND, FL 33811



DAVID HUNGERFORD, CCIM

Senior Advisor

david.hungerford@svn.com

Direct: 863.272.7156 | Cell: 863.660.3138

PROFESSIONAL BACKGROUND

David Hungerford, MBA, CCIM, is a senior advisor with SVN Saunders Ralston Dantzler Real Estate, LLC – the premier commercial services provider in Central Florida. He specializes in retail and development land. Using dynamic strategic analysis, he is an expert in site selection and site-in-search of user analysis. David is the mapping and ArcGIS specialist within the firm and formerly served as the firm's Director of Research.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While there, he was an active member of the Florida State University Real Estate Society. David recently graduated with his Masters in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor. David is a CCIM [Certified Commercial Investment Member] designee and serves on the board for the CCIM Florida West Coast District.

Disciplines

- Development Properties
- Retail Properties
- Site Selection
- Real Estate Analytics

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801

Disclaimer



The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



1723 Bartow Rd
Lakeland, FL 33801
863.272.7156
www.SVNsaunders.com