

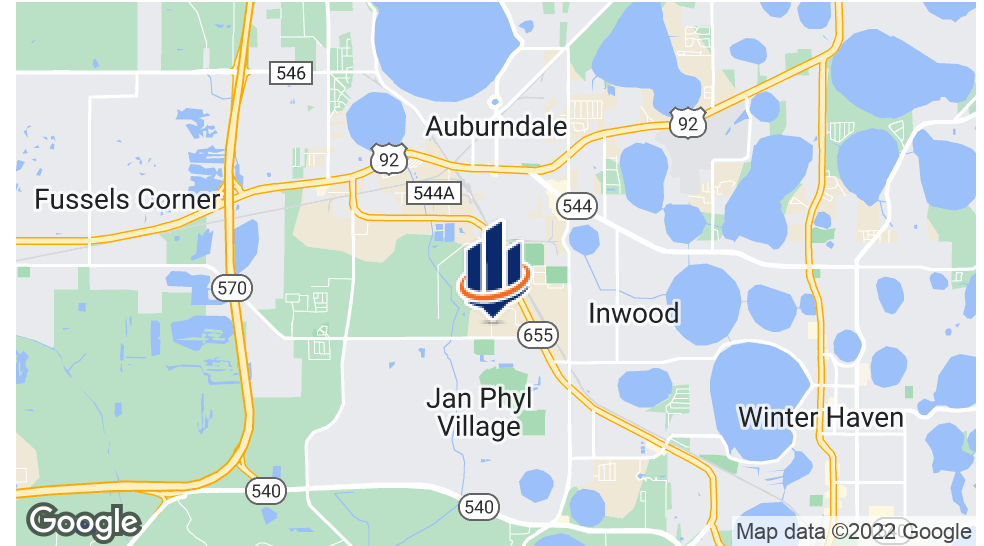


INDUSTRIAL PROPERTY FOR SALE

111 INDUSTRIAL BLVD W
WINTER HAVEN, FL 33880

Augie Schmidt
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Property Summary



Asking Price: **\$1,100,000**

OFFERING SUMMARY

Building Size: 14,250 ± SF
Price/SF: \$77.19/SF
Year Built: 2004
FLU: BPC-2
Taxes: \$8,654.47 [2021]
PIN: 252823347900000560

PROPERTY OVERVIEW

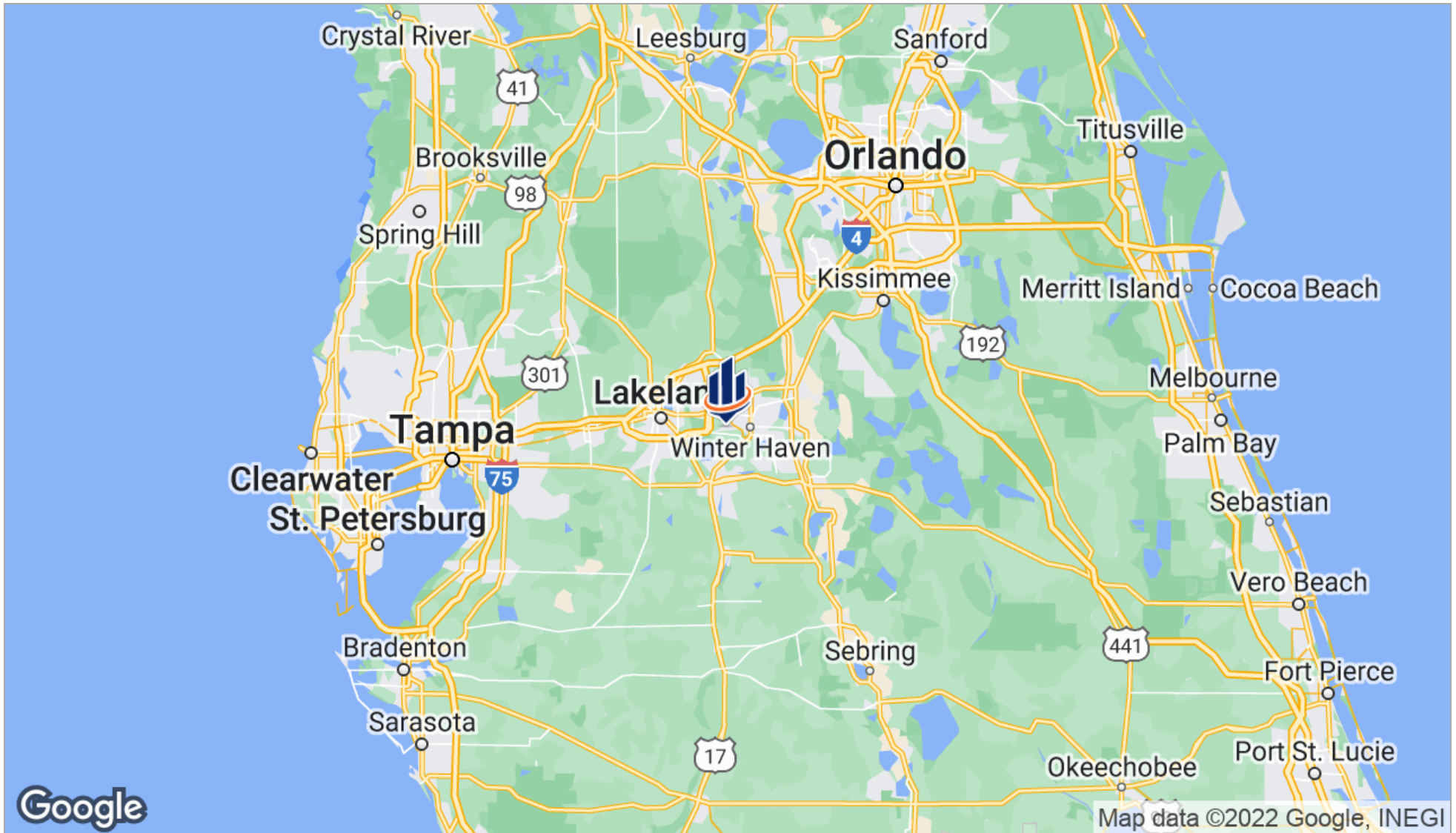
This industrial property is located in West Winter Haven south of I-4 and just east of the Polk Parkway, in one of the fastest-growing industrial sectors in the nation. The property was built in 2004 and features a loading ramp with an over-sized door and tall ceilings.

Currently, there is about 3,220 ± SF of Office Space with a variety of office sizes, which leaves approximately 11,000 ± SF of Warehouse Space.

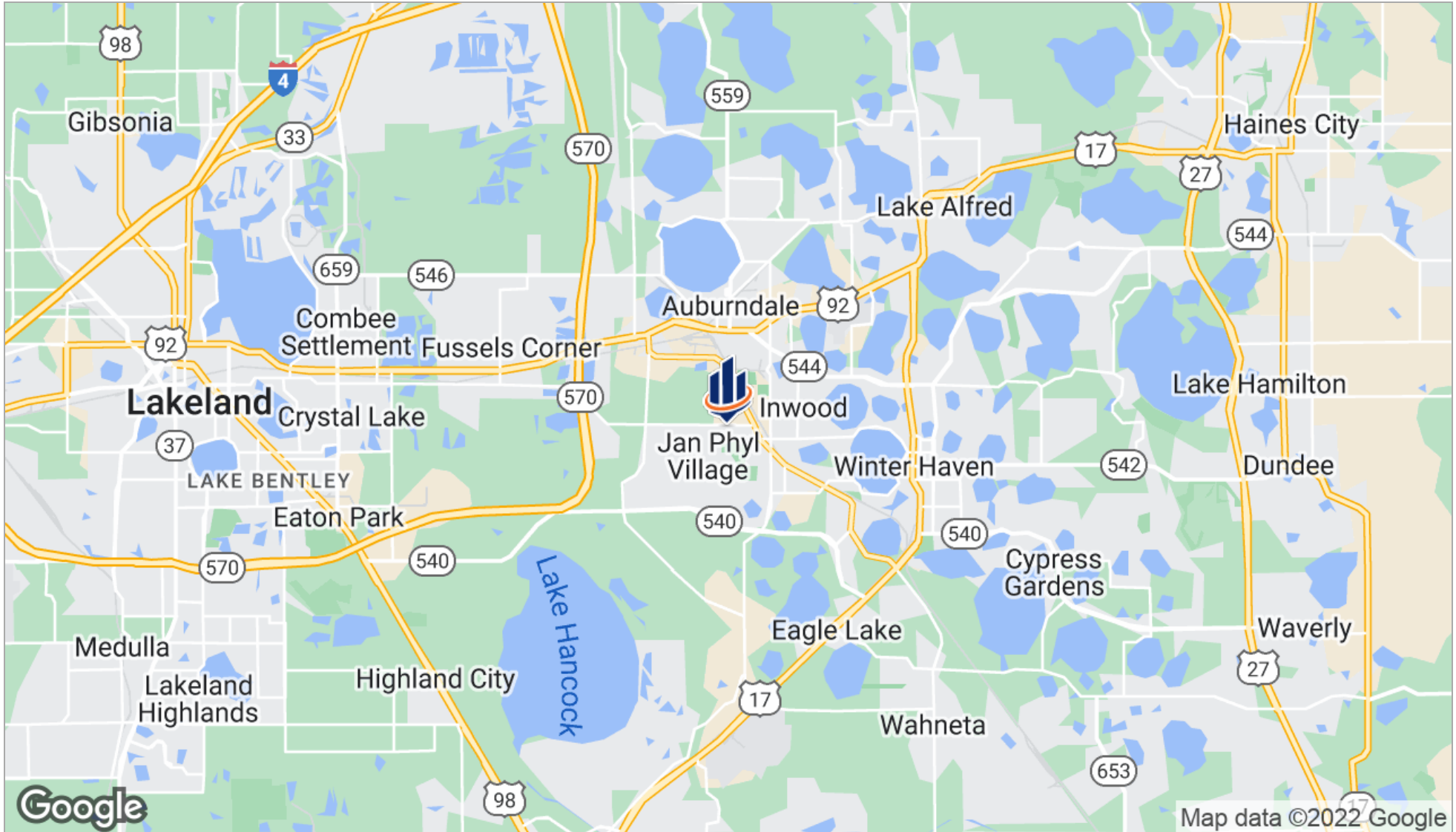
HIGHLIGHTS

- Located within a rapidly growing market area
- More than 21 million people within a 5 hour drive time
- Easy access to major road systems

Regional Map



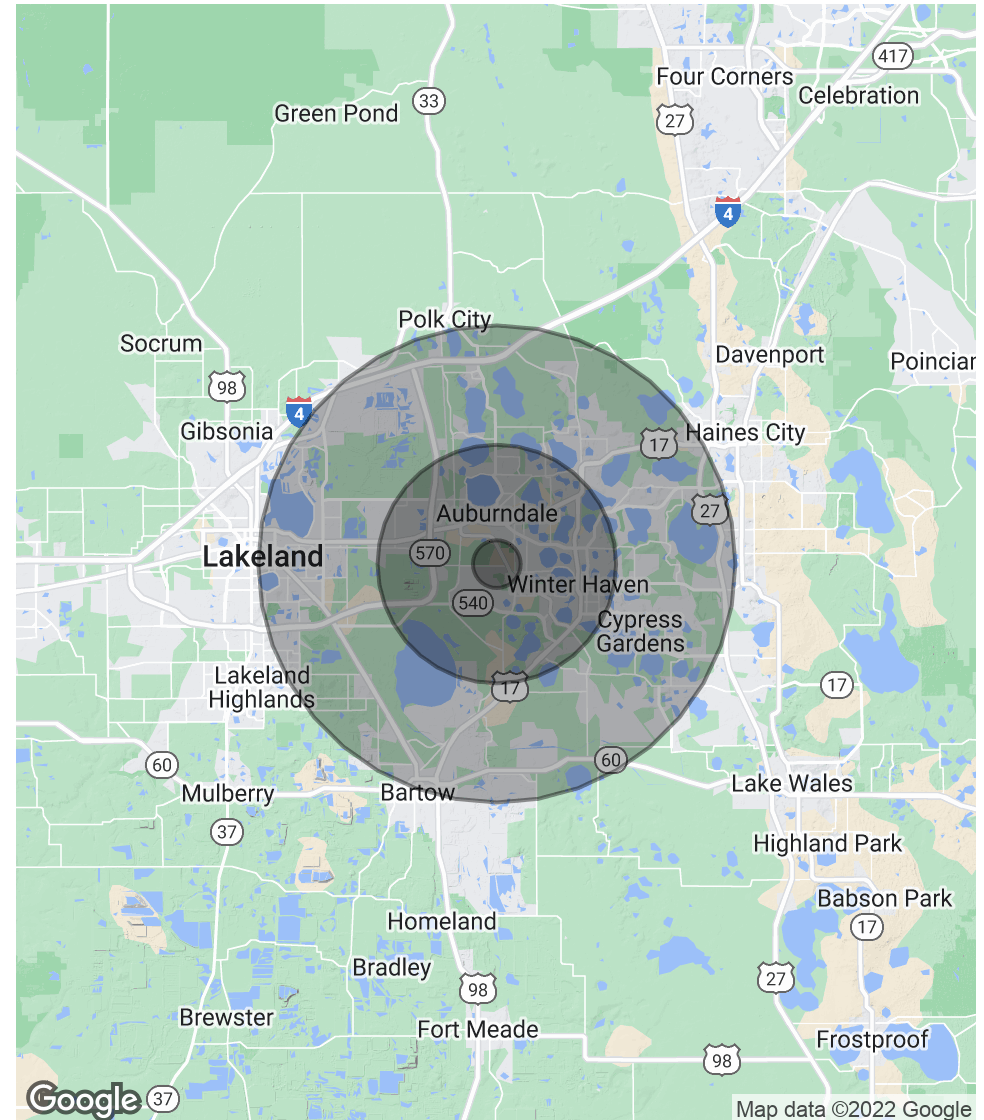
Location Map



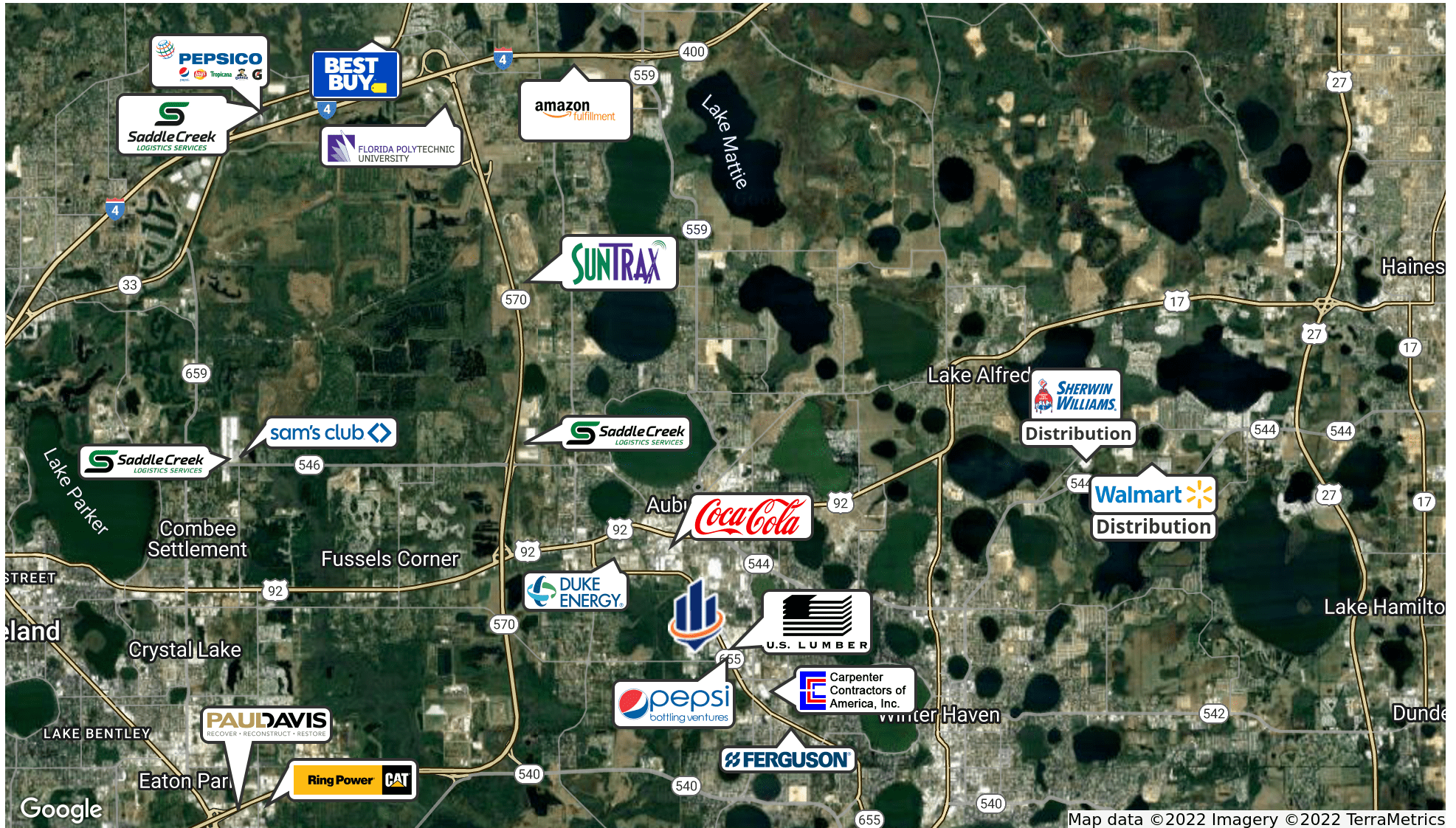
Demographics Map & Report

	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	1,775	73,183	215,117
Average age	35.5	38.2	39.3
Average age (Male)	35.7	37.4	38.4
Average age (Female)	35.4	39.4	40.2
HOUSEHOLDS & INCOME			
Total households	636	28,542	82,247
# of persons per HH	2.8	2.6	2.6
Average HH income	\$40,154	\$46,922	\$55,819
Average house value	\$143,656	\$153,141	\$168,153

* Demographic data derived from 2010 US Census



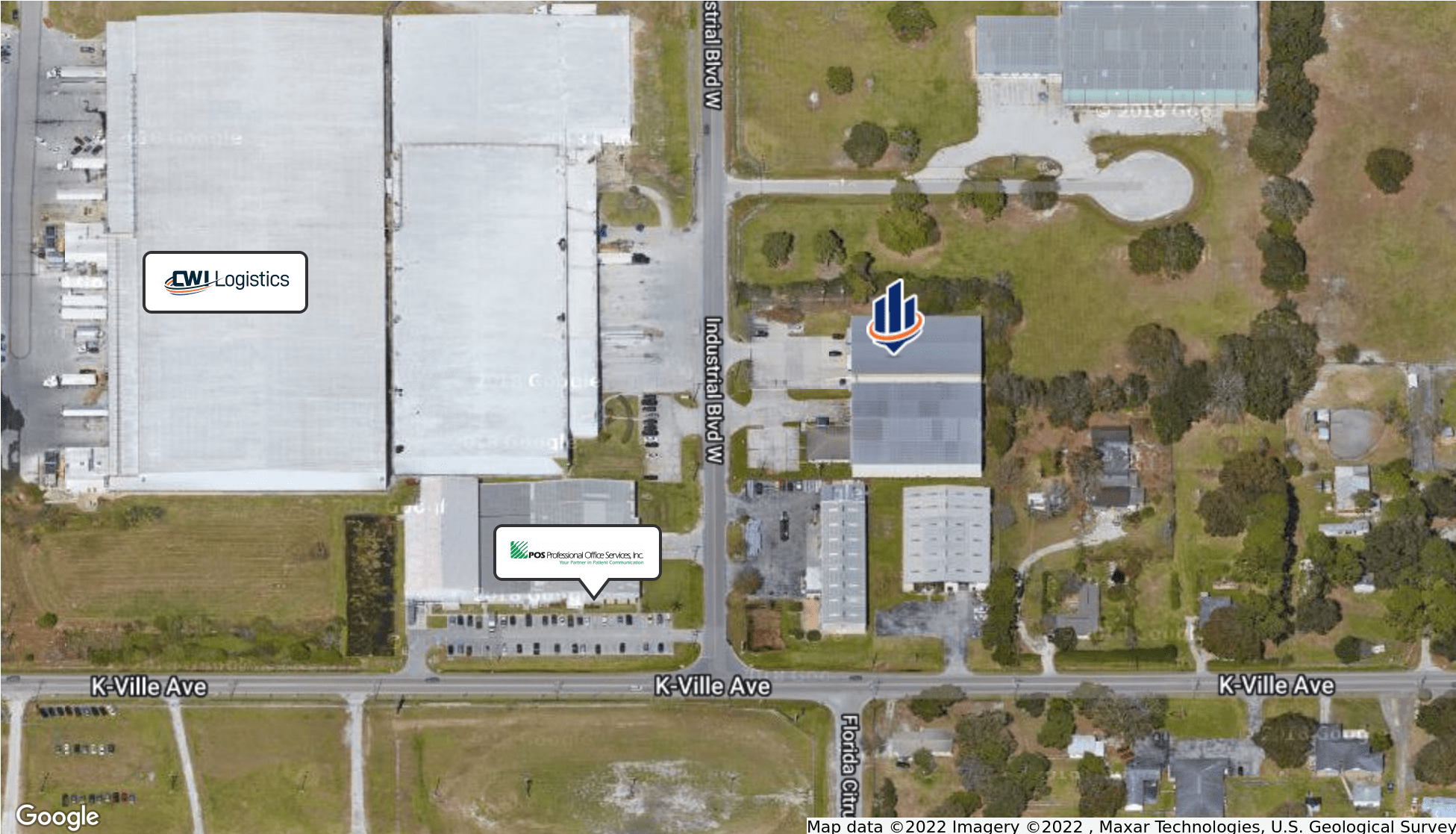
Industrial Market



Neighborhood Map



Site Aerial



Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey

Aerial Facing North



Aerial Facing East



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Exterior Photos



Interior Photos





AUGIE SCHMIDT

Senior Advisor

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PROFESSIONAL BACKGROUND

Augie Schmidt is an Advisor at SVN | Saunders Ralston Dantzler Real Estate – the premier commercial services provider throughout Central Florida and the I-4 corridor.

During Q3 of 2020, Augie was ranked #3 out of 1,600+ Advisors Nationwide

Augie specializes in industrial properties, tailoring custom strategic plans to advise his clients through the acquisition, disposition, and leasing of industrial commercial real estate. He formerly served as the firm's Director of Research and oversaw a team of research analysts that evaluated commercial assets and determined their value to maximize clients' returns.

Augie is a Southeastern University Alumni where he received his MBA and was also a founding member of the university's Football Program. He was a three-year team captain, leading the team to win three conference championships in four years.

Augie lives in Lakeland with his two children AJ and Baylin. They are proud members of The King's church. He is also a member associate of SIOR, a member of the National Association of Realtors®, The International Council of Shopping Centers [ICSC], and The Lakeland Chamber of Commerce.

EDUCATION

Master's in Business Administration - Southeastern University

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