



2825 PARKWAY ST

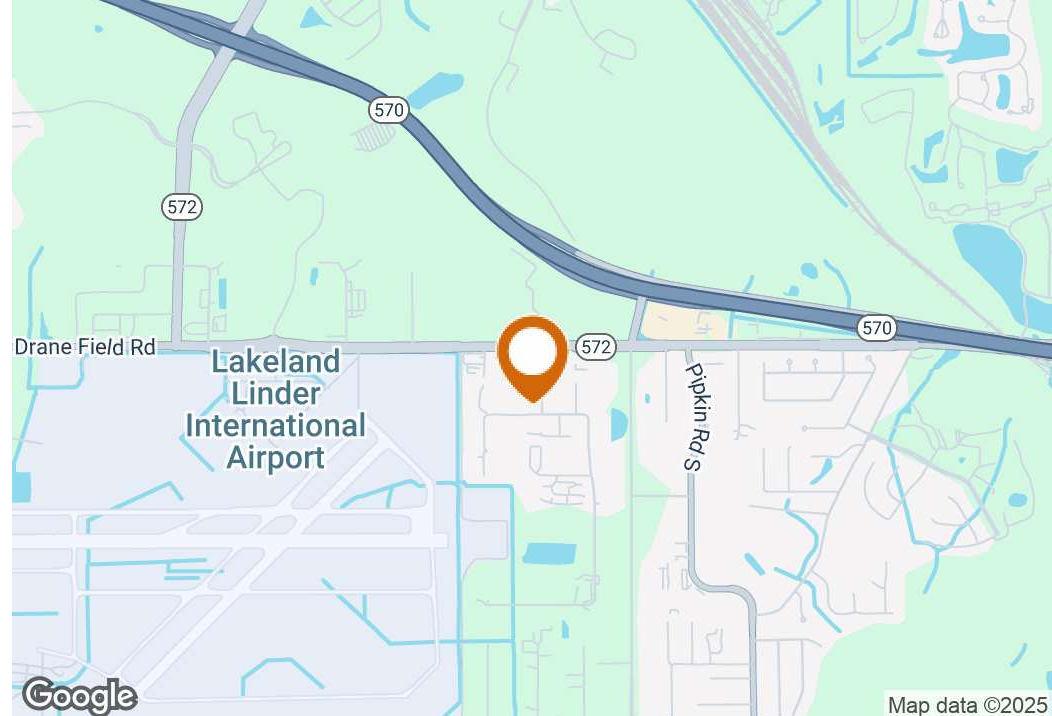
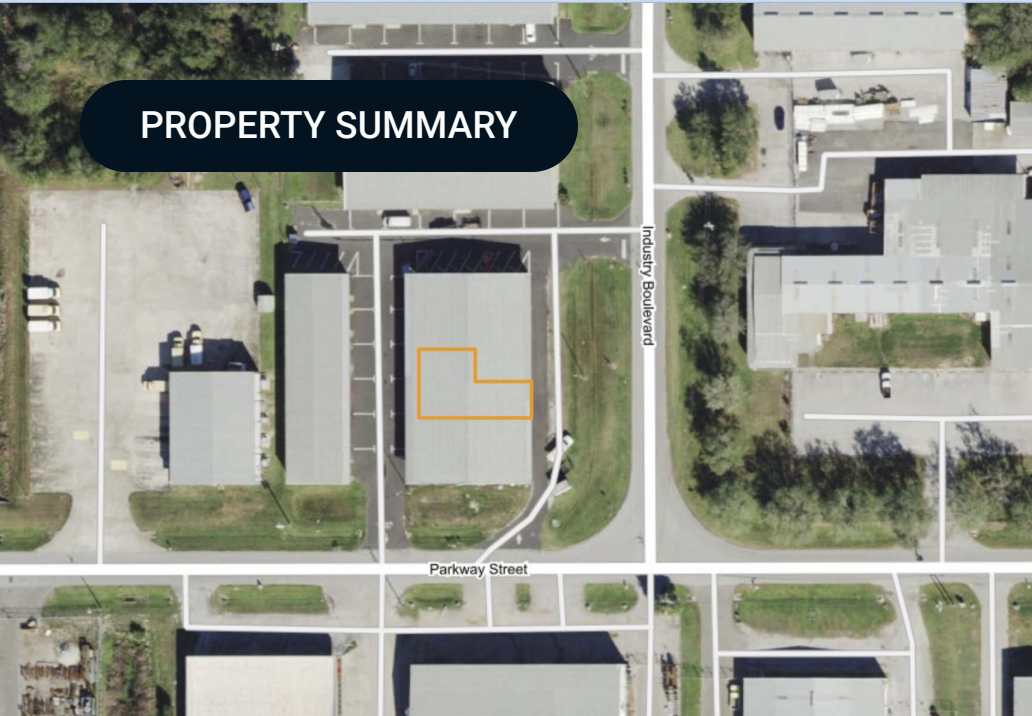
2825 Parkway St, Lakeland, FL 33811

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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$390,000
Building Size:	3,000 SF
\$/SF:	\$130/SF
Number of Units:	3 (Warehouse Condos)
Land Use:	Warehousing, Distribution, Trucking Terminals
Year Built:	1989

PROPERTY OVERVIEW

Situated in Waring Industrial Park, off of Drane Field Rd, this 3,000-square-foot warehousing unit has terrific access to one of Lakeland's primary industrial corridors and Polk Parkway. It is virtually adjacent to Lakeland Linder Airport and can be divided into three 1,000-square-foot units. Man doors connect the Units, and they will be sold as-is and vacant.

PROPERTY HIGHLIGHTS

- One 10' x 10' Grade Door (Unit 6)
- One 10' x 12' Grade Door (Unit 7)
- Three Bathrooms
- Three Offices
- One Kitchenette/Break Area



PROPERTY DESCRIPTION

[VIEW PROPERTY WEBSITE](#)

UNIT COVENANT

This property operates under structured bylaws to ensure efficient management and a cohesive ownership experience:

- **Association Management:** A proactive Property Owners Association (POA) oversees shared spaces, financial operations, and governance.
- **Voting Rights:** Each unit owner participates in association decisions, with voting rights proportional to ownership.
- **Meetings:** Annual meetings and special sessions address key decisions, including budgets and policy updates.
- **Regular Assessments:** Fund routine maintenance and reserves.
- **Special Assessments:** Levied only for significant, unforeseen expenses.
- **Compliance & Enforcement:** Clear processes maintain community standards and protect investment value.

UNIT BYLAWS

The unit is governed by covenants designed to uphold property standards and protect owner interests:

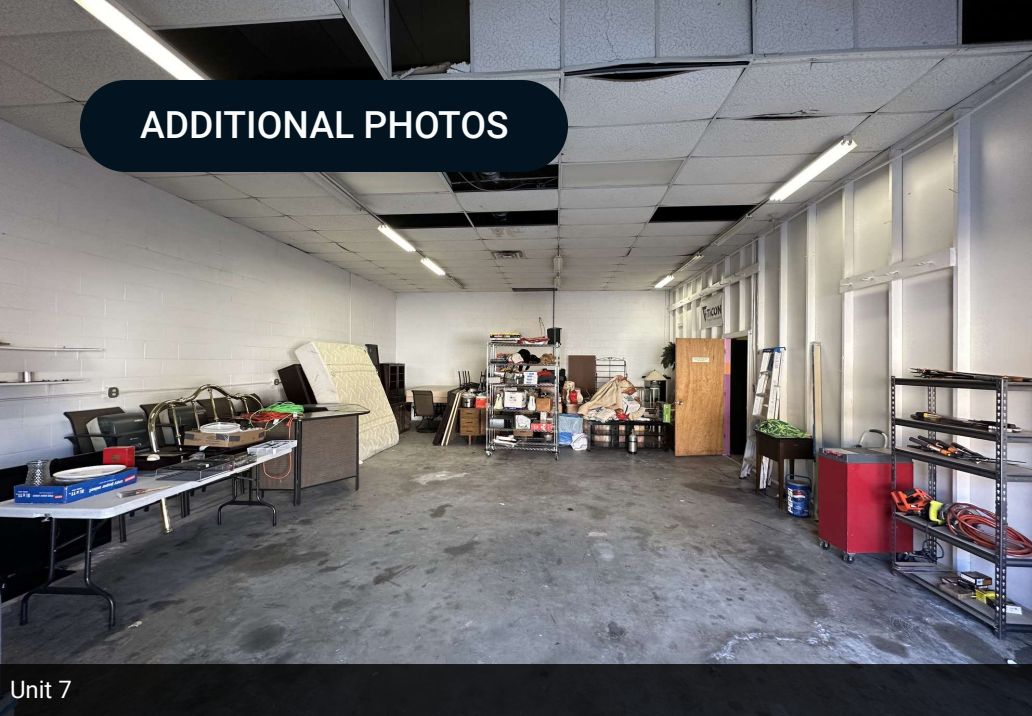
- **Permitted Uses:** Restricted to industrial/commercial activities consistent with the development's intent.
- **Architectural Control:** Modifications, such as signage or exterior changes, require prior approval.
- **Maintenance:** Owners are responsible for their units, while the POA maintains common areas.
- **Prohibited Activities:** Includes hazardous materials, disruptive operations, or anything contrary to local ordinances.
- **Amendments:** Covenants can be updated by a majority vote, ensuring flexibility as the community evolves.

Association Covers: Roof, Structural, Insurance*, Common Areas, Water, Trash Removal

Association Dues: \$390 per unit per quarter (\$1,170 per quarter)

*Owner responsible for Comprehensive Unit Insurance

ADDITIONAL PHOTOS



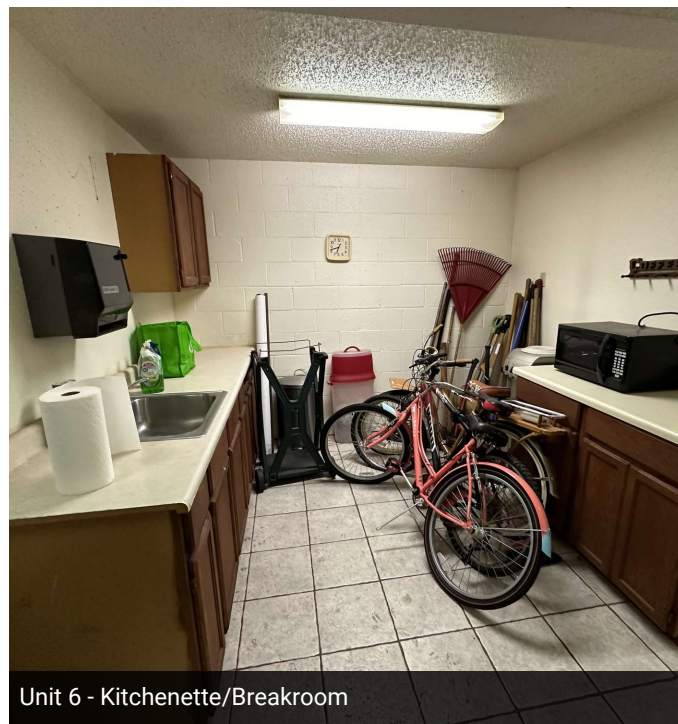
Unit 7



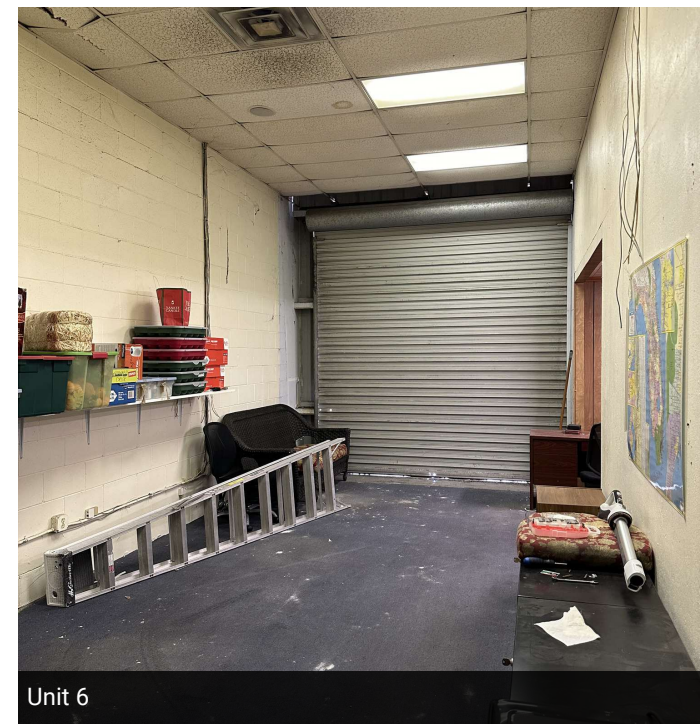
Unit 7



Unit 6 - Office 1



Unit 6 - Kitchenette/Breakroom

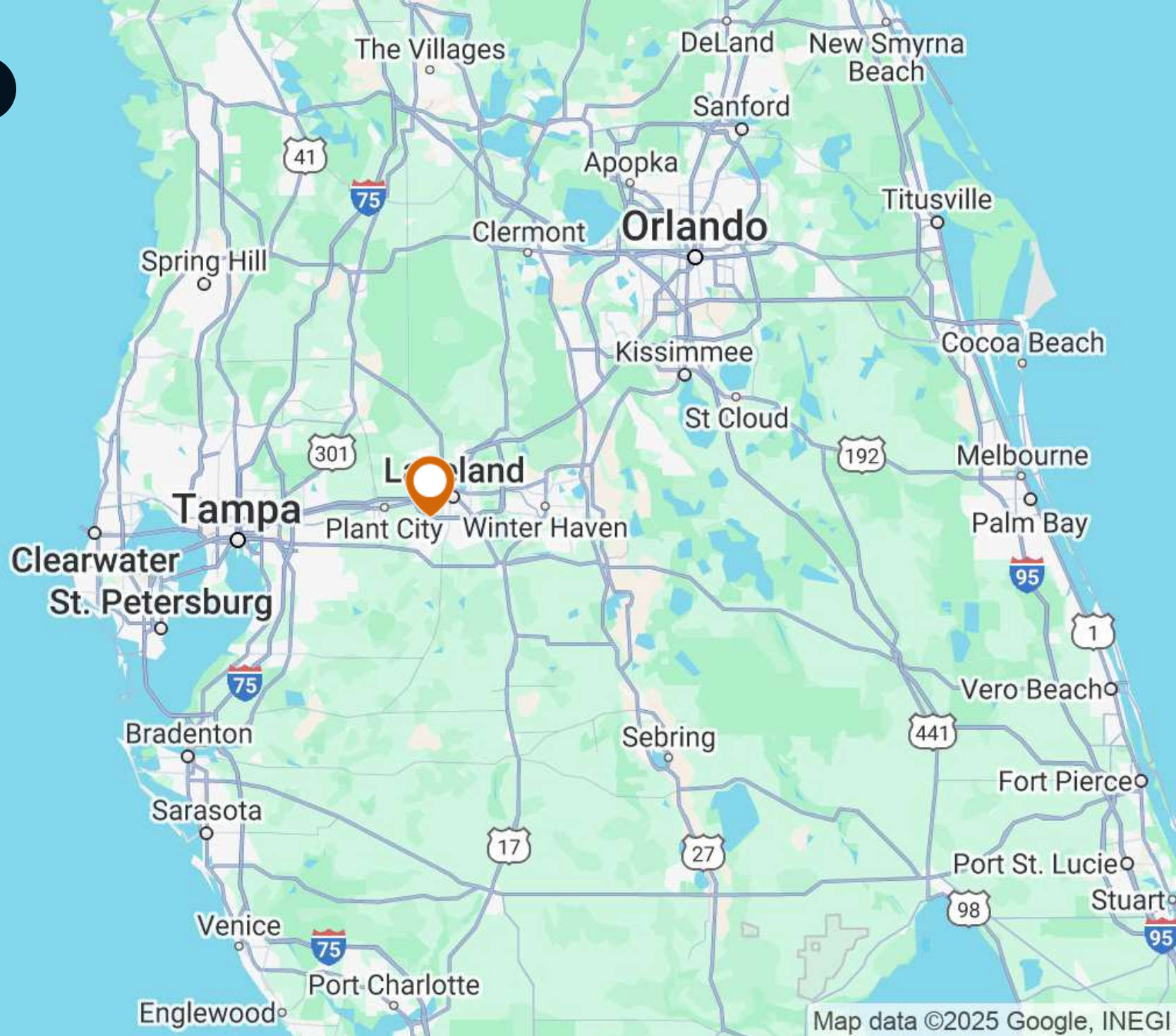


Unit 6

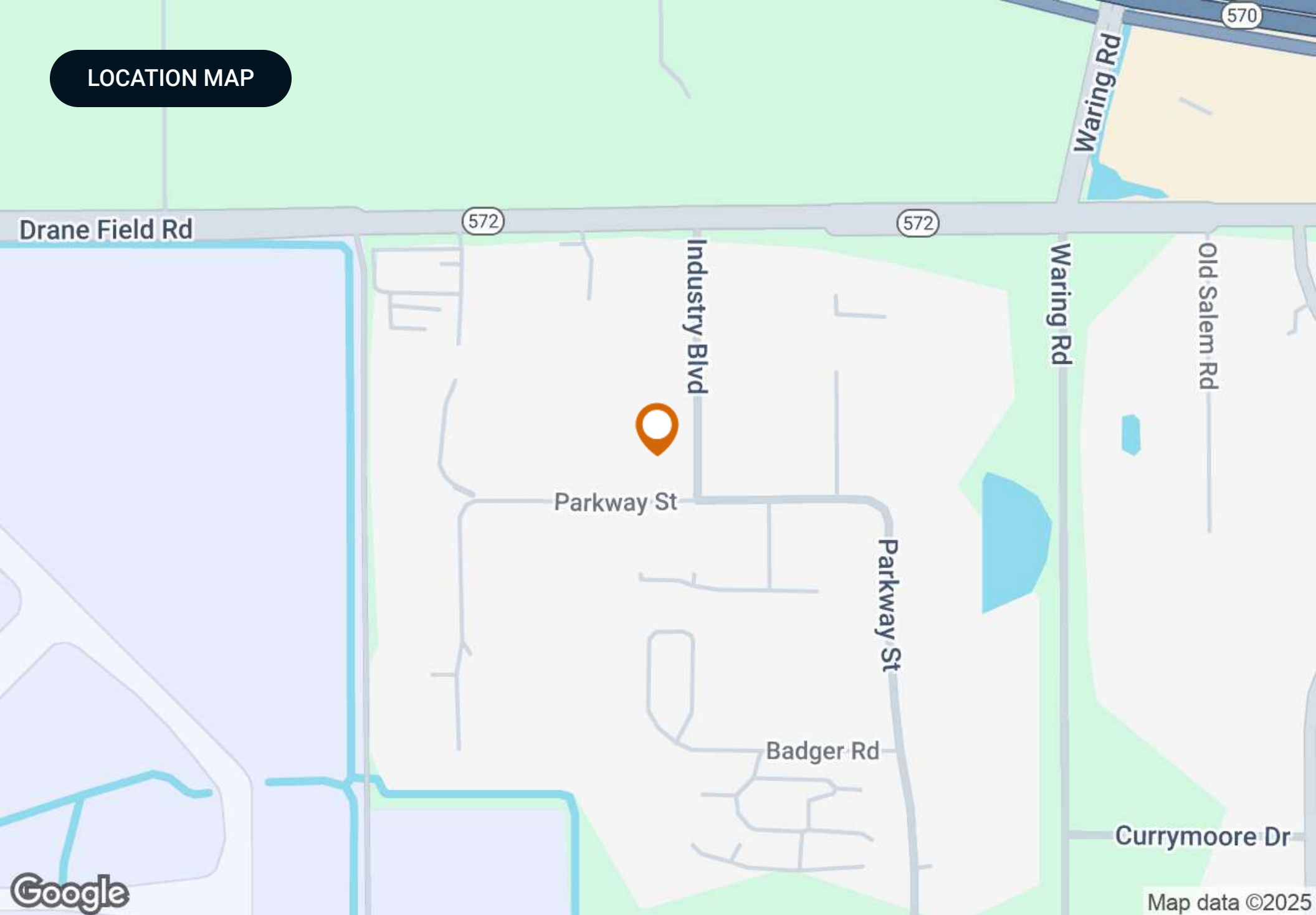
SITE MAP



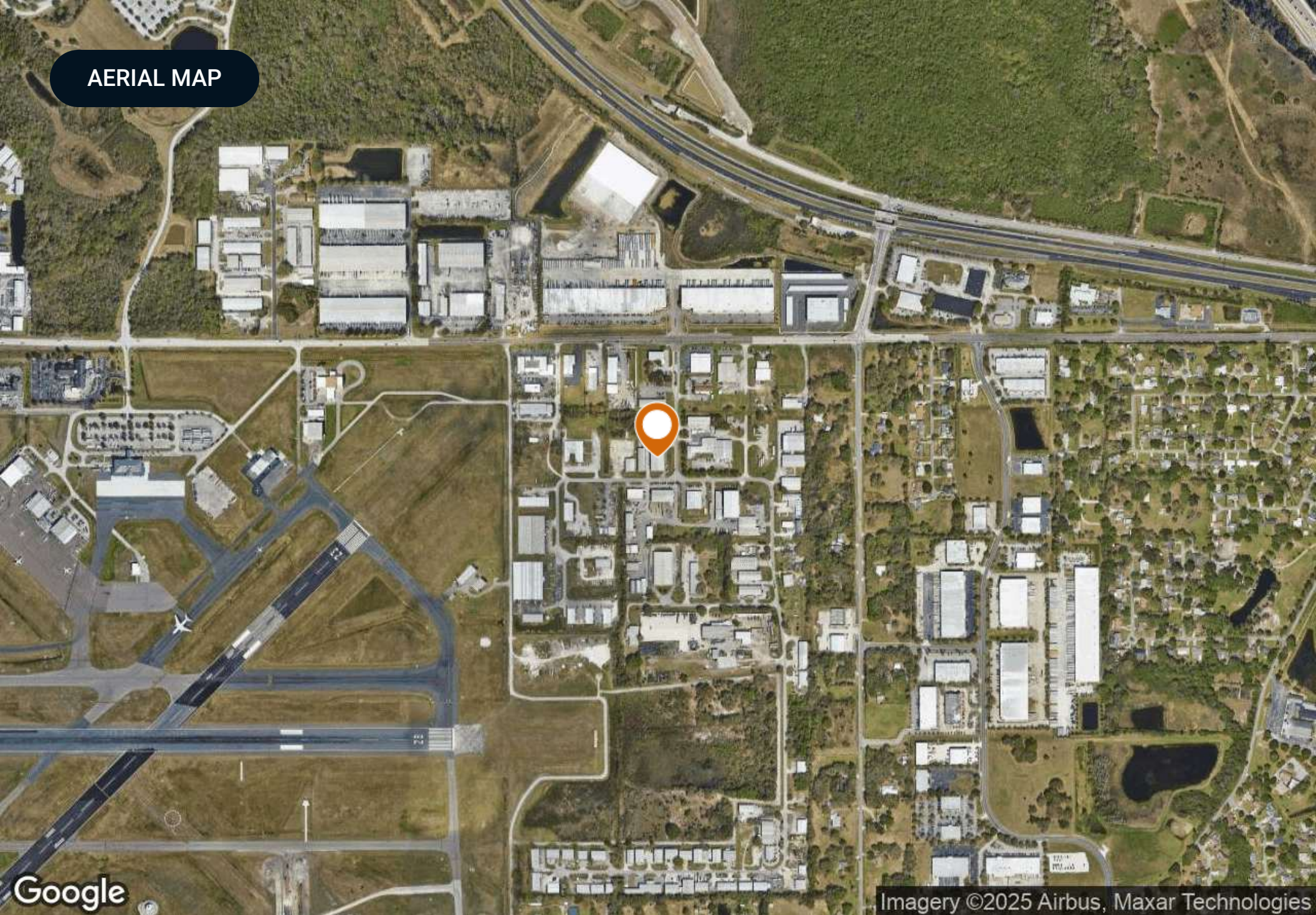
REGIONAL MAP



LOCATION MAP



AERIAL MAP



Google

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ADVISOR BIOGRAPHY



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PROFESSIONAL BACKGROUND

Augie Schmidt, SIOR is a Senior Advisor at Saunders Real Estate.

In 2022, Augie was ranked in the Top 20 out of 1,700+ Advisors Nationwide.

Augie specializes in industrial properties and 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 wife Britney and three children AJ, Baylin, and Maverick. They are proud members of The King's church. He is also a member associate of SIOR and a member of the National Association of Realtors®, The International Council of Shopping Centers (ICSC), and The Lakeland Chamber of Commerce.

Augie specializes in:

- Industrial Properties
- Investment Properties
- 1031 Exchanges
- NNN Lease
- Real Estate Analytics

ADVISOR BIOGRAPHY



VINH DAWKINS

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PROFESSIONAL BACKGROUND

Vinh Dawkins is an Associate Advisor at Saunders Real Estate.

A graduate of Florida Southern College with a Bachelor of Science in Business Administration, Vinh excelled academically and as a committed student-athlete on the men's lacrosse team at both Florida Southern and St. John's University (NY). His academic journey was marked by recognition, such as the Accounting High Achiever Award, the Commissioner's Honor Roll, and membership on the Big East All-Academic Team.

Vinh's real estate career began as a Research Analyst Intern at Saunders Real Estate. During this time, he developed a keen aptitude for market analysis, property research, lead prospecting, cold calling, and data gathering for Broker Price Opinions (BPOs) and real estate property listings.

An active member of Emerge Lakeland, Vinh is engaged with his community and continues to build his network of business professionals. His diverse background also includes experiences ranging from entrepreneurship to roles in finance, sales, technology, and project management.

Vinh is dedicated to serving the needs of his clients in the commercial and industrial real estate sector. He is a CCIM Candidate and is actively pursuing his designation.

Vinh specializes in:

- Industrial Real Estate

MEMBERSHIPS

CCIM Candidate



For more information visit www.saundersrealestate.com

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