SAUNDERS COMMERCIAL

Lakeland Small Bay Industrial | For Lease

2829 Badger Rd, Lakeland, Florida 33811

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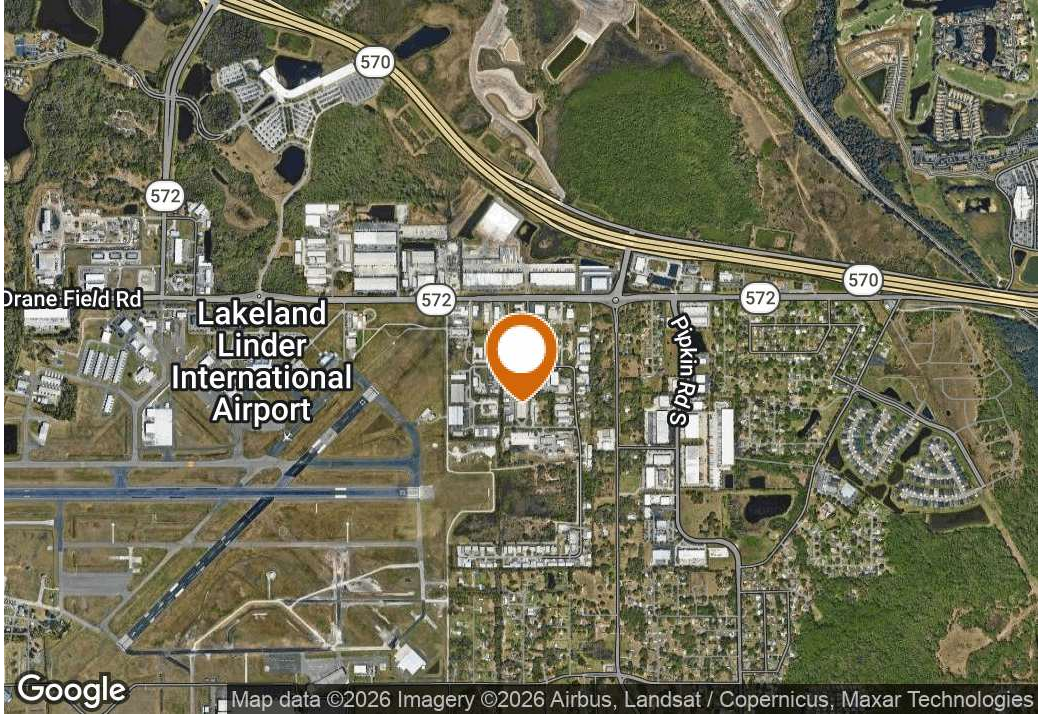
SECTION 1

Property Information



Offering Summary

Lease Rate:	Contact For Pricing
Estimated Opex:	$4.50 SF/yr
Available SF:	± 1,100 - 2,200 SF
Total Available:	± 11,000 SF
Lease Term:	1 Yr (min.) | Renewal Options
Grade Doors:	10' x 12'
Clear Height:	13.5' to 15.5'
Power:	1P 120/240V 100A
Lot Size:	1.63 Acres
Year Built:	2006/1998
Zoning/FLU:	GI/BPC-2

Property Overview

2829 Badger Rd is a 22-bay multi-tenant warehouse in Waring Industrial Park, minutes from Lakeland Linder International Airport and the Polk Parkway (SR 570). Six suites totaling ±11,000 SF are available now — ±1,100 SF bays that lease individually or combine into larger blocks, each with its own grade-level door, man door, and restroom on a fenced site with surface parking. Call or email to schedule a tour or with any questions.

Property Highlights

- ± 1,100 - 2,200 SF drive-in Suites (adjacent bays combinable)
- Grade-level 10' x 12' doors (two per 2,200 SF suite)
- Clear Heights: 13.5' - 15.5'
- HVAC-cooled office areas, restroom in every unit
- Mezzanine storage in most available suites
- Secured Fence site with surface parking
- Minutes to Polk Parkway (SR 570), US 98, and the I-4 Corridor

Available Suites

SUITE	SIZE	GRADE DOORS	FEATURES
5	±1,100 SF	1 × 10'×12'	Single restroom
7/8	±2,200 SF	2 × 10'×12'	Open warehouse — No mezzanine
9/10	±2,200 SF	2 × 10'×12'	Mezzanine
12/13	±2,200 SF	2 × 10'×12'	Drop ceiling — No mezzanine
14	±1,100 SF	1 × 10'×12'	Mezzanine
16	±1,100 SF	1 × 10'×12'	Mezzanine
20/21	±2,200 SF	2 × 10'×12'	Mezzanine - Fire sprinklers
TOTAL	**±12,100 SF**		*7 suites*

Highlighted suites are available — adjacent bays combinable

BUILDING SPECS

- Clear heights 13.5' – 15.5'
- Grade-level doors (10' × 12')
- Fenced site, surface parking
- 1P 120/240V, 100A power
- HVAC in office areas
- One restroom per unit

TOTAL AVAILABLE

±12,100 SF

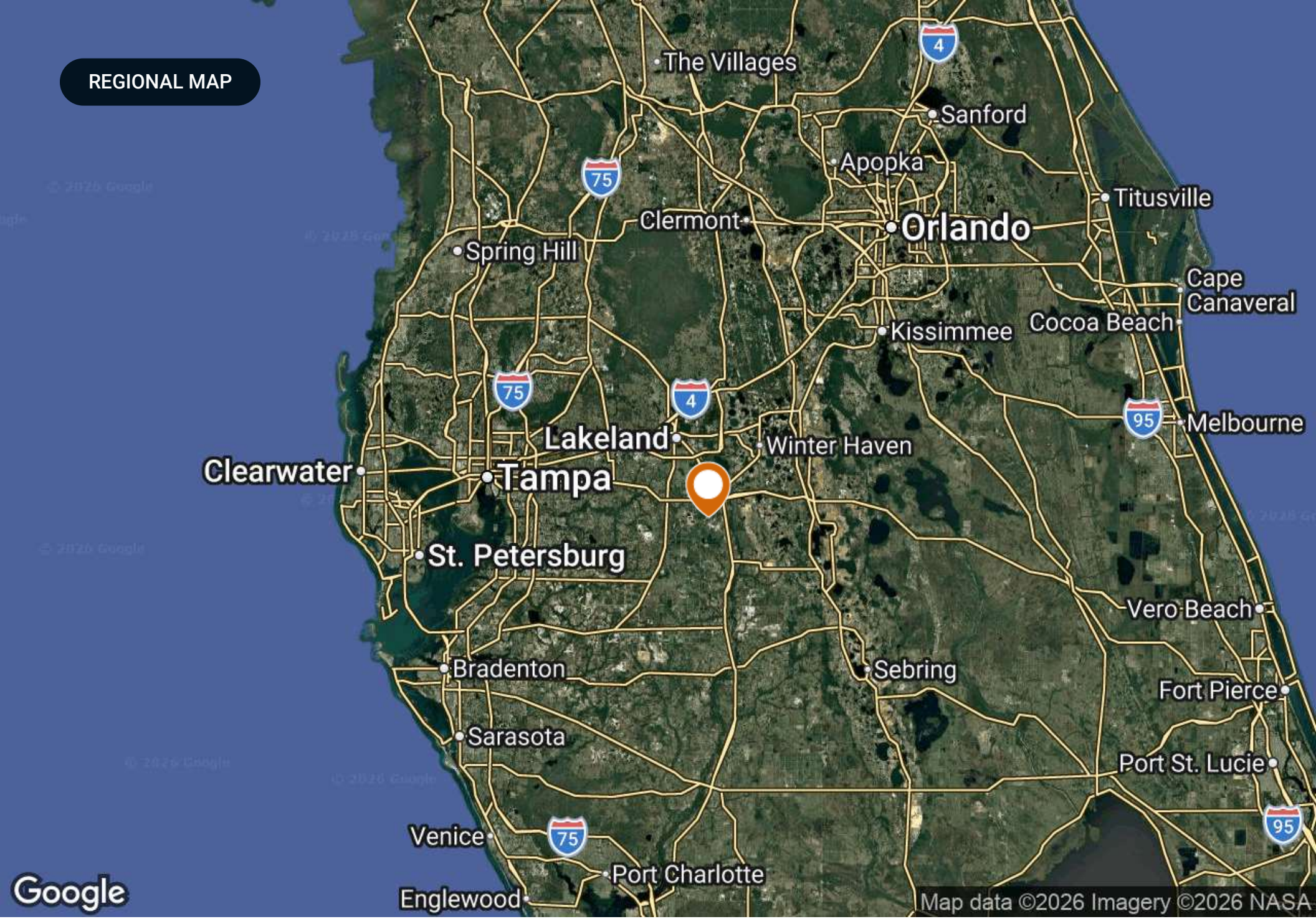
1,100 – 2,200 SF
SUITE SIZES

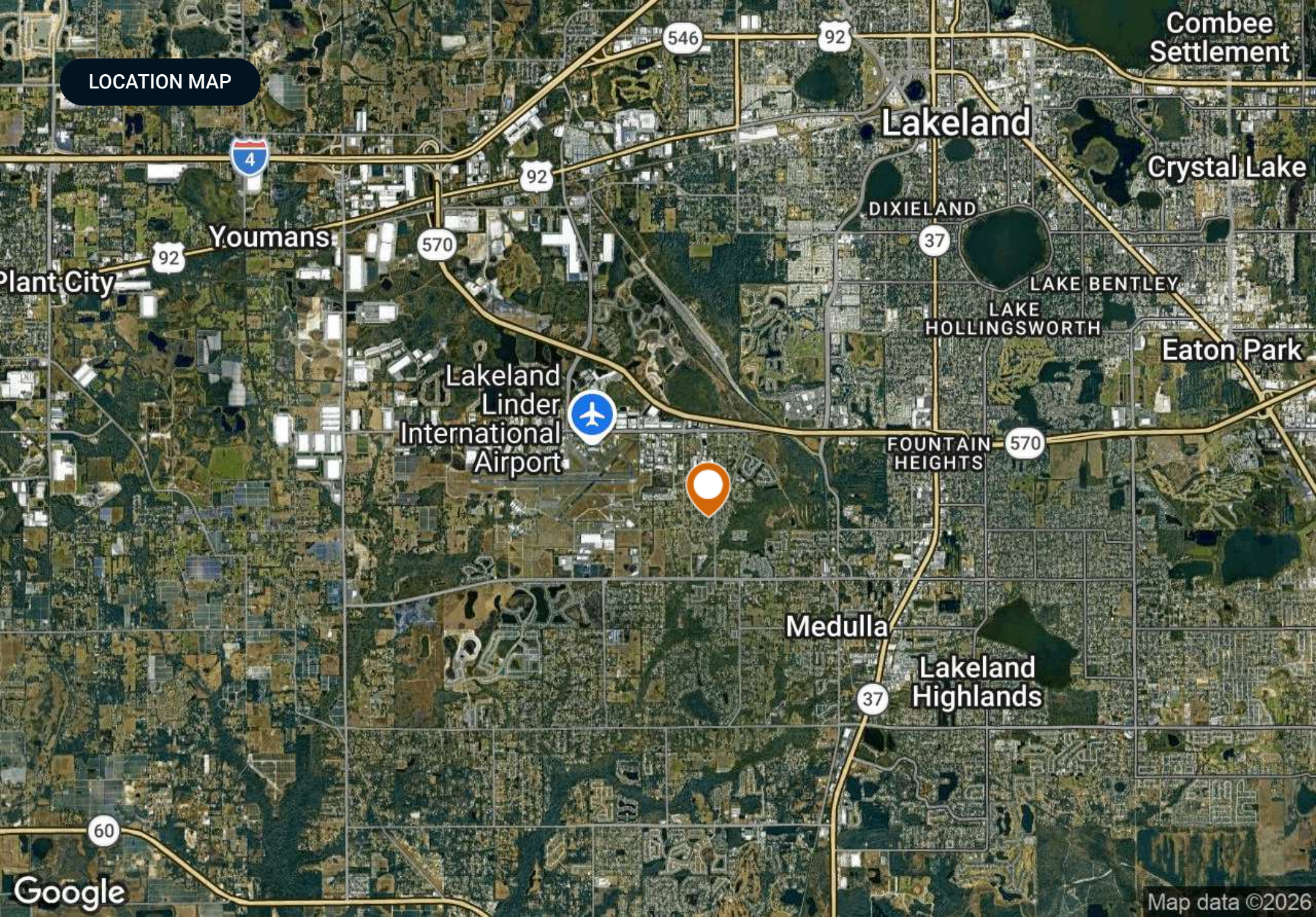
7 Suites
AVAILABLE NOW

SECTION 2

Location Information

REGIONAL MAP



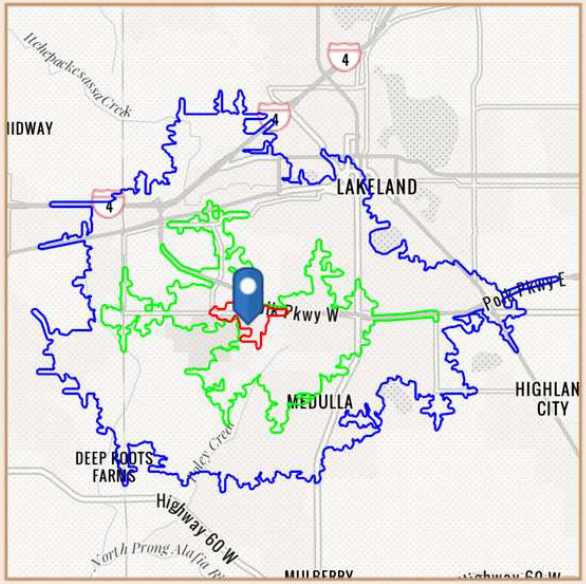

LOCATION MAP
546
92
Combee Settlement
Lakeland
4
92
Crystal Lake
DIXIELAND
37
Youmans
570
92
Plant City
LAKE BENTLEY
LAKE HOLLINGSWORTH
Eaton Park
Lakeland Linder International Airport
FOUNTAIN HEIGHTS
570
Medulla
Lakeland Highlands
37
60
Google
Map data ©2026

RETAILER MAP

BENCHMARK DEMOGRAPHICS

2829 Badger Rd, Lakeland, Florida, 33811

Drive time of 5 mins, 10 mins, & 15 mins



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Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

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	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Polk County	CBSAs Lakeland-Winter Haven, FL	States Florida	USA
AGE SEGMENTS							
0 - 4	7.60%	5.16%	5.33%	5.33%	5.33%	4.68%	5.39%
5 - 9	7.60%	5.21%	5.53%	5.56%	5.56%	4.97%	5.68%
10 - 14	5.32%	5.76%	5.96%	5.95%	5.95%	5.32%	5.93%
15 - 19	4.56%	5.91%	5.90%	6.23%	6.23%	5.81%	6.43%
20 - 34	21.28%	17.91%	18.68%	18.90%	18.90%	18.48%	20.35%
35 - 54	26.60%	24.57%	24.59%	24.18%	24.18%	24.37%	25.21%
55 - 74	21.28%	23.96%	23.66%	23.83%	23.83%	25.43%	22.77%
75+	8.36%	11.53%	10.40%	9.99%	9.99%	10.91%	8.23%
HOUSEHOLD INCOME							
<$15,000	16.9%	6.0%	7.8%	8.0%	8.0%	7.7%	8.0%
$15,000-$24,999	15.3%	4.7%	5.7%	5.8%	5.8%	5.6%	5.5%
$25,000-$34,999	1.7%	4.6%	6.1%	6.5%	6.5%	6.1%	5.8%
$35,000-$49,999	1.7%	11.5%	11.1%	12.0%	12.0%	9.9%	9.3%
$50,000-$74,999	15.3%	21.0%	18.5%	19.3%	19.3%	16.0%	15.1%
$75,000-$99,999	18.6%	12.9%	13.1%	13.6%	13.6%	12.8%	12.4%
$100,000-$149,999	11.9%	22.0%	20.8%	18.9%	18.9%	18.8%	18.0%
$150,000-$199,999	5.1%	8.5%	7.9%	7.7%	7.7%	9.6%	10.4%
$200,000+	13.6%	8.8%	9.1%	8.1%	8.1%	13.5%	15.4%
KEY FACTS							
Population	132	17,772	102,552	870,943	870,943	23,597,813	343,528,394
Daytime Population	1,258	26,681	116,722	826,969	826,969	23,413,280	341,846,552
Employees	72	7,928	46,634	368,123	368,123	11,049,242	168,700,572
Households	59	7,637	42,106	331,547	331,547	9,529,651	134,397,562
Average HH Size	2.24	2.32	2.41	2.58	2.58	2.43	2.49
Median Age	37.8	42.7	41.5	41.3	41.3	43.6	39.6
HOUSING FACTS							
Median Home Value	440,000	356,904	341,992	324,746	324,746	421,319	376,272
Owner Occupied %	81.4%	70.5%	67.6%	71.5%	71.5%	66.6%	64.0%
Renter Occupied %	18.6%	29.5%	32.4%	28.4%	28.4%	33.4%	36.0%
Total Housing Units	60	8,110	45,957	380,937	380,937	10,955,223	149,274,959
INCOME FACTS							
Median HH Income	$71,517	$78,398	$76,287	$72,392	$72,392	$82,707	$85,893
Per Capita Income	$40,489	$42,861	$41,916	$36,199	$36,199	$47,873	$48,241
Median Net Worth	$263,198	$299,278	$262,451	$261,761	$261,761	$292,996	$276,821

INTERIOR PHOTOS

SECTION 3

Agent And Company Info

ADVISOR BIOGRAPHY

Vinh Dawkins

Senior Advisor
vinh@saundersrealestate.com
Direct: **877-518-5263 x342** | Cell: **863-315-4595**
FL #SL3611309

Professional Background

Vinh Dawkins is a Senior Advisor at Saunders Real Estate.

Vinh has closed over $31 million in sales volume since entering brokerage, including more than $18 million in his first full year (2025). He specializes in industrial and retail properties, working with owners, investors, and users across Central Florida.

He began his career at Saunders Real Estate as a Research Analyst Intern, building a strong foundation in market analysis and valuation that continues to inform his advisory approach.

Vinh holds a Bachelor of Science in Business Administration from Florida Southern College and competed as a collegiate lacrosse athlete at Florida Southern and St. John's University (NY).

He is a CCIM Candidate, a 2026 CCIM Florida Chapter – West Coast District Board Member, and serves on the United Way of Central Florida Young Leaders Society Committee.

Vinh specializes in:
• Industrial
• Retail

Memberships

• CCIM Candidate
• United Way Young Leaders Society
• FL CCIM Chapter West Coast District Board Member
• Big Brothers Big Sisters of Tampa Bay

ADVISOR BIOGRAPHY

Joey Hungerford

Advisor

joey@saundersrealestate.com
Direct: **877-518-5263 x348** | Cell: **863-660-3511**

Professional Background

Joey Hungerford is an Advisor at Saunders Real Estate.

Before entering commercial real estate, Joey served in senior communications roles within the federal government, including positions supporting the President of the United States, Communications Director for a Member of the U.S. House of Representatives, and Advisor to the Chairman of the House Judiciary Committee. Working in high-pressure environments where preparation, judgment, communication, and discretion mattered every day shaped the way Joey approaches real estate.

Today, Joey represents property owners, investors, developers, and businesses throughout Central Florida. He takes a broader view of each assignment, first understanding what his clients are ultimately trying to accomplish rather than simply focusing on the transaction in front of him. Whether advising on an acquisition, disposition, development opportunity, or lease, Joey works to identify opportunities, anticipate challenges, and help clients make informed decisions what advance their broader goals.

Joey has developed strong relationships throughout the commercial real estate community, including with lenders, attorneys, contractors, engineers, and other industry professionals. These relationships give his clients access to a trusted network of resources when evaluating opportunities and navigating complex transactions. His approach is disciplined and solutions-oriented, with an emphasis on preparation, clear communication, and keeping transactions moving toward the best possible outcome.

He was named the 2025 Commercial Realtor of the Year by Lakeland REALTORS® and currently serves as Chairman of the association's Public Policy Committee. He is a graduate of the Lakeland REALTORS® Leadership Academy and a member of ICSC, the United Way of Central Florida Young Leaders Society, Emerge Lakeland, and the CCIM Florida West Coast District, where he serves on the Membership Committee. He is also a CCIM Candidate working toward earning the designation.

Joey believes exceptional representation extends well beyond closing a transaction. He is an advisor clients call before making important decisions and someone they trust for an honest opinion, a clear perspective, and the persistence to see things through. For Joey, success is not simply getting a deal done; it is helping clients make decisions that serve their broader goals.

Outside of real estate, Joey and his wife, Hope, are proud parents of two boys, Levi and Hudson. They are members of Together Church in Lakeland, where Joey leads a Connect Group for young fathers.

Joey specializes in:
• Industrial

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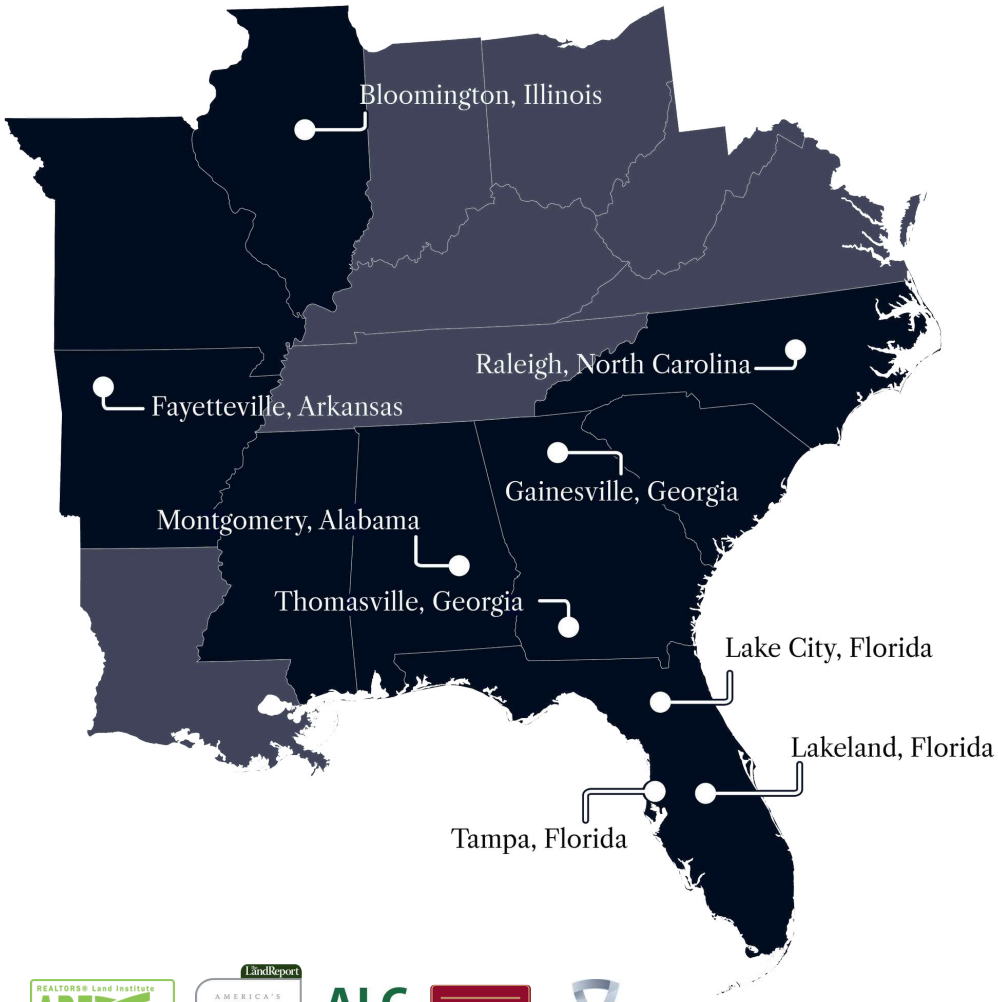

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