

**54,000 SF INDUSTRIAL
WAREHOUSE WITH
GREAT HIGHWAY
ACCESS
4.15 +/- Acres
Polk County, FL
\$1,950,000**

**NATIONAL
LAND
REALTY®**



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OVERVIEW:

54,000 SF Industrial Warehouse FOR SALE in OPPORTUNITY ZONE on 4.15 acres. Property is 66% LEASED with one space of 17,351 SF vacant. This industrial warehouse is located in Winter Haven, Florida at a traffic lighted intersection leading to major highways (just south of I-4 Corridor.) Less than 5 miles to the Polk Parkway which leads to I-4. Drive time is 50 minutes to downtown Tampa or Orlando. Lighted corner with traffic counts of 25,000 AADT and nearby retail users indicate possible future retail re-development potential. Approximately 3,000 SF of office space with A/C. Broker/Owner.

PARCEL #/ID: 25-28-23-000000-021020

TAXES: \$11,345/year (2019)

ADDRESS:

701 42nd St NW
Winter Haven, FL 33880

LOCATION:

Located at the NW Corner of 42nd St. NW and Ave. G. NW in Winter Haven, FL. Property has great visibility at a traffic lighted corner with ease of access to major roads. Egress and Ingress to the property allows it to be a viable option for storage or manufacturing of products on site.



PROPERTY HIGHLIGHTS:

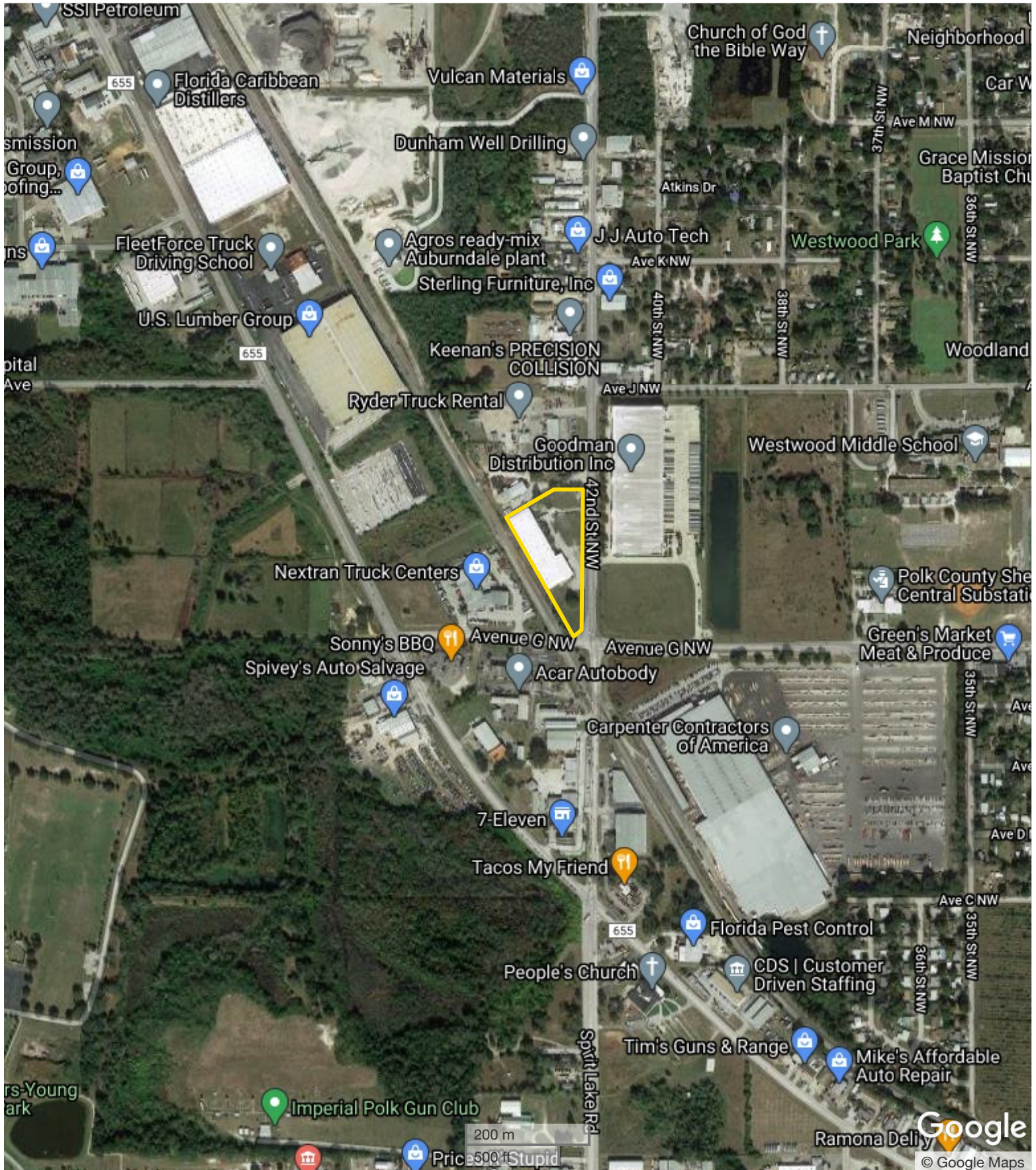
- New Roof with 20 year Warranty
- BPC-2 Zoning: Light Manufacturing, Fabrication, Assembly, Distribution and Wholesaling Activities, Some Retail Uses
- Drive in ramp can be added
- Rail Access Available
- Fire Sprinklers
- Dock High Doors to accommodate 10 semi trailers
- Outside Fence Storage

- 20' Ceilings
- OPPORTUNITY ZONE
- Lighted corner with possible future retail potential.
- 25,000 AADT Traffic Counts

VIEW FULL LISTING:

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All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.

