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





National Land Realty 141 5th Street NW Suite 202 Winter Haven, FL 33881 www.NationalLand.com



Charles C (Squire) Smith, AL(
Office: 863.293.5600
Cell: 863.559.0307
Fax: 864.331.1610
Squire@NationalLand.com



Erin Carden, CCIM
Office: 863.293.5600
Cell: 863.604.0564
Fax: 834.331.1610
Ecarden@NationalLand.com



## **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:**

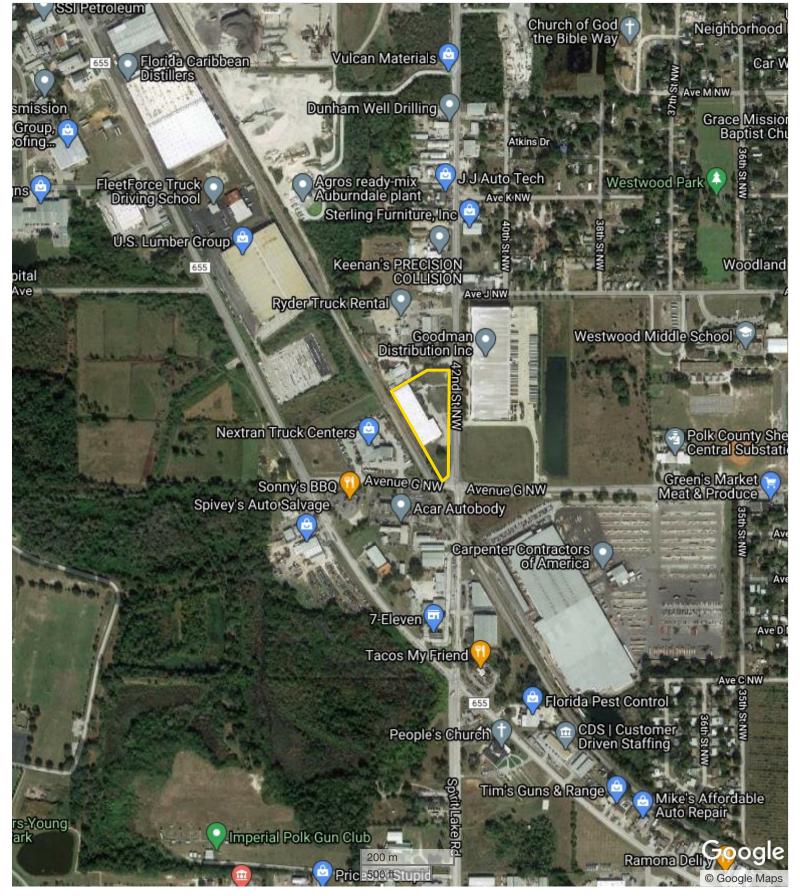
www.nationalland.com/viewlisting.php?listingid=1388924







CHARLES C (SQUIRE) SMITH, Land Professional Cell: 863-559-0307 Office: 863-293-5600 Squire@NationalLand.com ERIN CARDEN, CCIM Land Professional Cell: 863-604-0564 Office: 863-293-5600 Fax: 834-331-1610 Ecarden@NationalLand.com Industrial Warehouse Polk County, FL 4.15 +/- Acres



CHARLES C (SQUIRE) SMITH, Land Professional Cell: 863-559-0307 Office: 863-293-5600 Squire@NationalLand.com ERIN CARDEN, CCIM Land Professional Cell: 863-604-0564 Office: 863-293-5600 Fax: 834-331-1610

Ecarden@NationalLand.com

Industrial Warehouse Polk County, FL 4.15 +/- Acres

REUNION CHAMPIONSGATE Loughman (98) (27) Hilochee Wildlife Polk City Management Socrum Area (33) Davenport O Lake I 559 Creek 98 Manac Ar (559) Kathleen Gibsonia Haines City 17 (570) Lake Alfred (544) (546) 27 Auburndale 92 Combee 92 Settlement 92 (544) Lake Hamilton Winston (570) Lakeland Winston Jan Phyl (37) ans Winter Haven Dundee Village LAKE BENTLEY Eaton Park (540) 540 540 Cypress (570) Gardens Eagle Lake Waverly Highland City Lakeland Highlands Wahneta 27 653 (17) 98 West Scenic Park (60) Fuller Heights Lake Wales Bartow Mulberry West Lake Nichols Wales (37) Alturas Highland Park Achan GI SE (37) Crooked Bab 86 Lake Park Homeland Wolfolk Bradley Agricola Bradley Junction 27 Goog 5 km 3 mi Meade © Google Maps