

2635 Skyview Drive

Richard Castret · (863) 646-4399 · richardflrealtor@aol.com

Advantage Realty of Lakeland

Prepared For: W. Bill Johnson



2635 Skyview Drive Lakeland, FL

County:	Polk
Property Type:	Industrial Warehouse
Building Size:	17,570 SF
Lot Size:	1.10 Acres
Clear Ceiling Height:	18 Ft.
Grade Level Doors:	2
Price:	\$775,000
Price/SF	\$44.11

■ Conveniently Located Near Hwy 98 & 92

■ Great Frontage on Skyview Drive

Property Description

17,570sf metal warehouse building on 1.1 acre. 14,286sf warehouse and 4,024 A/C office. 3,000sf mezzanine. 18ft clear to center height. Two 12' wide OH doors.

Location Description

Skyview Drive just off of Combee. Conveniently located just minutes from Hwy 98 & Hwy 92.

Created: 5/5/2007

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Financial Summary		Debt & Equity Information	
Type:	Actual	No Debt & Equity Information provided.	

% Office Space:

23%

Fenced Yard:

Yes

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1736 W. Olive Street

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1736 W. Olive Street Lakeland, FL

County:	Polk
Property Type:	Office Office-Warehouse
Building Size:	3,186 SF
Building Class:	B
Lot Size:	14,374 SF
Price:	\$350,000
Price/SF	\$109.86

- Building in good condition!
- 3-phase power
- 4 offices and reception area
- Fully fenced corner property
- Overhead door in warehouse
- Cement block construction

Property Description

Real estate for sale only. Current business is relocating. Building is in good condition with newer floors and paint. Concrete block construction. One overhead door in warehouse area. 3-phase power. Fully fenced property with outside covered storage. Seller is removing freezers and security system including cameras.

Location Description

Corner lot on W. Olive Street. Close to Interstate and Polk Parkway.

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1 ac. @ Lakeland I-4 Business Center

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New Tampa Hwy & Pine Chase Rd/I-4 Lakeland, FL

County:	Polk
Property Type:	Land Industrial (land)
Lot Size:	1.00 Acres
Price:	\$325,000
Price/Acre:	\$325,000

- Rare opportunity- 1 ac. Site
- near I-4 and County Line Rd. Intersection
- in Planned Business Park
- High and Dry
- Engineering Studies Available
- Build Warehouse, Office or commercial Building

Property Description

1+/- Acre in Lakeland Regional Industrial Park. Corner lot next to ProLogis warehouse in Northwest Lakeland -Polk County.
THIS IS A RARE FIND!
Call today for detailed package!

Location Description

Located a few blocks from County Line Rd & I-4 interchange this 1+/- ac site is perfect for engineer/architect/contractor or sales office for company the handles the cnetral Florida area. 30 minutes to Tampa and approx. 1 hour to Disney/Orlando.

Zoning Description

BPC-1 (warehouse/showroom/flex/office/commercial uses)

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1 ac. @ Lakeland I-4 Business Center

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Debt & Equity Information

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**W. Tenth St. & Katy Dr.
Lakeland, FL**



County:	Polk
Property Type:	Land Industrial (land)
Lot Size:	5.00 Acres
Price:	\$386,486
Price/Acre:	\$77,297

- Industrial Zoning
- Water, sewer & natural gas
- Site has City of Lakeland Enterprise Zone incentives
- Superior Location
- Competitively Priced

Property Description

ASKING PRICE: \$386,486.00 - Three (3) parcels totaling approximately 5.0 acres of I-2 zoned land in NE Lakeland. Water, sewer and natural gas available at the site. One parcel is 3.39 acres and the other 1.68 acres. Sale involves parcel ID #232811 000000 014030 & #232811 000000 01480 & #232811 035000 000630. Owner will consider selling separate parcels. Great spot for a warehouse/distribution point or service contractor's facility.

Location Description

Superior location in NE Lakeland; just off of Kathleen Rd. and approximately 1.1 miles to I-4.
Site has City of Lakeland Enterprise Zone incentives.

Zoning Description

I-2

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Debt & Equity Information

No Debt & Equity Information provided.

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**2923 Old Tampa Highway
Lakeland, FL**

County:	Polk
Property Type:	Industrial Refrigerated/Cold Storage
Building Size:	78,532 SF
Lot Size:	12.97 Acres
Dock High Doors:	18
Grade Level Doors:	1
Price:	\$3,100,000
Price/SF	\$39.47

- Rail access
- Fully sprinklered
- fenced/paved lay down area
- 12.97 size site

Property Description

Concrete tilt wall construction. 18 Dock high doors and 1 drive in door. 28' clear height. Fully sprinklered. Built in 1982. Site size: 12.97 acres. Building Breakdown: Dry Warehouse: 46,600 sf, Freezer: 11,040, Cooler: 7,360 sf, Office-ground: 2,700 sf and Office-Mezzanine:10,832 sf.

Location Description

Close to Airport Road and the Polk Parkway.

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Financial Summary		Debt & Equity Information	
Type:	Actual	No Debt & Equity Information provided.	

% Office Space:	13%	Rail:	Yes
Sprinklers:	Yes	Fenced Yard:	Yes