



FOR SALE & LEASE

STAND ALONE WAREHOUSE NEAR POLK PARKWAY

3310 REYNOLDS RD, LAKELAND, FL 33803

ALEX DELANNOY, SIOR

863.250.2502

adelannoy@ruthvens.com

3310 REYNOLDS RD

PROPERTY SUMMARY



VIDEO

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

This 27,360 SF free-standing warehouse/flex on 1.78 acres is located on Reynolds Rd in Lakeland and has visibility on Polk Parkway with 32,250 cars per day. The zoning is INDX (heavy industrial), clear height of 18', dock high loading, 26 car parking spaces, outdoor storage on the south side and signage available on Reynolds. IOS / yard storage of approximately 15,000 SF / 0.34 acre available in the back of the building.

The office is 3,710 SF, including reception, 5 private offices, a shared office and conference space, cafeteria/break room, and 2 restrooms. The space also has a 3,750 SF air-conditioned showroom/open space.

The warehouse is approximately 20,000 SF with wet sprinkler system, LED lights, 18' clear, 20' at eave, 3ph 120/208V 600Amps power. Additionally, it has 2 dock high (10'x11'), 1 truck bed high (12'x11') and 2 small dock doors in the back (5'x11').

OFFERING SUMMARY

Sale Price:	Call 863-250-2502 for pricing
Lease Rate:	Call for pricing
Lot Size:	1.78 Acres
Warehouse Space:	27,360 SF
Office Space:	3,710 SF
Clear Height:	18'
Power:	3ph 120/208V 600A
Year Built:	1976
Zoning:	INDX (Heavy Industrial)

DEMOGRAPHICS	15 MILES	30 MILES	60 MILES
Total Households	195,645	543,386	2,729,076
Total Population	534,838	1,500,522	7,103,275
Average HH Income	\$85,621	\$91,756	\$99,201

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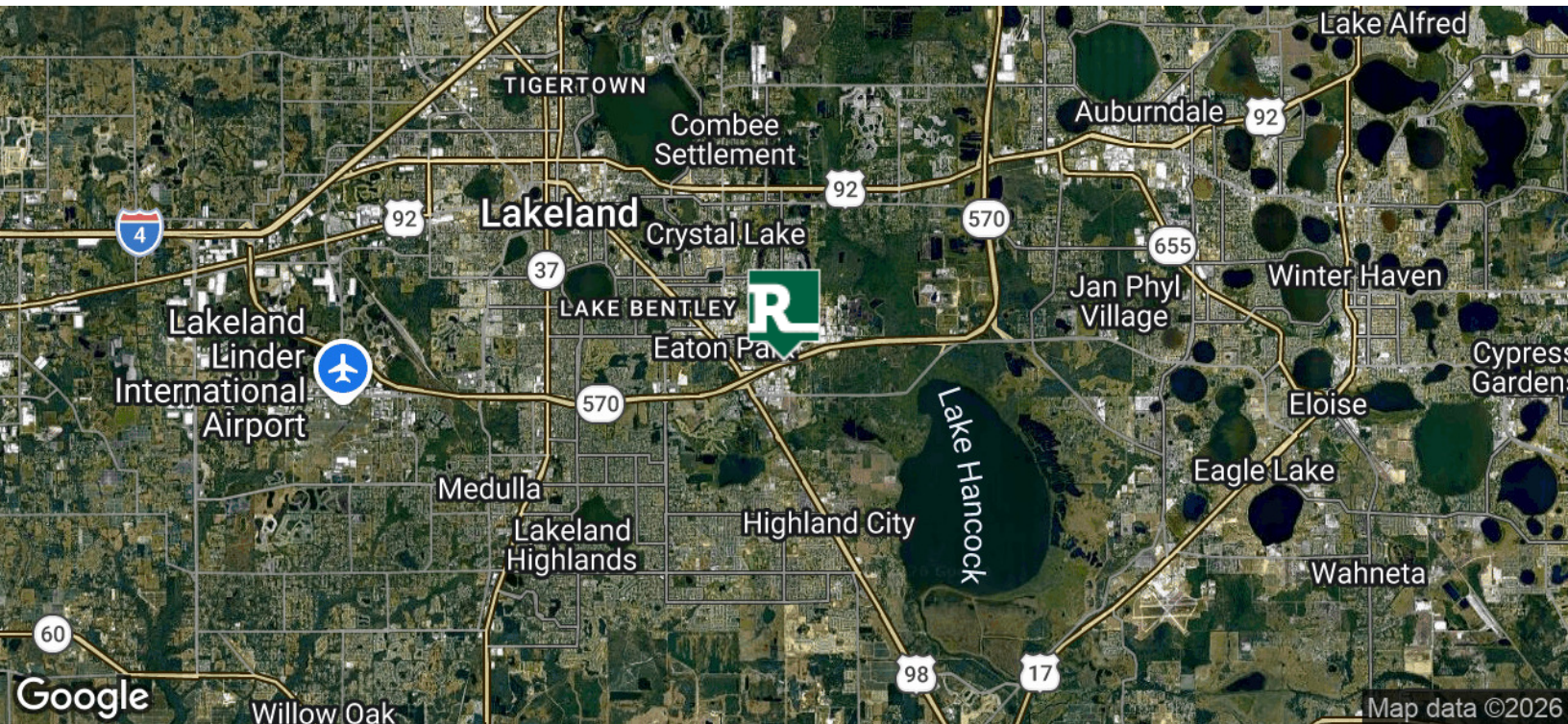
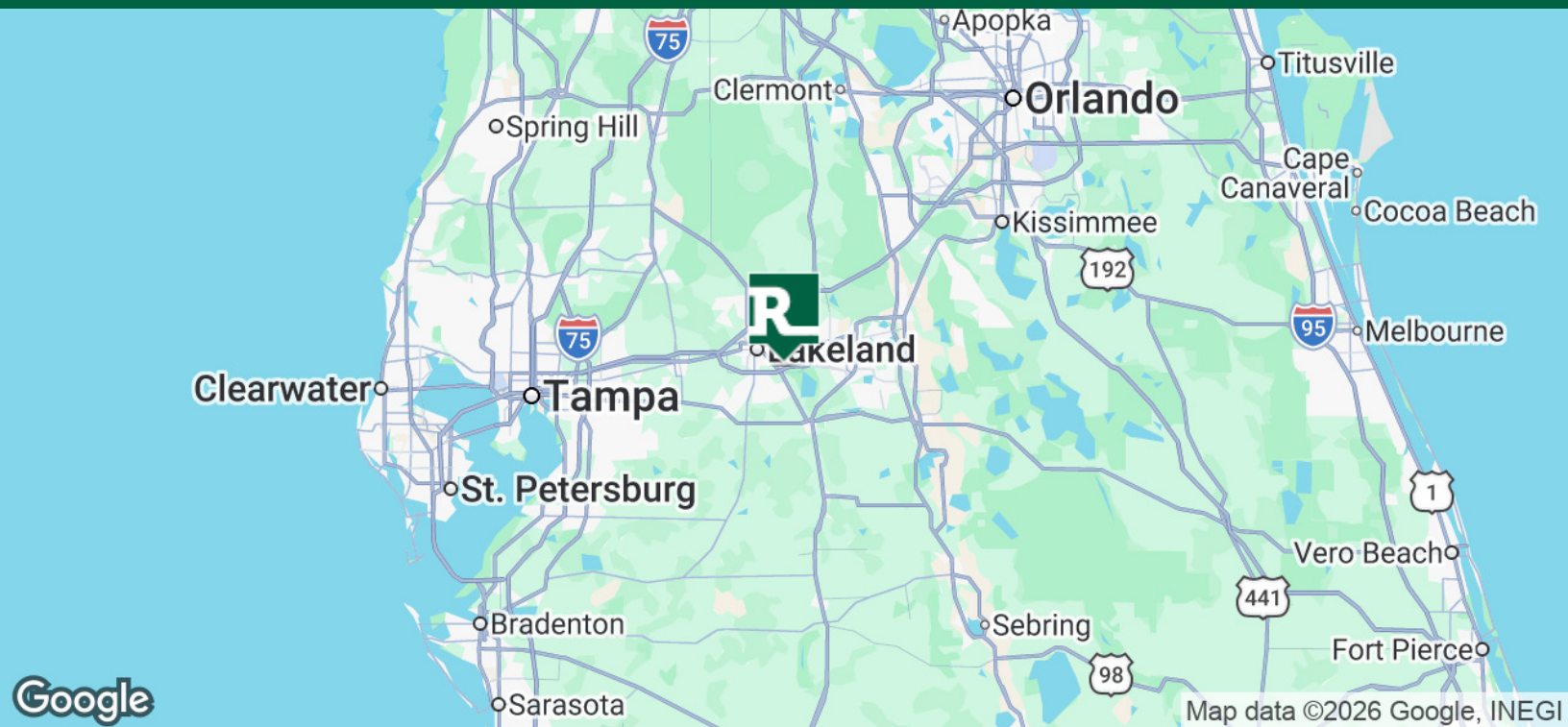


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REGIONAL MAP



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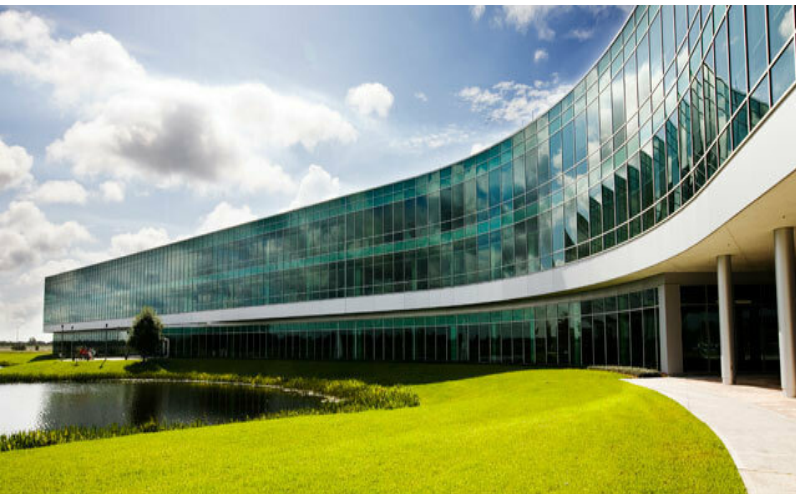
LOCATION OVERVIEW



CITY OF LAKELAND

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographical center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Amazon, Florida Southern College and is the winter home to the Detroit Tigers



LARGEST EMPLOYERS IN LAKELAND NEARBY

Headquartered within 11 miles from the subject property in Lakeland, Publix is Florida's largest private employer. In 2018, they announced it would hire 700 employees to fill 190,000 square foot office, bringing their total employment in Lakeland to over 8,000.

On top of their current corporate offices located within a few miles of the subject property, Geico recently expanded their regional office by another 50,000 square feet. This expansion resulted in a \$12 million capital investment of 500 new High-Skill, High-Wage jobs, bringing their Lakeland employment to 3,700.

AMAZON FULFILLMENT AND PRIME AIR HUB

In 2014, Amazon constructed and opened a new 1,000,000+ square foot fulfillment center located on County Line Road with 900+ employees, since Amazon continued to choose Lakeland and not only quadruple their size in Polk County but relocated their Amazon Air HUB in 2020 to Lakeland International Airport from Tampa with a new 285,000 square feet facility creating thousands of jobs.

In 2021, they announced an expansion that will more than double their capacity making it the largest Amazon facility in the Southeast in 2022 with another 464,000 square feet and hundreds of new jobs.



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AERIAL PHOTOS



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EXTERIOR PHOTOS



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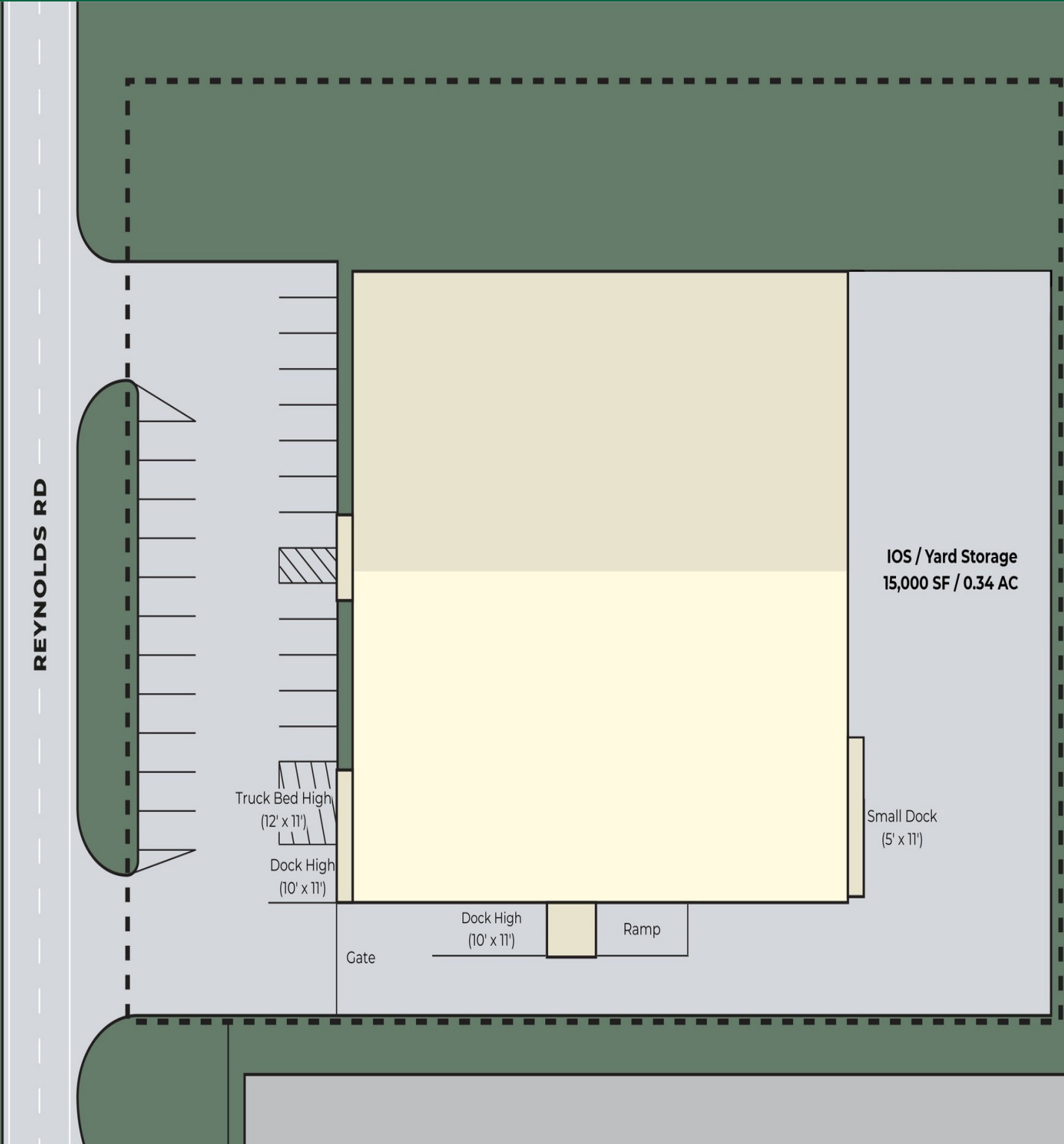


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SITE PLANS



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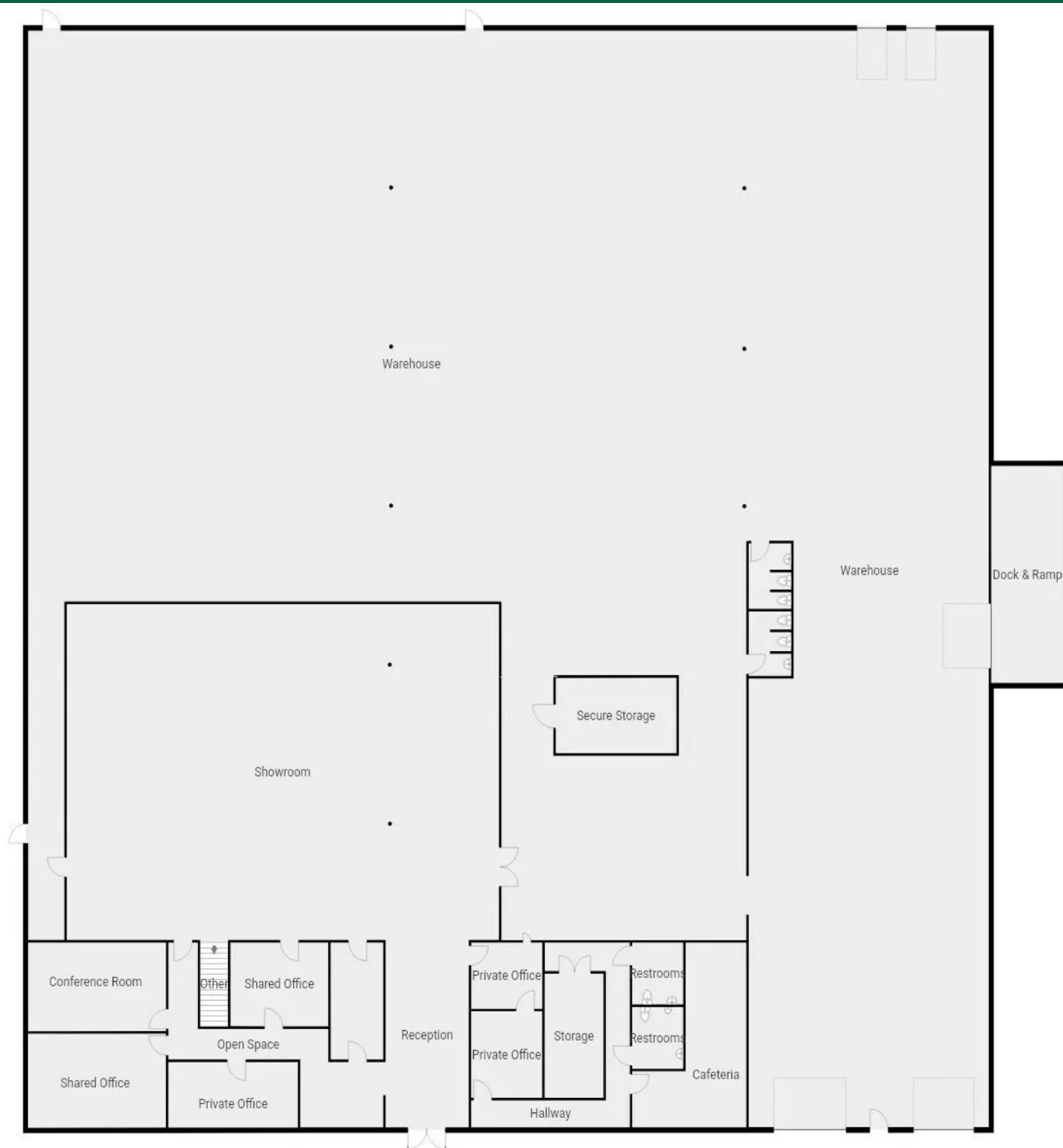


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FLOOR PLANS



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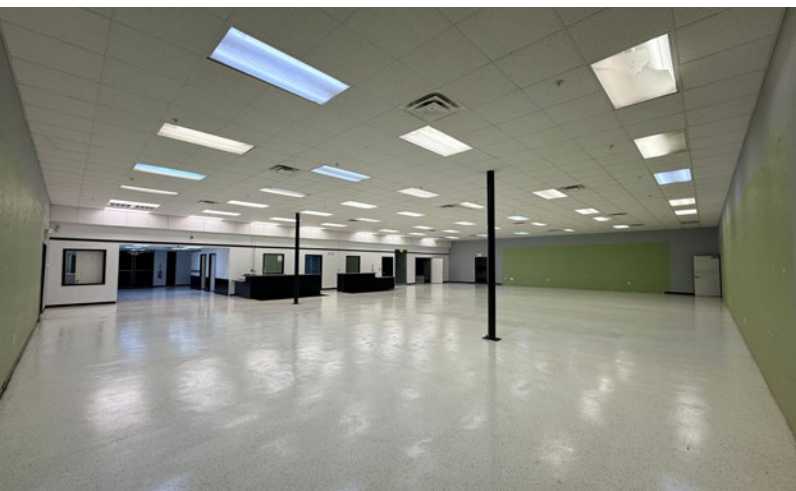


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ADDITIONAL PHOTOS



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RETAILER MAP



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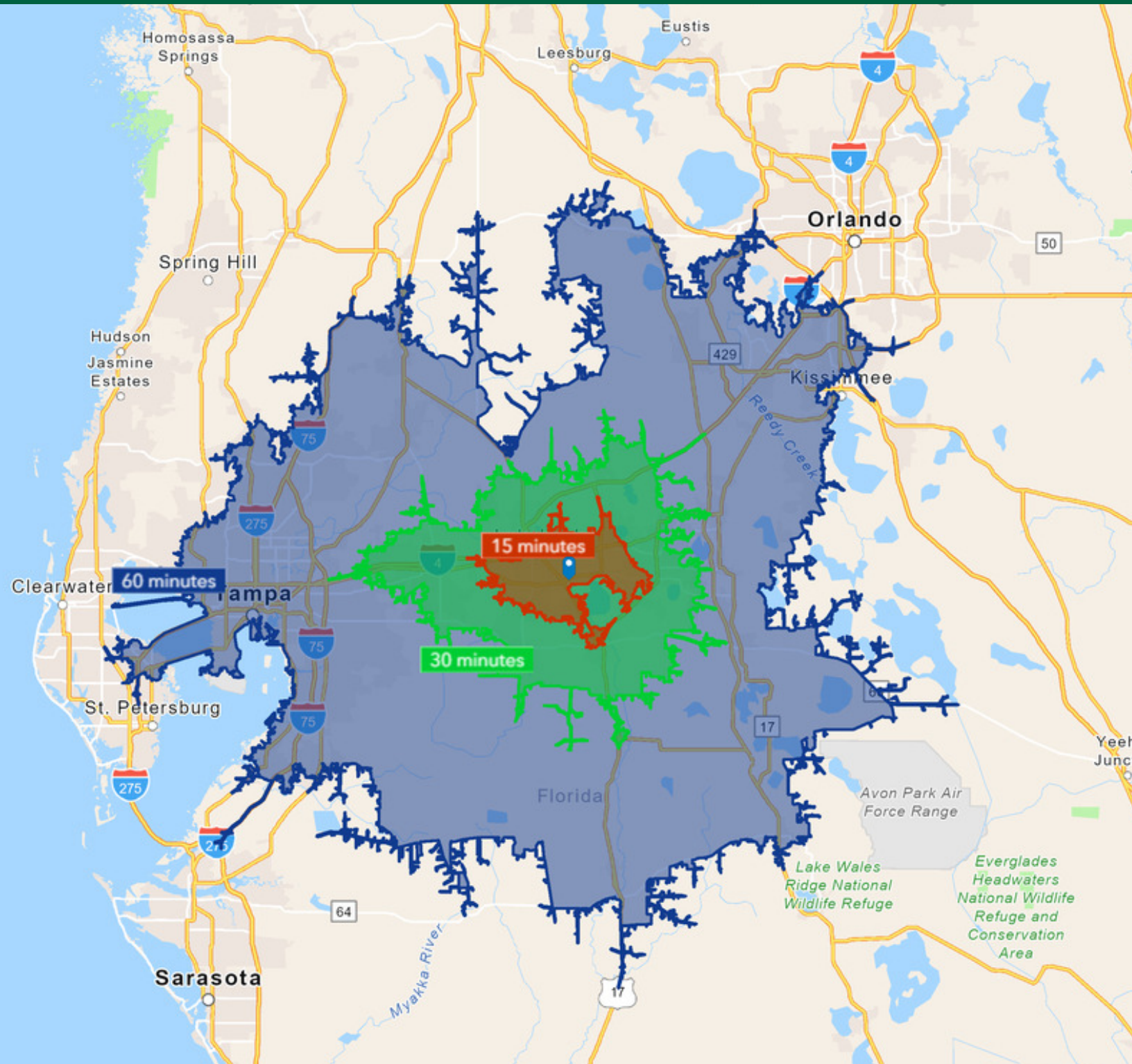


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DRIVING DISTANCE MAP



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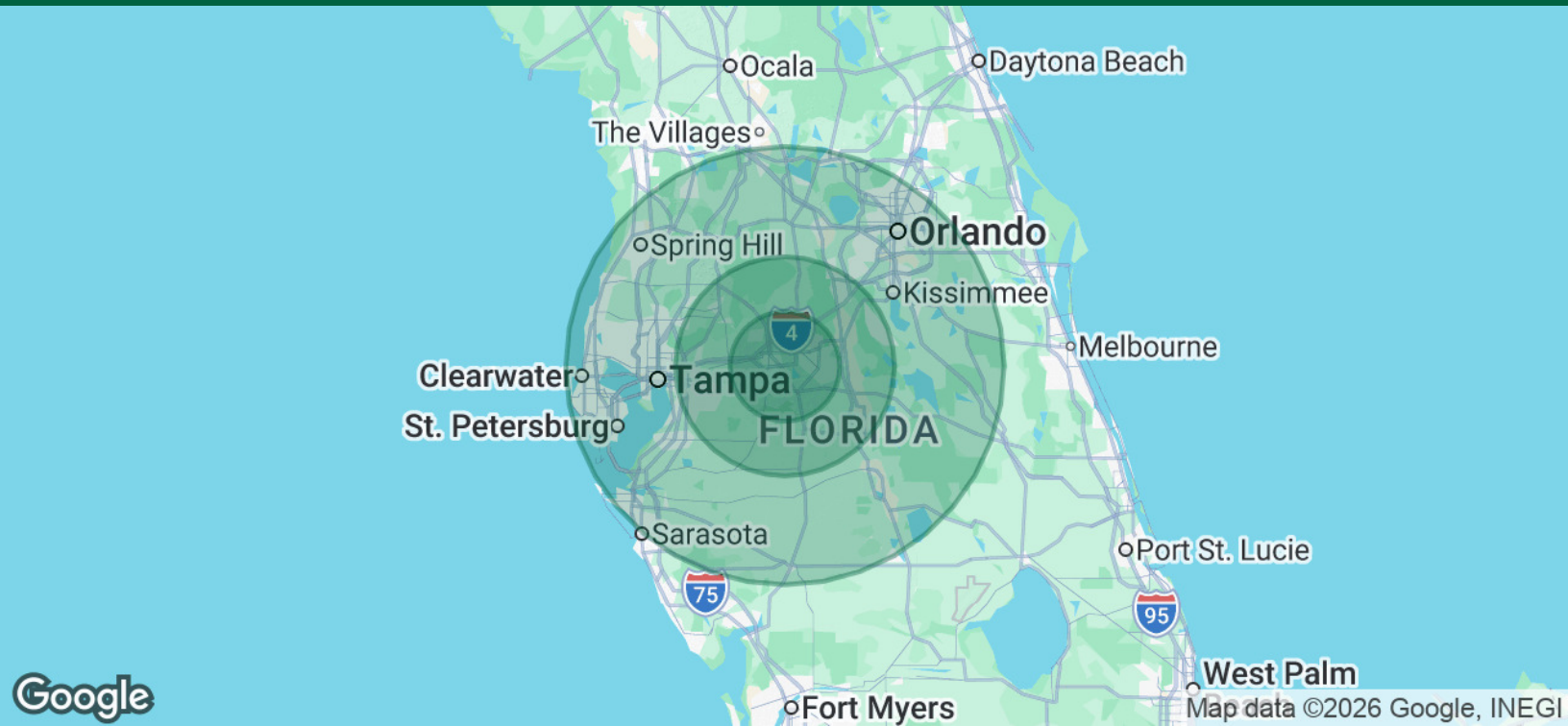


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DEMOGRAPHICS MAP & REPORT

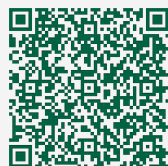


POPULATION	15 MILES	30 MILES	60 MILES
Total Population	534,838	1,500,522	7,103,275
Average Age	40.3	40.2	42.0
Average Age (Male)	39.0	39.2	41.0
Average Age (Female)	41.5	41.0	42.9

HOUSEHOLDS & INCOME	15 MILES	30 MILES	60 MILES
Total Households	195,645	543,386	2,729,076
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$85,621	\$91,756	\$99,201
Average House Value	\$242,462	\$282,261	\$351,155

2023 American Community Survey (ACS)

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ALEX DELANNOY, SIOR

Vice President of Brokerage

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Direct: **863.250.2502** | Cell: **863.250.2502**

PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

EDUCATION

FGCAR Commercial Real Estate University Courses
Lipsey School of Real Estate - Commercial MICP Designation

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR), Florida Regional Director & Tech Chair
Certified Commercial Investment Member Institute (CCIM), Candidate
Manufacturing & Supply Chain of Mid Florida
NAIOP Member of Central Florida
National Realtor Association
Lakeland Realtor Association

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