



NEW VACANT WAREHOUSE FOR SALE/LEASE

**264 JAMISON RD, MULBERRY, FL 33860
1.85 ACRES OF INDUSTRIAL SPACE**

Rick Carroll
T. Mims Corp.
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Property Description

An almost 2 acre parcel with newly constructed warehouse/ office building for sale/ lease. which is located near State Road 60, CR 640 and Highway 37, which provides easy access to Tampa, Port of Manatee, Orlando and Lakeland. The site includes the 5,000 sqft warehouse with office and bathroom. A laydown yard, three phase., gas, and county water. It also has outside storage for machinery, truck parking, laydown yard and other heavy industrial type uses.

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Multiple Uses:

Outside Storage, Welding, Heavy Equipment Sales, Motor Freight Terminal, Recreational Vehicle Storage, Repair Shop, Distribution Center, Manufacturing, Laydown Yard, Wholesale Businesses, Research and Development.

FOR SALE

Price:	\$2,300,000
Property Type:	Warehouse
Property Use:	Heavy Industrial
Sale Type:	Investment or Owner User
Total Size:	1.85 Acres
Zoning Description:	Heavy Industrial
APN/Parcel ID:	233102000000011040

Sale Notes:

Heavy Industrial site.
Owner Financing Available
Additional Heavy Industrial Acreage Is Available
Sale Price: \$2,300,000
Down Payment: \$600,000
Term: 30 years
Interest Rate: 8.85 %
Monthly Payment: \$13,496
Financing Amount: \$1,700,000

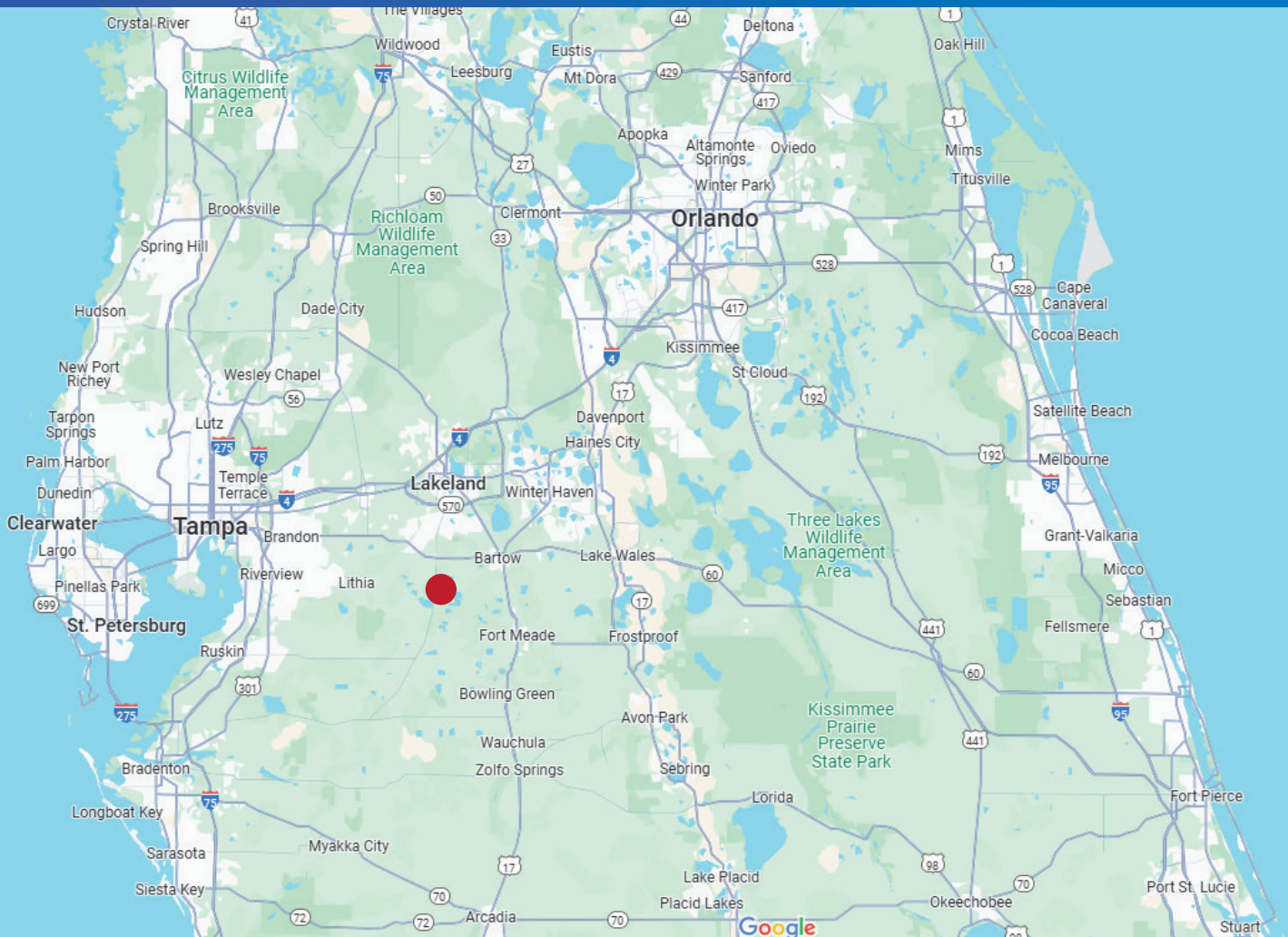
FOR LEASE

Price:	\$31.80 /SF/YR
Property Type:	Warehouse
Property Use:	Heavy Industrial
Sale Type:	Investment or Owner User
Total Size:	1.85 Acres
Zoning Description:	Heavy Industrial
APN/Parcel ID:	233102000000011040

Sale Notes:

Heavy Industrial site.
Rental Rate: \$31.80 /SF/YR

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**LOCATED IN CENTRAL FLORIDA
LESS THAN 50 MILES FROM ORLANDO
LESS THAN 40 MILES FROM TAMPA**

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DEMOGRAPHIC METRIC	MULBERRY, FL	WITHIN 25 MILES	WITHIN 50 MILES	WITHIN 100 MILES
POPULATION	4,200	1,000,000	3,500,000	10,000,000
MEDIAN AGE	42.4	38.2	39.0	38.9
HOUSEHOLD INCOME	\$44,500	\$55,000	\$58,000	\$61,000
MEDIAN HOME VALUE	\$150,000	\$230,000	\$250,000	\$275,000

POLK COUNTY ECONOMIC DEVELOPMENT INCENTIVES

POLK COUNTY JOB GROWTH INCENTIVE FUND (JGIF):

A financial incentive offered by Polk County to businesses that create jobs in targeted industries (such as manufacturing, logistics, and technology). Businesses that meet certain criteria can apply for cash incentives based on the number of jobs created and the quality of the employment opportunities.

POLK COUNTY INFRASTRUCTURE ASSISTANCE:

New industrial businesses can potentially receive assistance with infrastructure improvements (such as utilities, roads, and transportation connections) if their development is located in a designated Enterprise Zone or targeted development area.

POLK COUNTY TAX ABATEMENT:

Eligible businesses may be able to receive property tax abatements if they create a significant number of jobs and/or invest in new facilities. This can significantly reduce upfront costs for building and expanding industrial operations.

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