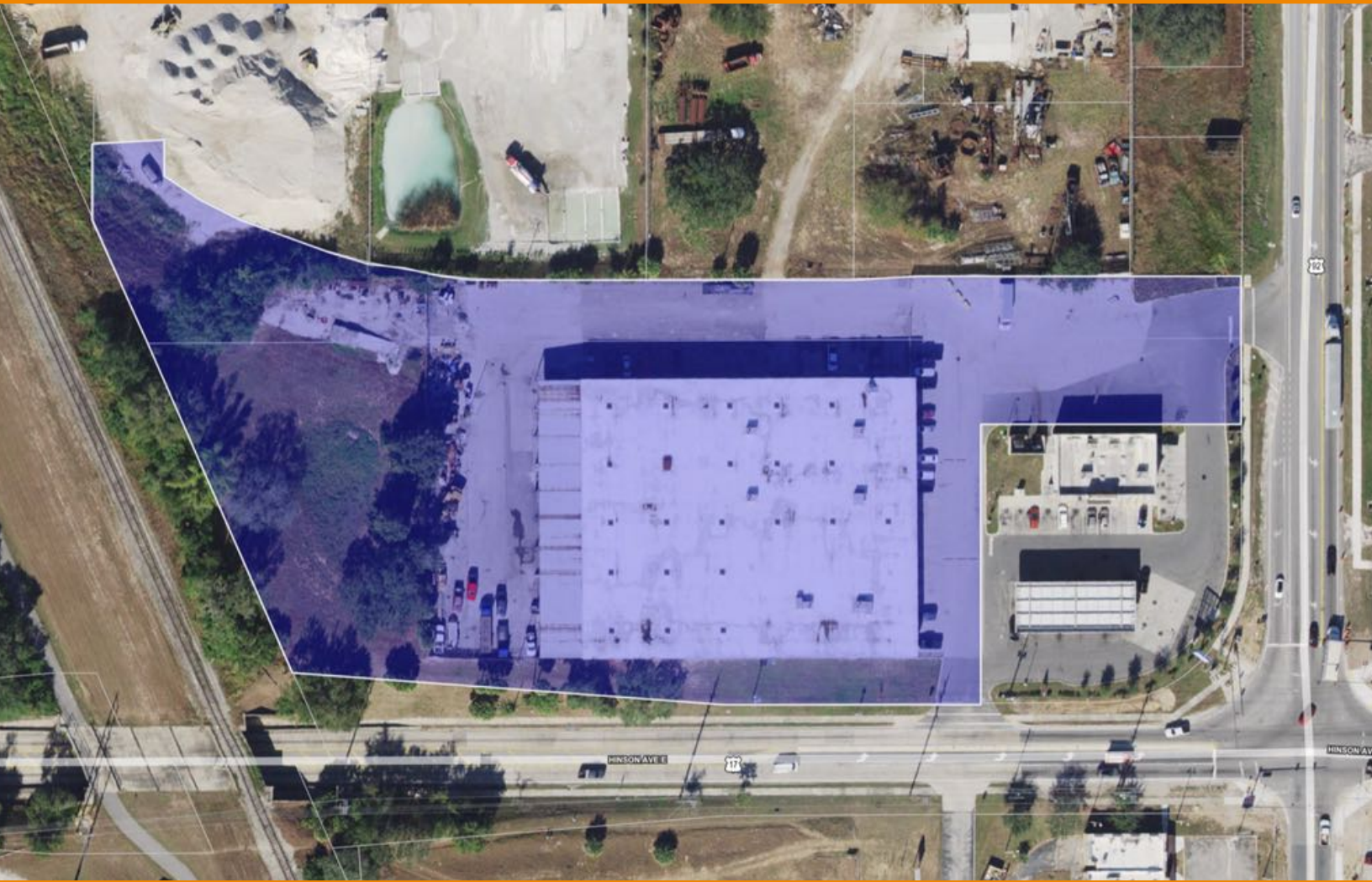


HERITAGE LAND CO.



FOR SALE

INDUSTRIAL BUILDING LARGE INDUSTRIAL BUILDING WITH STOREFRONT

2 HWY 17 92 N, HAINES CITY FL, 33844

PRICE: \$4,510,000



2 HWY 17 PROPERTY SUMMARY

Property Description

The property located at 96 Highway 17 in Haines City, Florida, comprises approximately 4.30 acres of land improved with a single heavy industrial building totaling 20,899 square feet of gross building area, of which approximately 20,889 square feet are usable. Constructed in 1968, the structure is of durable metal construction with a clear height of 16 feet, providing functional space suitable for a variety of industrial and fabrication uses.

The facility includes three grade-level doors for efficient equipment and vehicle access, along with approximately 15 percent office build-out (about 3,133 square feet) to support administrative or operations functions. The site offers ample outdoor area for storage or laydown space, and the property is well suited for owner-user or heavy manufacturing occupancy.



Property Highlights

- Property Name: Surface Prep & Supply
- Street Address: 2 Hwy 17
- City / State / Zip: Haines City, FL 33844
- County: Polk
- Tenant: Surface Prep & Supply
- Property Type: Heavy Industrial
- Gross Acres: 4.53
- Usable Acres: 4.53
- Parcels: 2
- Year Built: 1973
- Construction Type: Masonry
- Number of Buildings: 1
- Clear Height: 20'
- Docks / Bays: 2
- Gross Building SF: 54,000 SF
- Usable Building SF: 46,000 SF
- Office Space: 15% (Approx. 6,900 SF)
- Occupancy: Tenant Occupied

Location Advantages

Located along Highway 17 in Haines City, this property offers excellent accessibility to major Central Florida corridors, supporting efficient logistics, manufacturing operations, and heavy industrial workflows. The site's masonry construction and ample interior height make it well suited for fabrication, equipment storage, processing, or large-scale industrial use.

Investment Summary

With a long-standing industrial tenant, substantial building size, and a well-located site in Polk County's expanding industrial market, this asset provides a compelling opportunity for investors seeking stable tenancy, functional infrastructure, and strong long-term utility in a heavy-industrial setting.



2 HWY 17

LARGE INDUSTRIAL BUILDING WITH STOREFRONT



Available For Sale

Subject Property



155 DYSON RD CROSSROADS VILLAGE CENTER



A 120-acre mixed-use destination featuring Super Target. The City Commission has officially approved key updates for the Crossroads Village Center, a transformative project located at the corner of US Hwy 27 & US Hwy 17-92. This 120-acre development will bring major retail, dining, residential living, and community amenities to our region, including a brand-new Super Target, opening in Phase 1 by Fall 2026.

WHAT'S COMING

- Opening Fall 2026
- Super Target Anchor Store
- 300,000–400,000 sq. ft. retail & commercial space
- Restaurants, shopping, entertainment
- Apartments
- Townhomes
- Hotels
- Hospitality
- Lakefront walking trails
- Outdoor community spaces
- A vibrant, modern village designed for convenience & lifestyle

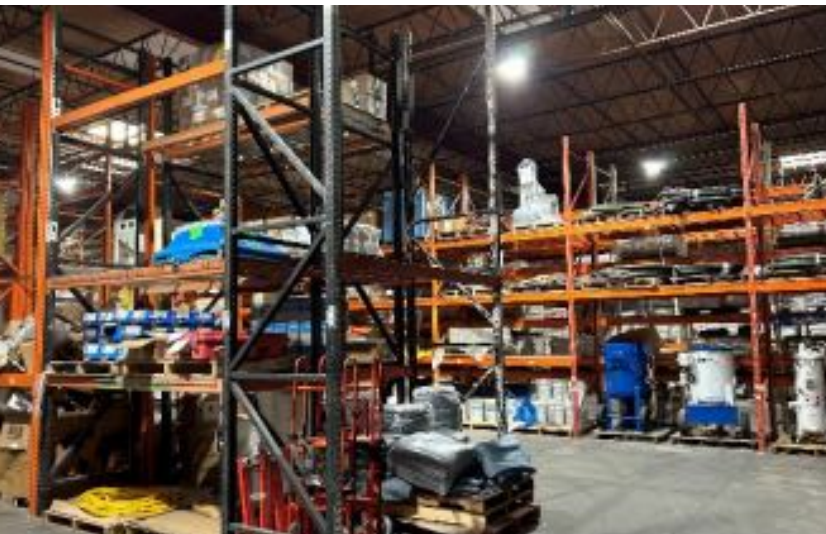


WHY THIS MATTERS

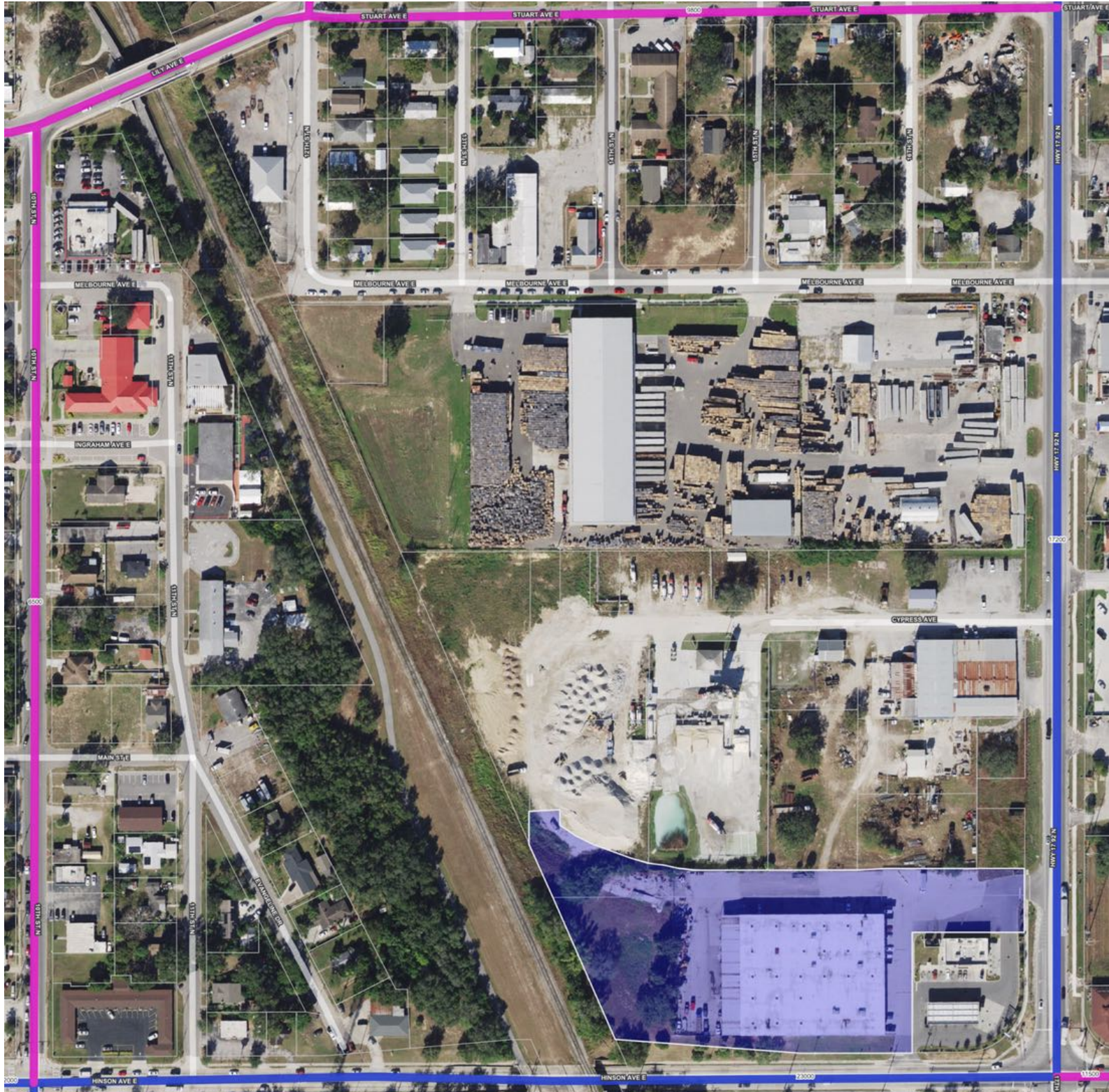
- More Convenience
- Major shopping and dining options
- Job Creation
- Hundreds of construction, retail, restaurant, and service jobs will strengthen the local economy and support regional growth.
- Economic Boost
- Increased Appeal for Homebuyers
- Mixed-use hubs like this attract new residents, enhance quality of life, and support property values.
- Community Growth



2 HWY 17
ADDITIONAL PHOTOS



2 HWY 17 AVERAGE DAILY TRAFFIC COUNT



2 HWY 17 RETAILER MAP

