

FOR SALE · LAKE ALFRED, POLK COUNTY, FLORIDA

EXCLUSIVELY LISTED

Historic industrial · 2.16 acres · Downtown CRA



160 W HAINES BLVD · LAKE ALFRED, FL 33850

Lake Alfred Packing House

\$2,600,000

≈ \$53 / SF on the owner-scheduled area

49,228

BUILDING SF

Owner schedule, incl. 8,040 SF
basement

2.16

ACRES

94,280 SF · 2017 ALTA survey

1922

YEAR BUILT

Masonry citrus packing house

154

STORAGE UNITS

Owner-provided schedule, 5×4 to
10×15

OFFERED AT \$2,600,000

A 1922 citrus packing house on two-plus acres of downtown Lake Alfred.

The offering is the real estate. Heavy masonry, warehouse volume, covered loading on two elevations and a full basement — on 2.16 surveyed acres inside the City of Lake Alfred Community Redevelopment Area, held by the same ownership since 2017.

At \$2,600,000 the price is roughly **\$53 per square foot** against the owner's 49,228 SF room-by-room schedule, and **\$60.63 per square foot** against the 42,886 SF the Polk County Property Appraiser records under roof. Either way it is a basis in real estate, not a yield on a rent roll.

Inside the envelope: a two-story masonry front building with an office suite, mail room and original glass-block lobby; long warehouse wings under clerestory daylight; a covered rear loading platform; a machine shop and cold-storage rooms; a full 8,040 SF basement on mushroom columns; and a fenced rear yard.

A self-storage business operates in the building today — 154 units on the owner's schedule, indoor and secured — and it produces income while a buyer works. It has never been modernized, which is where the operating upside sits. But the buyer this property fits is underwriting the building.

WHAT MAKES UP THE 49,228 SF

Main self-storage room	21,123	Machine shop	1,428
Basement	8,040	Rear covered loading dock	1,196
Cold-storage area	5,668	Offices	863
Outside cold-storage halls	3,488	Public bathroom	60
Room behind machine shop	2,576	Front-building quarters [†]	2,550
Ceramic-molds area	2,236	Owner schedule total	49,228

[†] Two front-building residential areas on the owner's schedule; permitted use and certificates of occupancy are unverified and no residential use is represented. The schedule is owner-prepared, not a certified measurement.

FAST FACTS

Address	160 W Haines Blvd Lake Alfred, FL 33850
Parcel ID	26-27-32- 503000-033011
Site area	2.16 AC / 94,280 SF
Building area	49,228 SF owner schedule
County record	42,886 SF under roof 35,656 SF heated
Year built	1922
Construction	Masonry
Buildings of record	3, contiguous
Parking	±30 spaces
Flood zone	X (2017 ALTA)
2026 proposed tax	\$17,141.36
Zoning	Confirm with City of Lake Alfred



SITE AND HAINES BLVD FRONTAGE · 2022



TWO-STORY MASONRY FRONT BUILDING — W HAINES BLVD ELEVATION



COVERED LOADING PORCH



COVERED STOREFRONT WING



REAR COVERED LOADING PLATFORM



FENCED REAR YARD AND OUTSIDE STORAGE



STORAGE CORRIDOR UNDER CLERESTORY DAYLIGHT



UNIT DOORS — AISLE DETAIL



HISTORIC GLASS-BLOCK LOBBY



BASEMENT — MUSHROOM COLUMNS



INTERIOR CORRIDOR

STRUCTURE

Masonry bearing walls, timber and concrete framing, mushroom-column basement. The warehouse building carries a fire sprinkler system recorded by the Polk County Property Appraiser with a 2023 feature year.

DAYLIGHT & VOLUME

Clerestory glazing runs the length of the main corridors and returns to the basement perimeter — natural light through a building type that is normally dark.

ACCESS

Covered loading on the rear and side elevations, street-level entries on Haines Blvd, and a fenced rear yard for outside storage, trailers and parking.

Buy the building. The storage business comes with it.

PATH ONE — THE REAL ESTATE

Adaptive reuse, owner-user, long hold

- **\$52.82/SF** on the owner's schedule; **\$60.63/SF** on the county's 42,886 SF under roof. A land-and-building basis, on 2.16 contiguous acres.
- **1922 masonry construction** with the wall mass, column grid, ceiling volume and daylight that new infill construction does not reproduce at any price.
- **Covered loading on two elevations** plus a fenced rear yard — a working industrial site, not a converted shell.
- **Inside the City of Lake Alfred CRA**, at the western edge of downtown, minutes to US 17/92 and I-4 in the Tampa-Orlando corridor.
- **2017 ALTA/NSPS survey on file**, Flood Zone X per the panel identified on that survey.
- **Interim income** from the storage operation while entitlements, design or a business plan come together.

PATH TWO — THE OPERATION

A self-storage facility that was never modernized

- **154 units** on the owner-provided schedule, 5×4 through 10×15, indoor and secured, in a building with a county-recorded 2023 sprinkler system.
- **No online rental.** Every unit size on the facility's own published rate card reads "call for details." Competitors in this submarket book instantly.
- **Weekday-only access.** The office runs Mon-Fri 9-4 and Sat 9-1. Nearby facilities offer extended or drive-up gate access.
- **Meaningful vacancy** at current published rates — with the access, booking and pricing levers all still untouched.
- **Unconverted square footage** in the basement, cold-storage rooms and rear areas, with owner concept sketches on file.
- **Rent roll, income detail and a full condition summary** are released to qualified buyers under confidentiality agreement.

ON THE EXPANSION CONCEPTS

The owner has hand sketches for additional storage units in the basement, the cold-storage section, the main storage room and the area behind the machine shop. **These are conceptual only.** No design, permits, cost estimates or feasibility work has been completed, they produce no current income, and some of the areas shown are presently occupied by paying users. They are shown to buyers as a question to investigate, not as value in place.

THE BUYER THIS FITS

A **self-storage operator** who can put modern access control, online rental and competitive pricing into an under-managed facility — or an **adaptive-reuse, owner-user or long-hold buyer** who values a masonry industrial building on 2.16 acres at the edge of a growing downtown, with storage income in the interim. Rent roll, income detail and a full condition summary are released to qualified buyers under confidentiality agreement.

BUILDING AREA — THE HONEST RECONCILIATION

Two documents describe this building and they do not agree. Both are published here so a buyer can underwrite from whichever basis their lender will accept.

BASIS**SF \$/SF AT \$2.6M**

Owner room-by-room schedule	49,228	\$52.82
incl. 8,040 SF basement + covered areas		
Owner schedule, less basement	41,188	\$63.13
Polk County PA — total under roof	42,886	\$60.63
Polk County PA — heated area	35,656	\$72.92

The 49,228 SF figure is the owner's room-by-room schedule and is not a certified measurement. It includes the 8,040 SF basement, a 1,196 SF covered loading dock and 3,488 SF of outside cold-storage hallways. Removing the basement leaves 41,188 SF — below the county's above-grade figure — so the two schedules disagree above grade as well. **A professionally measured area schedule has been commissioned and will be released to buyers on delivery.** Until it lands, expect a lender's appraiser to work from 42,886 SF.

RELEASED UNDER CONFIDENTIALITY AGREEMENT

Property Information Package	Full condition summary
Unit-level rent roll	2017 ALTA/NSPS survey
Income and expense detail	Expansion concept material

EXCLUSIVELY LISTED BY**Chris Collany**

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Tours by appointment, 24-hour notice, listing broker accompanies.
Please do not contact the on-site office, tenants or occupants directly.

Prepared August 21, 2026. Building area of 49,228 SF is the owner's room-by-room schedule, including an 8,040 SF basement and covered/outside areas; it is not a certified measurement, and the Polk County Property Appraiser records 42,886 SF under roof. Unit count is owner-provided and subject to rent-roll reconciliation. Expansion concepts are unbuilt, unpermitted and uncoded. No representation is made as to income, occupancy, net operating income or capitalization rate. Zoning, permitted use, certificates of occupancy, building systems, sprinkler certification, condition and all measurements are to be independently verified by the buyer. Information herein was obtained from sources believed reliable but is not guaranteed and is subject to change, prior sale or withdrawal without notice.

RECORDED & OFFICIAL

Parcel ID	26-27-32-503000-033011
Land, assessor line	94,310 SF
Land, 2017 ALTA survey	94,280 SF / 2.16 AC
Buildings of record	3
Year built (all three)	1922
2025 final property tax	\$15,497.11
2026 proposed property tax	\$17,141.36
2026 just market value	\$1,563,172

Florida reassesses on transfer. A buyer should model property tax on their own purchase price, not on the current assessment.

LOCATION

Western edge of downtown Lake Alfred, inside the City of Lake Alfred Community Redevelopment Area (CRA), minutes to US 17/92 and I-4, between Tampa and Orlando in one of Florida's fastest-growing counties.

CRA *membership* is confirmed by the parcel's CRA code. No grant has been applied for, awarded or funded, and whether any future application or award survives a sale is unconfirmed. Buyers should treat CRA participation as a question for the City, not as value in place.

