



### VIDEO

### PROPERTY DESCRIPTION

This multi-tenant small bay industrial property is located in the East Lakeland industrial corridor. Total size is 16,200 SF with 1 dedicated office and 4 units with each unit having at least one grade level door and access door with up to 12' clear height. The Zoning is LCC (Linear Commercial Corridor), which allows industrial, commercial, and office.

Unit 310 is a 750 SF office space with 1 private restroom.

Unit 320 has a total of 1,200 SF with 800 SF air conditioned warehouse with 1 bay door and 400 SF office with 2 private restrooms.

Unit 330 has a total of 1,400 SF with 1 bay door and 10'-12' clear height.

Unit 340 is 4,000 SF with 2 oversized bay doors (18'x10' & 14'x10) and 12' clear heights.

The property is located on S. Combee Rd, only 1 mile from Hwy 98, 1.5 miles from Polk Parkway and Hwy 98, 9 miles to Lakeland Linder International Airport, 4 miles to Downtown Lakeland, 10 minutes to I-4. Between I-4 and Polk Parkway to provide easy access, with strong demographic and workforce. Access most of Polk County (Lakeland,

### OFFERING SUMMARY

Lease Rate:	Call for pricing
Number of Units:	5
Available SF:	750 - 4,000 SF
Land Size:	0.88 Acres
Total SF:	16,200 SF
Year Built:	1967
Grade Level Doors:	5
Zoning:	LLC (Commercial)

DEMOGRAPHICS	5 MILES	15 MILES	30 MILES
Total Households	43,729	195,041	573,259
Total Population	115,816	534,743	1,584,303
Average HH Income	\$85,509	\$85,836	\$92,761

ABBAS "AJ" JAFFER, MICP

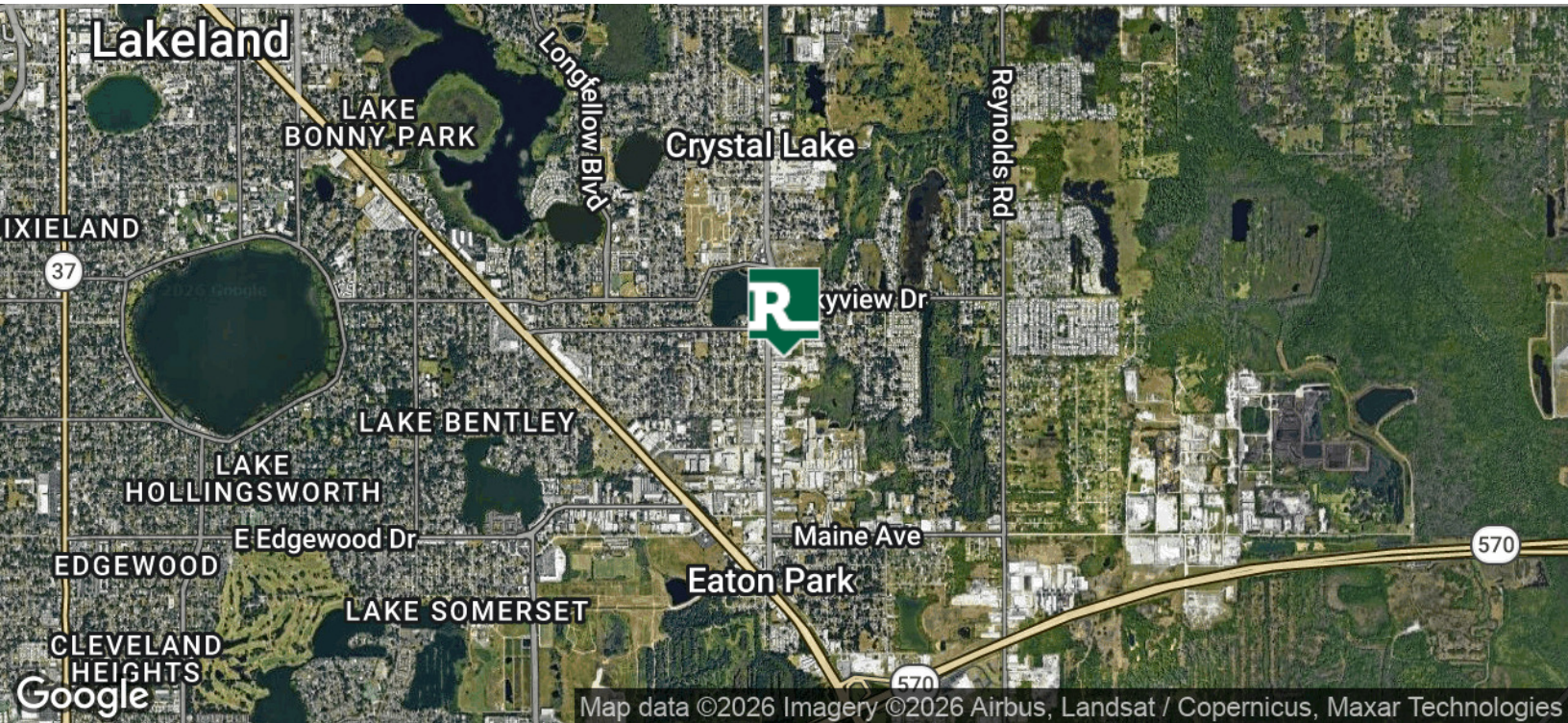
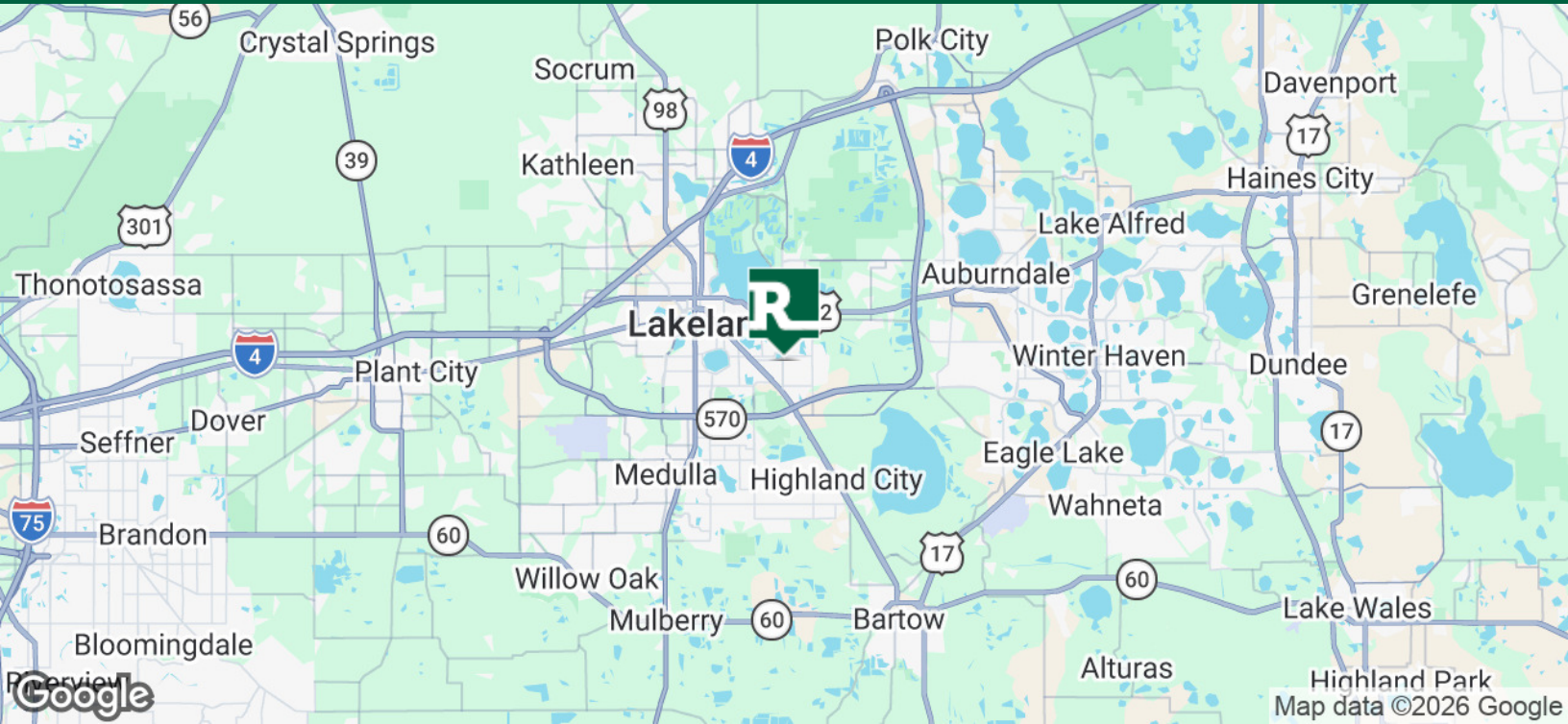
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### CITY OF LAKELAND

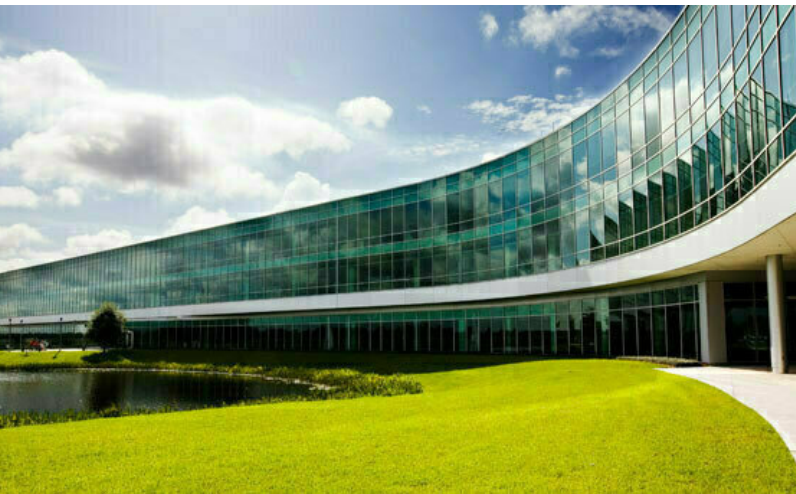
Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health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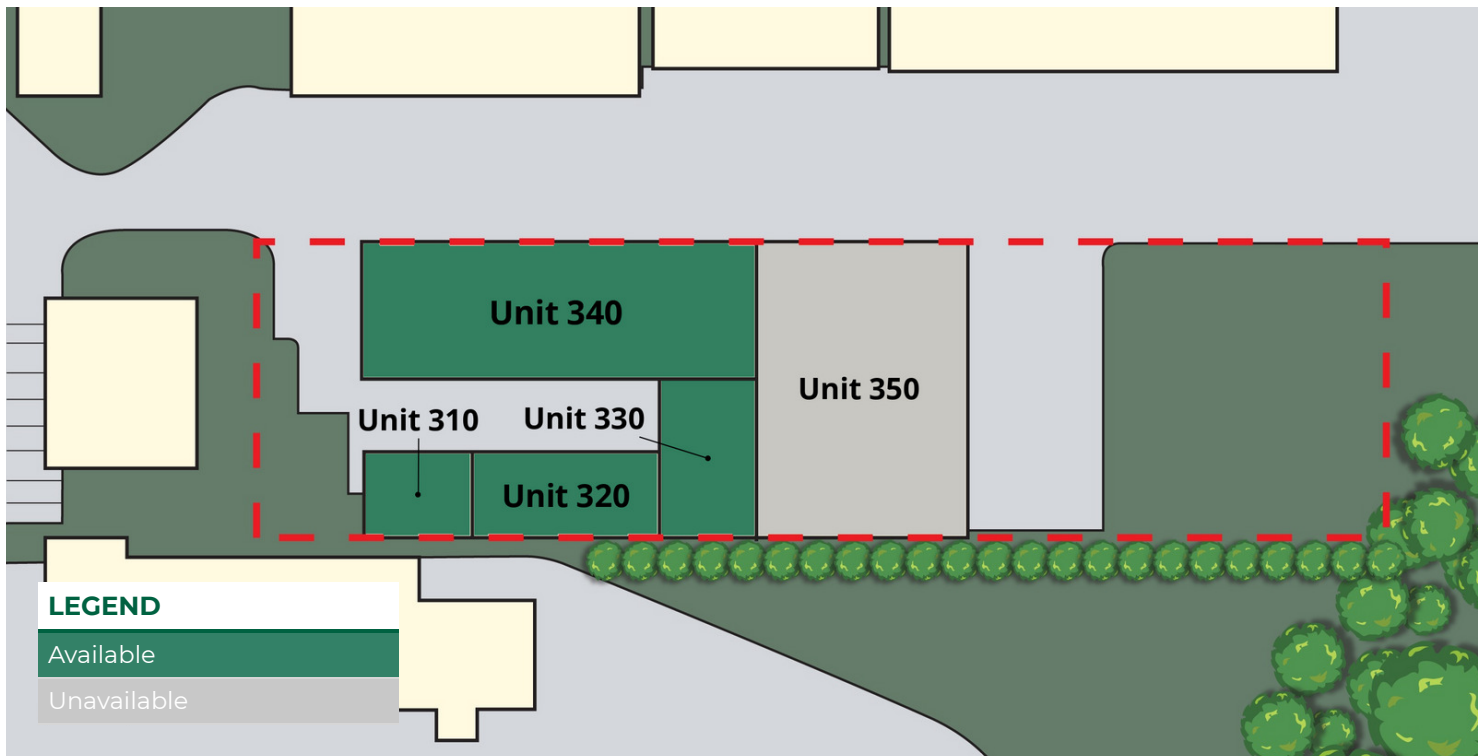
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### LEASE INFORMATION

Lease Type:	NNN
Total Space:	750 - 4,000 SF

Lease Term:	Negotiable
Lease Rate:	Call 863-250-9010 for pricing

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	DESCRIPTION
Unit 310	Available	750 SF	NNN	Unit 310 is a 750 SF office space with 1 private restroom.
Unit 320	Available	1,200 SF	NNN	Unit 320 has a total of 1,200 SF with 800 SF air conditioned warehouse and 400 SF office with 2 private restrooms.
Unit 330	Available	1,400 SF	NNN	Unit 330 has a total of 1,400 SF with 1 bay door and 10'-12' clear height.
Unit 340	Available	4,000 SF	NNN	Unit 340 is 4,000 SF with 2 oversized bay doors (18'x10' & 14'x10) and 12' clear heights.

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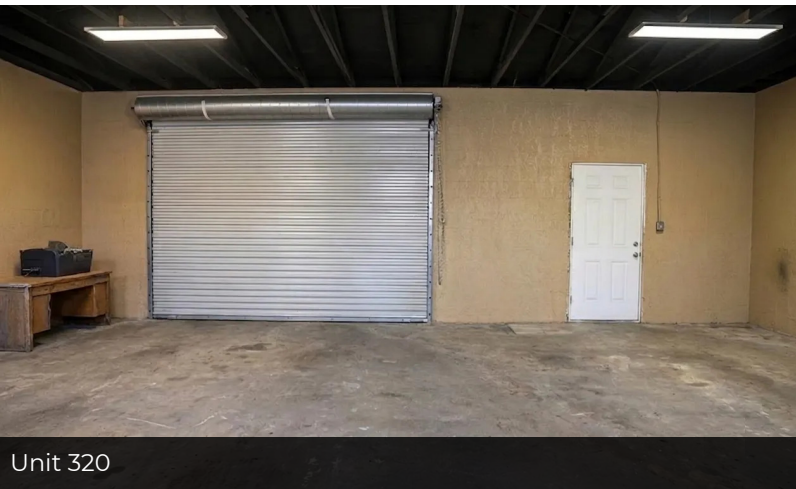
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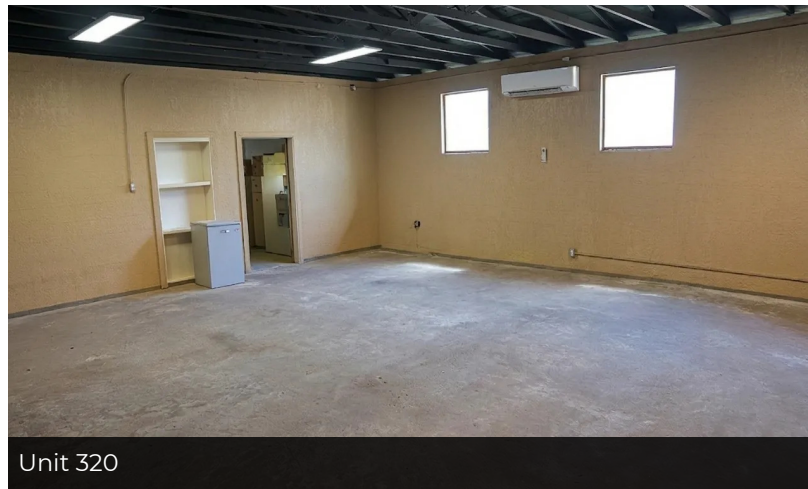
Unit 330



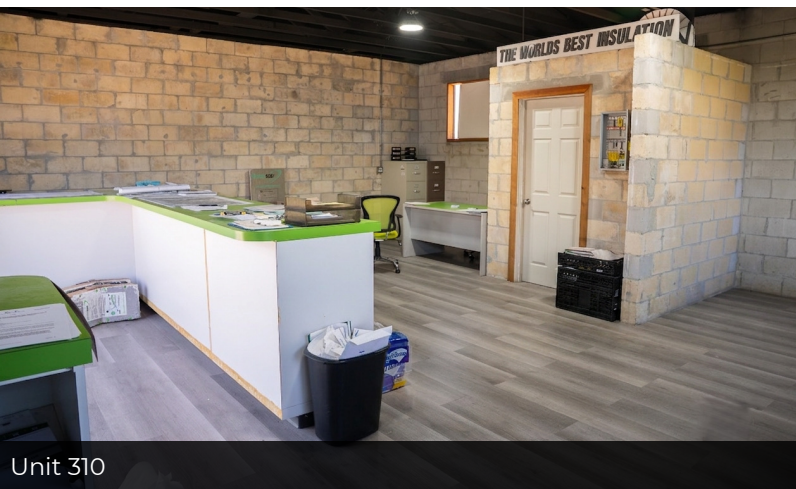
Unit 340



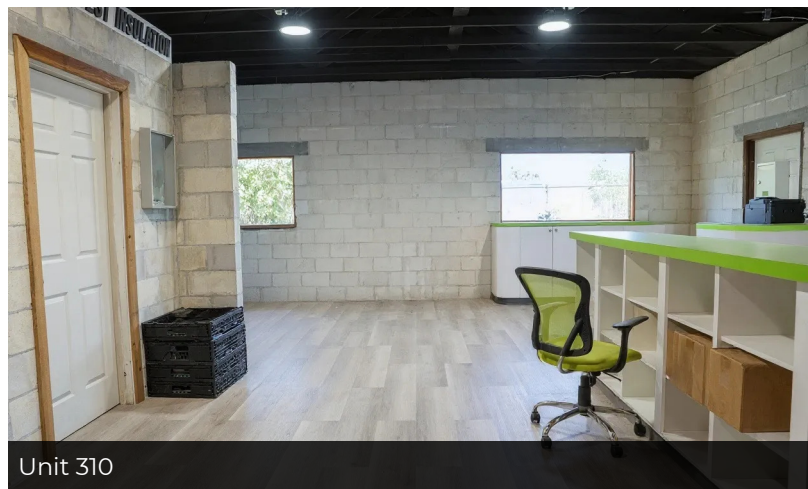
Unit 320



Unit 320



Unit 310



Unit 310

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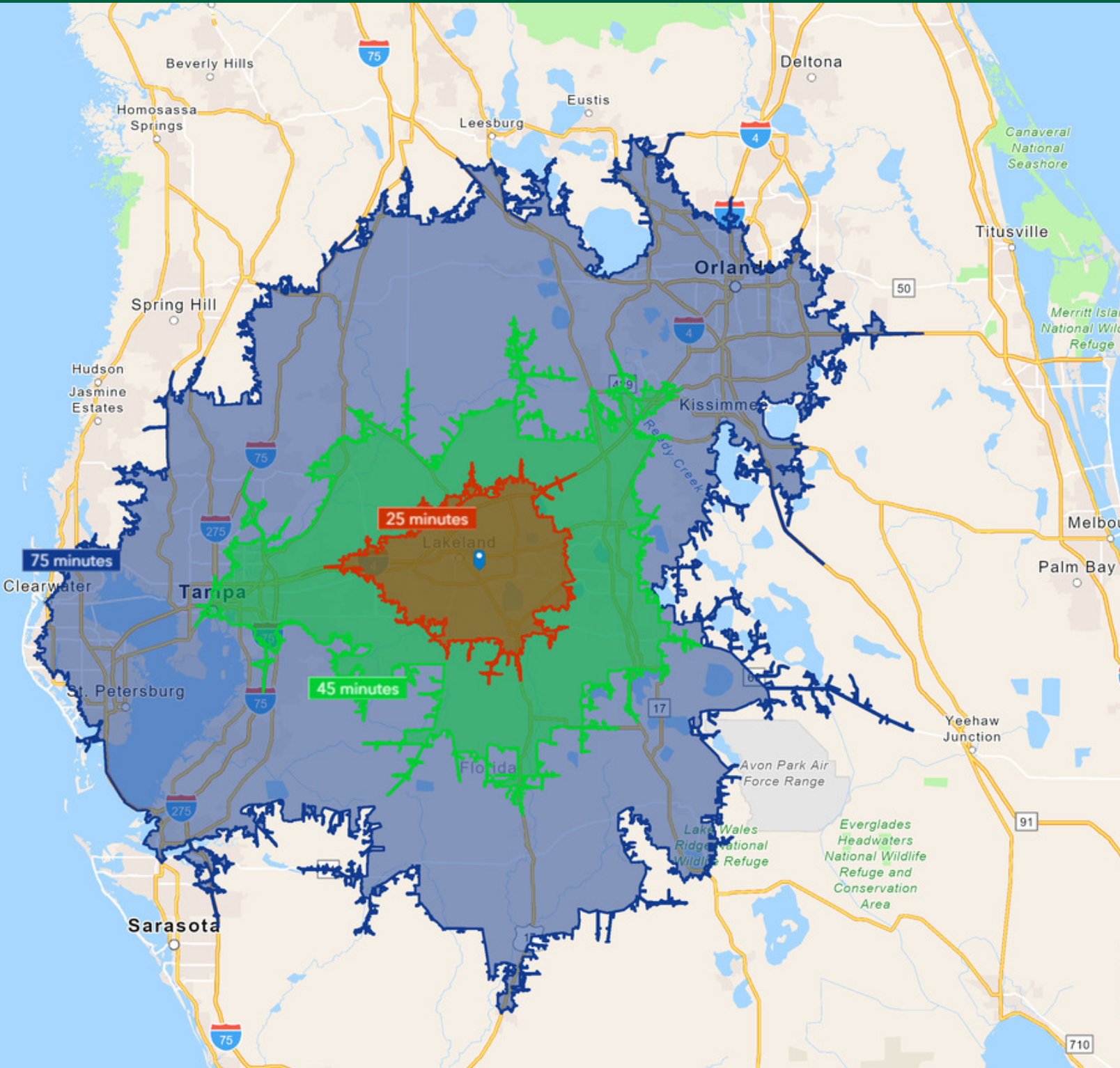
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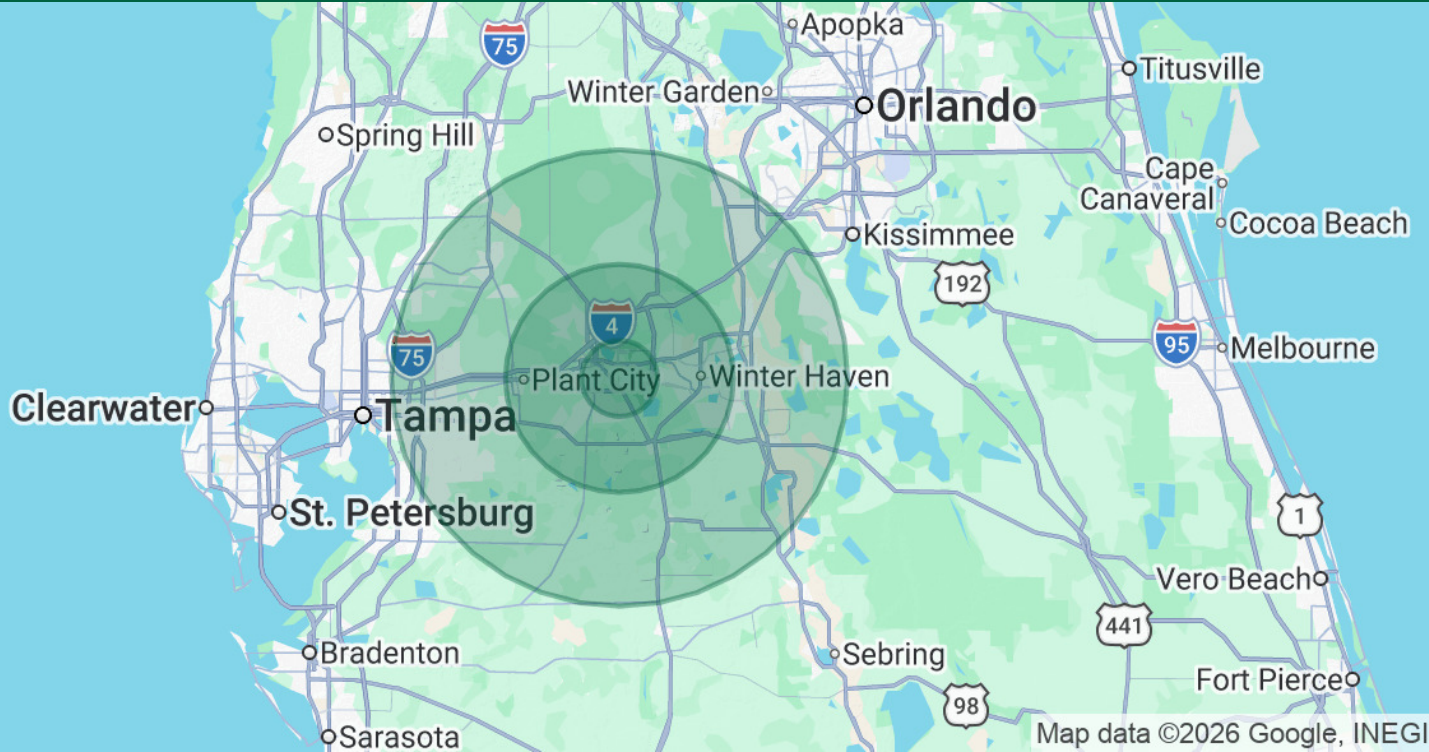
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### POPULATION

#### 5 MILES

#### 15 MILES

#### 30 MILES

Total Population	115,816	534,743	1,584,303
Average Age	39.7	40.1	39.9
Average Age (Male)	38.1	38.7	39.0
Average Age (Female)	40.8	41.3	40.7

### HOUSEHOLDS & INCOME

#### 5 MILES

#### 15 MILES

#### 30 MILES

Total Households	43,729	195,041	573,259
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$85,509	\$85,836	\$92,761
Average House Value	\$242,068	\$242,536	\$287,229

2023 American Community Survey (ACS)

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### ABBAS "AJ" JAFFER, MICP

Brokerage- Senior Advisor

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### PROFESSIONAL BACKGROUND

Abbas (AJ) Jaffer joined the Brokerage Properties and Services team in March of 2025, bringing with him extensive experience in industrial development and strategic business growth. Prior to this role, he served as the Vice President of Business Development for the Lakeland Economic Development Council (LEDC) for nearly three years. In this capacity, AJ played a key role in attracting high-skill, high-wage industries to Lakeland, working as a trusted partner for prospects, brokers, and developers. He managed the entire regulatory development process for the City and County, overseeing projects from their conceptual stages through to occupancy, and offering ongoing support throughout their life cycle.

Before his tenure with the LEDC, AJ held various positions within the City of Lakeland – Community and Economic Development Department over the course of eight years, including roles in the Building Inspection Division, Business Tax, Planning and Zoning, and Economic Development divisions. His experience in both the private and public sectors has given him a unique ability to bridge the gap between government and business interests, making him a valuable asset in every project he tackles.

In recognition of his dedication to the community, AJ was honored with the Entrepreneur Champion Award in 2024 by Catapult Lakeland. This prestigious award celebrates an individual or organization that has made a significant impact on supporting and mentoring entrepreneurs as they navigate the challenges of starting and growing businesses in Lakeland.

### EDUCATION

Bachelor of Science in Business Administration from Polk State College.

Lipsey School of Real Estate - Masters in Commercial Property Designation (MiCP)

### MEMBERSHIPS

Manufacturing & Supply Chain Alliance of Mid Florida (MSCA), Member

Commercial Real Estate Development Association (NAIOP) Tampa Bay, Developing Leader

Catapult Lakeland, Entrepreneur Champion Award

Makerspace, Advisory Board Member

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