



PROPERTY DESCRIPTION

This 28,466 SF flex warehouse building is located on Waring Rd in Lakeland near Lakeland Linder Airport. The land use is PUD-5420-I which allows industrial and office uses, the property has grade level access (12'x14'), 3ph 120/208V 250Amps power, sprinkler system, LED light and 24' clear height.

Suite 104 is 3,300 SF with 2,400 SF of warehouse and 900 SF of office with reception, 3 private offices, break area and 1 restroom, 24' clear height, 1 grade level door (12'x14'), 3ph 120/208V 250Amps power, sprinkler system and LED light.

Suite 106-108 is 6,600 SF of air-conditioned warehouse with 24' clear height, 2 grade level doors (12'x14'), 3ph 120/208V 250Amps power, sprinkler system and LED light.

Suite 104-108 is 9,900 SF total with 900 SF of office with reception, 3 private offices, break area and 2 restrooms, 6,600 SF of air-conditioned warehouse and 2,400 SF of warehouse with 24' clear height, 3 grade level doors (12'x14'), 3ph 120/208V 250Amps power, sprinkler system and LED light.

OFFERING SUMMARY

Lease Rate:	Call for pricing
Number of Units:	3
Building Size:	28,466 SF
Available SF:	3,300 - 9,900 SF
Lot Size:	1.64 Acres
Year Built:	2018
Clear Height:	24'
Power:	3ph 120/208V 250Amps
Zoning:	PUD-5420-I (Industrial)

DEMOGRAPHICS	10 MILES	20 MILES	40 MILES
Total Households	125,802	319,985	1,174,841
Total Population	334,137	864,920	3,113,312
Average HH Income	\$86,797	\$94,349	\$100,525

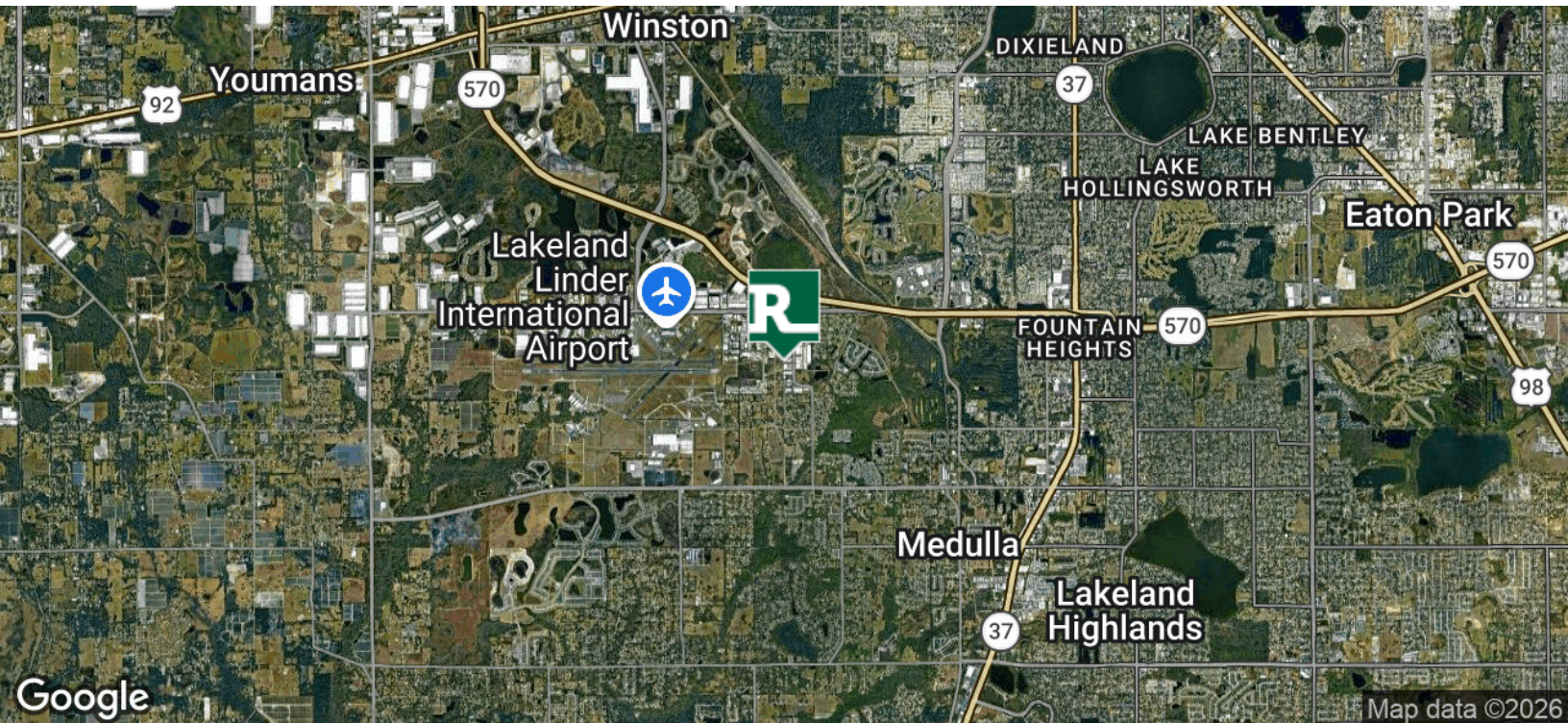
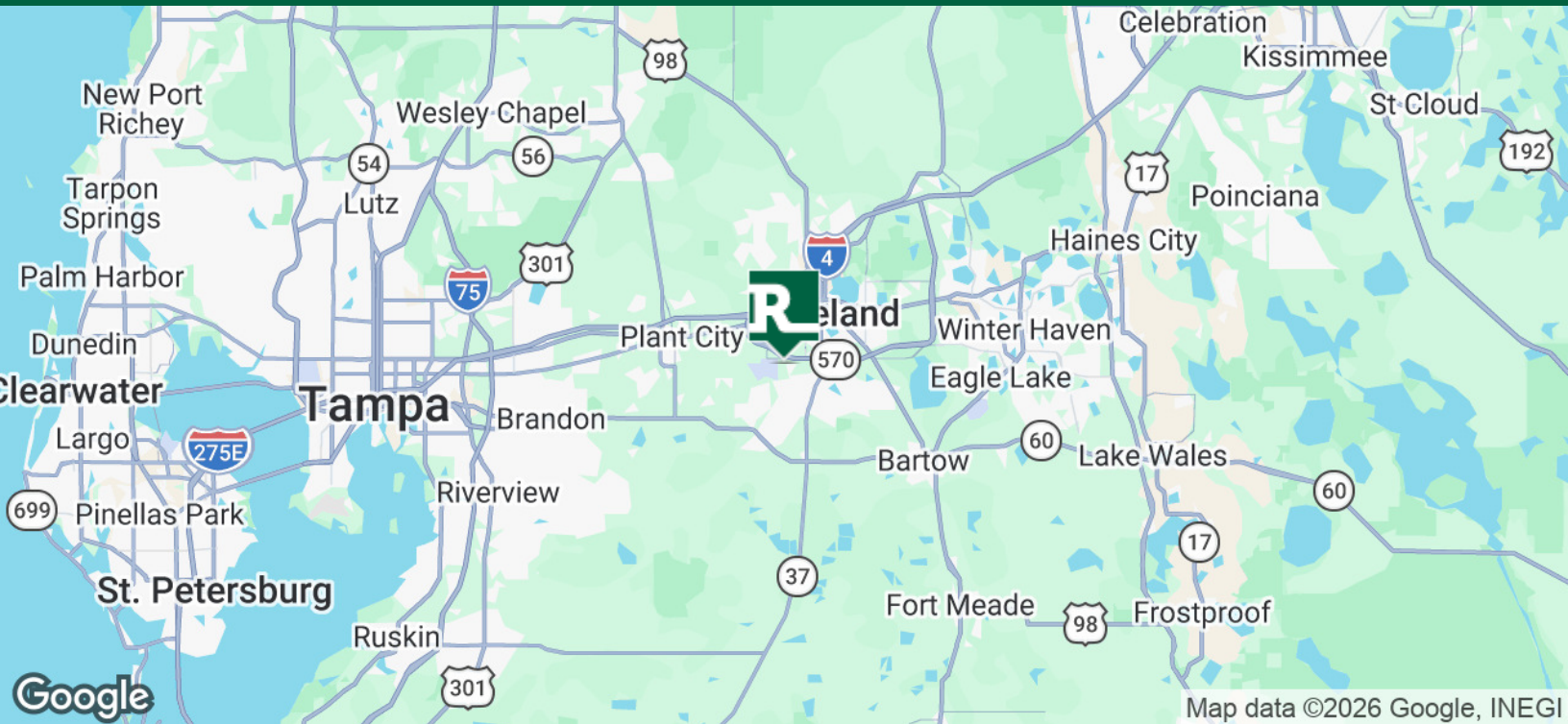
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Central Florida's
Warehouse Specialist

FLEX WAREHOUSE NEAR LAKELAND AIRPORT

4190 WARING RD, LAKELAND, FL 33811

FOR LEASE



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 3 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 their 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 quadrupled 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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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,300 - 9,900 SF	Lease Rate:	Call 863-250-2502 for pricing

AVAILABLE SPACES

SUITE	SIZE	TYPE	DESCRIPTION
104	3,300 - 9,900 SF	NNN	Suite 104 is 3,300 SF with 2,400 SF of warehouse and 900 SF of office with reception, 3 private offices, break area and 1 restroom, 24' clear height, 1 grade level door (12'x14'), 3ph 120/208V 250Amps power, sprinkler system and LED light.
106-108	6,600 SF	NNN	Suite 106-108 is 6,600 SF of air-conditioned warehouse with 24' clear height, 2 grade level doors (12'x14'), 3ph 120/208V 250Amps power, sprinkler system and LED light.
104-108	9,900 SF	NNN	Suite 104-108 is 9,900 SF total with 900 SF of office with reception, 3 private offices, break area and 2 restrooms, 6,600 SF of air-conditioned warehouse and 2,400 SF of warehouse with 24' clear height, 3 grade level doors (12'x14'), 3ph 120/208V 250Amps power, sprinkler system and LED light.

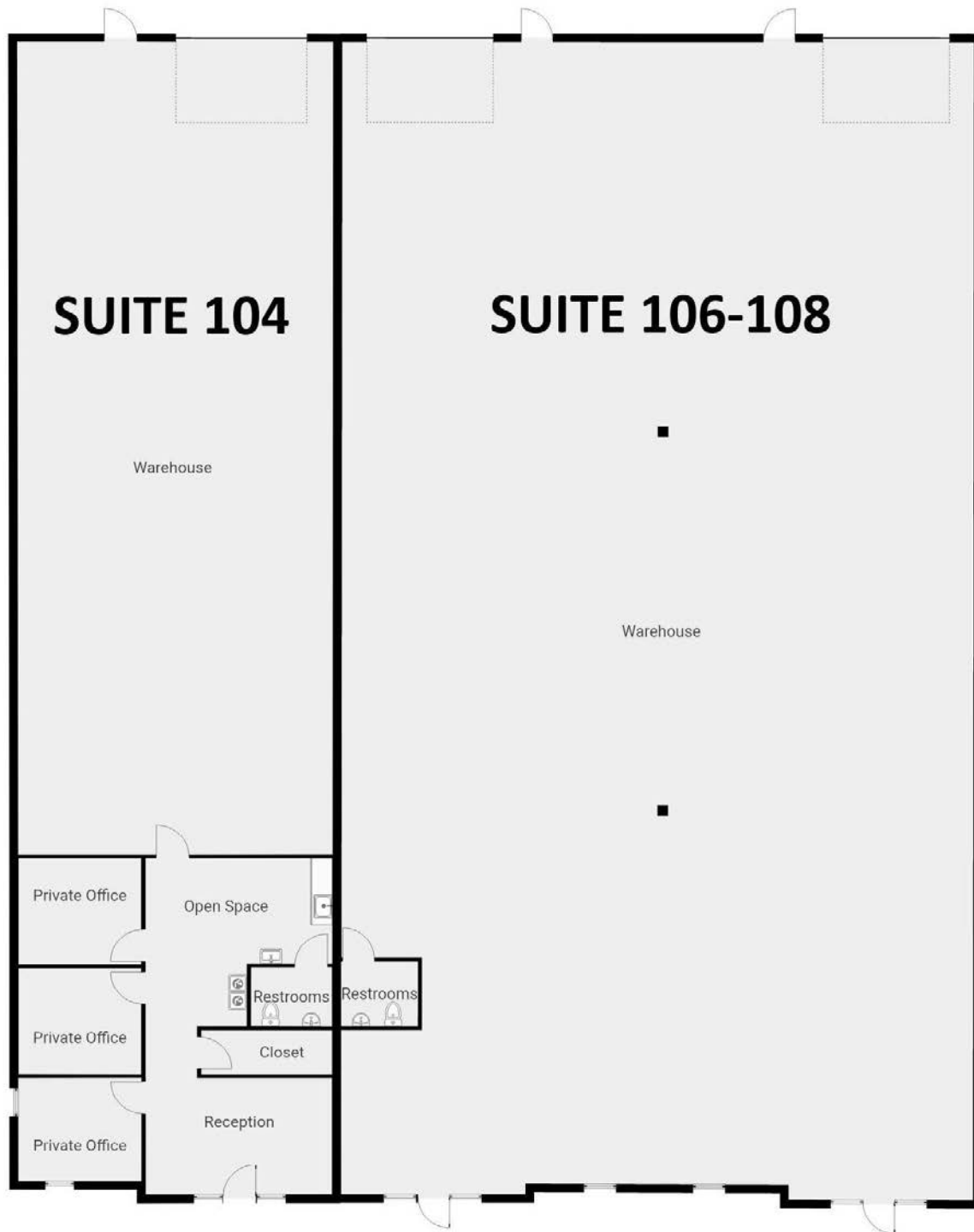
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SUITE 104

- 3,300 SF with 2,400 SF of warehouse and 900 SF of office with reception
- 3 private offices, break area and 1 restroom
- 24' clear height
- 1 grade level door (12'x14')
- 3ph 120/208V 250Amps power
- Sprinkler system and LED light

VIRTUAL TOUR



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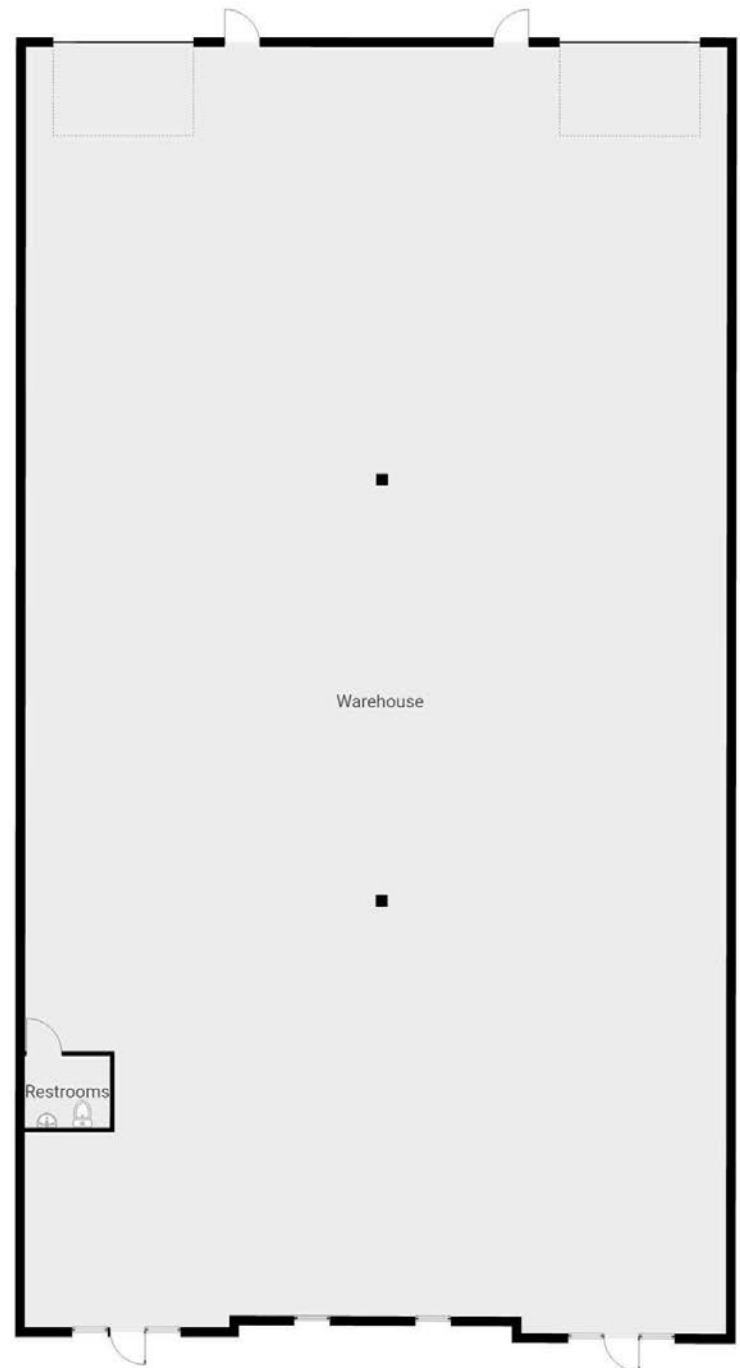
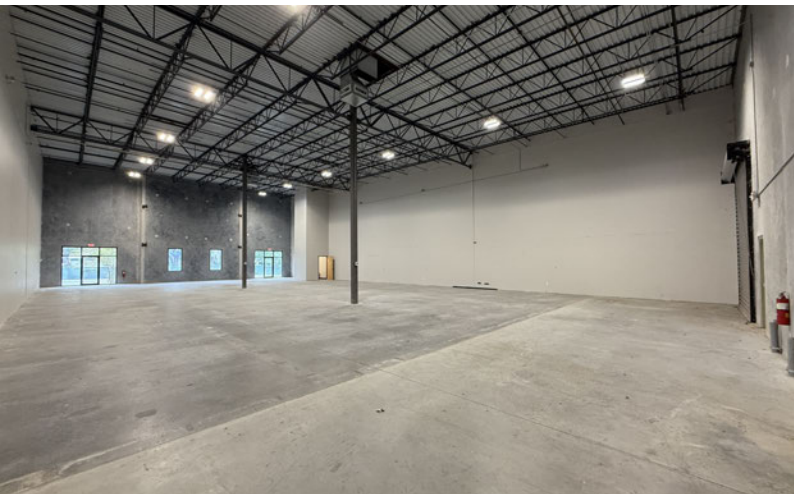
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SUITE 106-108

- 6,600 SF of air-conditioned warehouse
- 1 restroom
- 24' clear height
- 2 grade level doors (12'x14')
- 3ph 120/208V 250Amps power
- Sprinkler system and LED light.

VIRTUAL TOUR



± approximate

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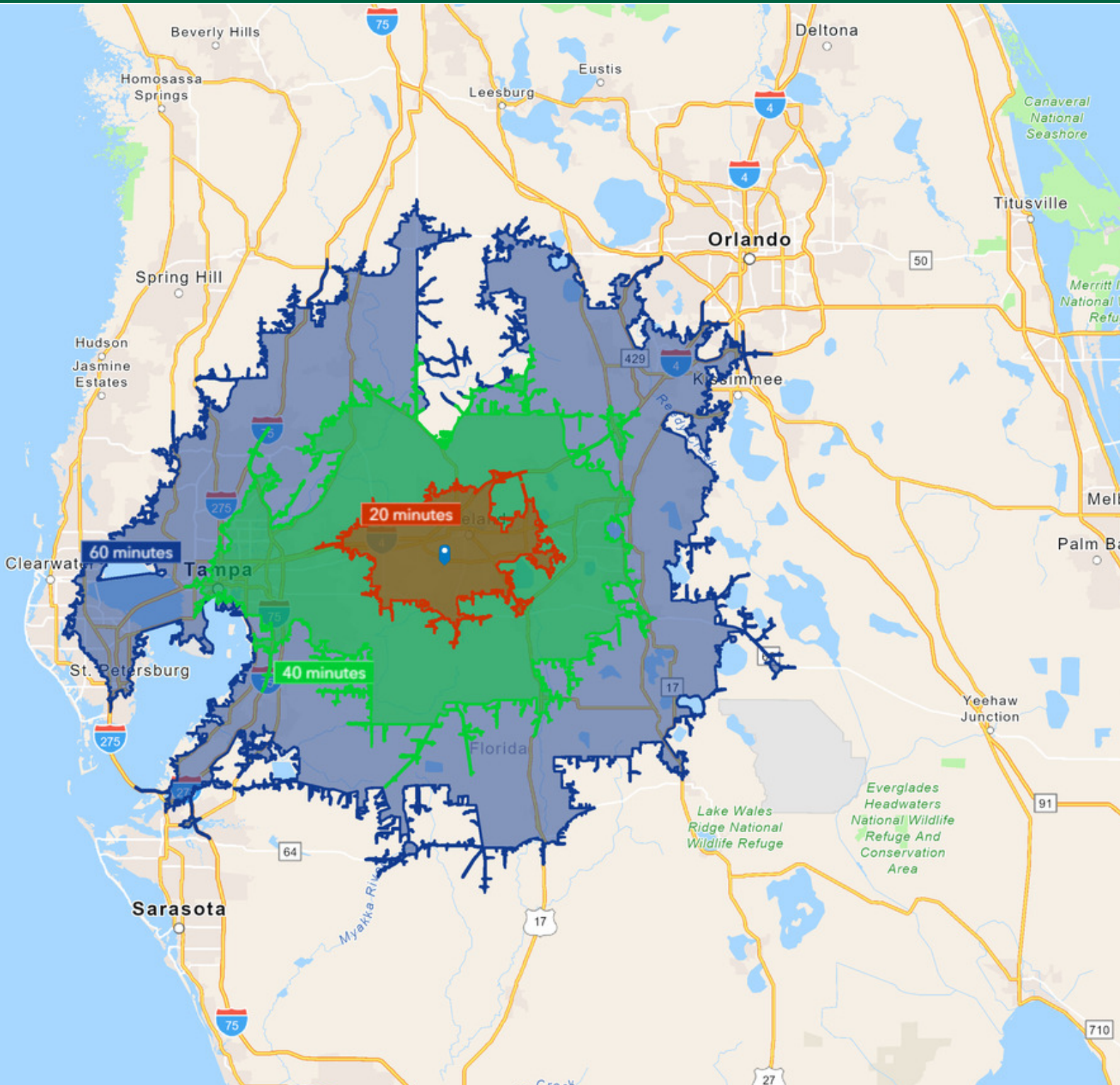
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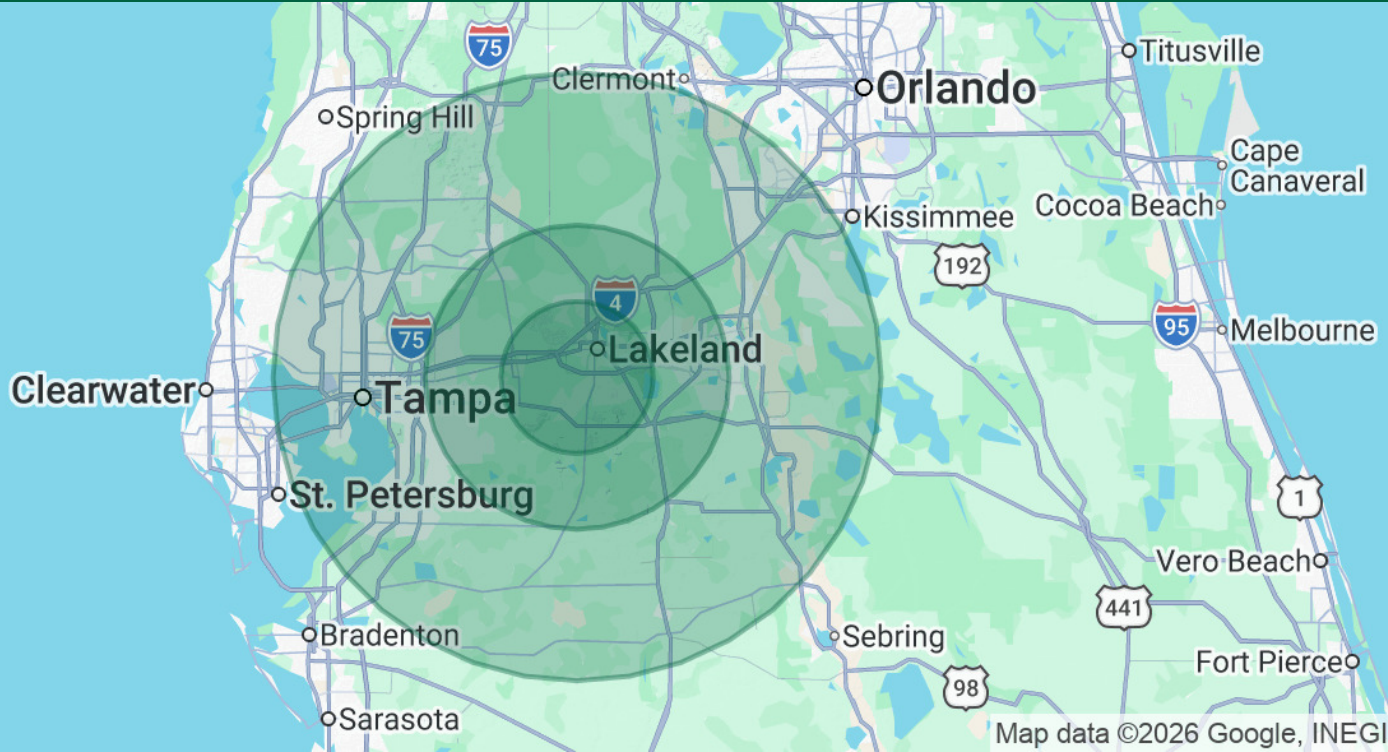
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POPULATION

	10 MILES	20 MILES	40 MILES
Total Population	334,137	864,920	3,113,312
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	10 MILES	20 MILES	40 MILES
Total Households	125,802	319,985	1,174,841
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$86,797	\$94,349	\$100,525
Average House Value	\$286,182	\$318,490	\$371,283

2020 American Community Survey (ACS)

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Vice President of Brokerage

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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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