

# Lakeside Industrial Land

## 0 6th Street SW

### Winter Haven, Florida 33880

## \$750,000

Exceptional opportunity to acquire ±2.67 acres of undeveloped industrial land located in the heart of Winter Haven's established industrial corridor. This property sits approximately 300 feet north of Avenue K SW on 6th Street SW—positioning it within one of Polk County's most active industrial and logistics hubs.

The site's central location provides immediate access to major distribution arteries including US Highway 17, SR 60, and the Polk Parkway, connecting to Interstate 4 within minutes. The area is surrounded by established industrial operations, warehouses, and service-based businesses, making it an ideal location for a variety of light to heavy industrial uses, manufacturing, storage, or logistics operations.



### Property Highlights

- **Size:** ±2.67 Acres (approx. 116,305 square feet)
- **Zoning:** Industrial (City of Winter Haven)
- **Utilities:** City utilities available nearby (buyer to verify)
- **Access:** Frontage along 6th Street SW, approx. 300 feet north of Avenue K SW
- **Topography:** Level and undeveloped, ready for site planning or development
- **Surrounding Use:** Industrial and commercial—ideal for warehouse, storage yard, or manufacturing facility

This parcel presents an excellent opportunity for developers, owner-users, or investors seeking a strategically located industrial site within one of Central Florida's fastest-growing industrial markets. With strong regional infrastructure, a skilled labor force, and connectivity to Tampa, Orlando, and Lakeland, Winter Haven continues to attract logistics and manufacturing investment.



**Lot Size**  
2.67 Acres

**Frontage**  
160 ft

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