



CONNOR WALLACE, Associate

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DEVIN BEELER, Senior Associate

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2963 Gulf To Bay Blvd

Suite 275

Clearwater, FL 33759

FOR SALE

2,643 SF WAREHOUSE + 1,200 SF OFFICE | 2.10 USABLE ACRES OF OUTDOOR STORAGE

LOBER
REAL ESTATE

16030 US-27, LAKE WALES, FL 33859

PROPERTY OVERVIEW



3,843 SF
BUILDING SIZE



± 2.10 AC
OUTDOOR STORAGE



PROPERTY DETAILS

LOCATION

ADDRESS	16030 US-27, Lake Wales, FL 33859 • Google Maps Link Here
COUNTY	Polk County

BUILDING

BUILDING SIZE	3,843 SF • 2,643 SF Free Standing Metal Warehouse • 1,200 SF Free Standing Office
LOADING	Three (3) Grade Level Doors + One (1) Oversized Grade Level Door
CLEAR HEIGHT	14 - 16 Ft
OFFICE FEATURES	• Two Private Restrooms • Conference Room • Reception Area • Two Private Offices • Fully Climate-Controlled
ADDITIONAL WAREHOUSE FEATURES	• New Roof Installed in 2023 • New Bathroom

SITE

OUTDOOR STORAGE	2.10 AC
EXPOSURE	Signage Available on Monument
FEATURES	Partially Paved/Crushed Rock Yard, Fully Fenced and Gated

ZONING & USE

ZONING	LCC (Linear Commercial Corridor)
PERMITTED USES	Warehousing, Contractor Offices, Light Fabrication, Car Sales Lot, Speciality Retail, Etc • See Additional Uses Here

INVESTMENT PROFILE

PRICING	Please Contact Broker for Pricing, Term, and More Information
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PROPERTY FEATURES



2,643 SF
METAL WAREHOUSE

THREE (3) GRADE LEVEL DOORS

ONE (1) OVERSIZED GRADE LEVEL DOOR

1,200 SF
OFFICE

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PROPERTY PHOTOS



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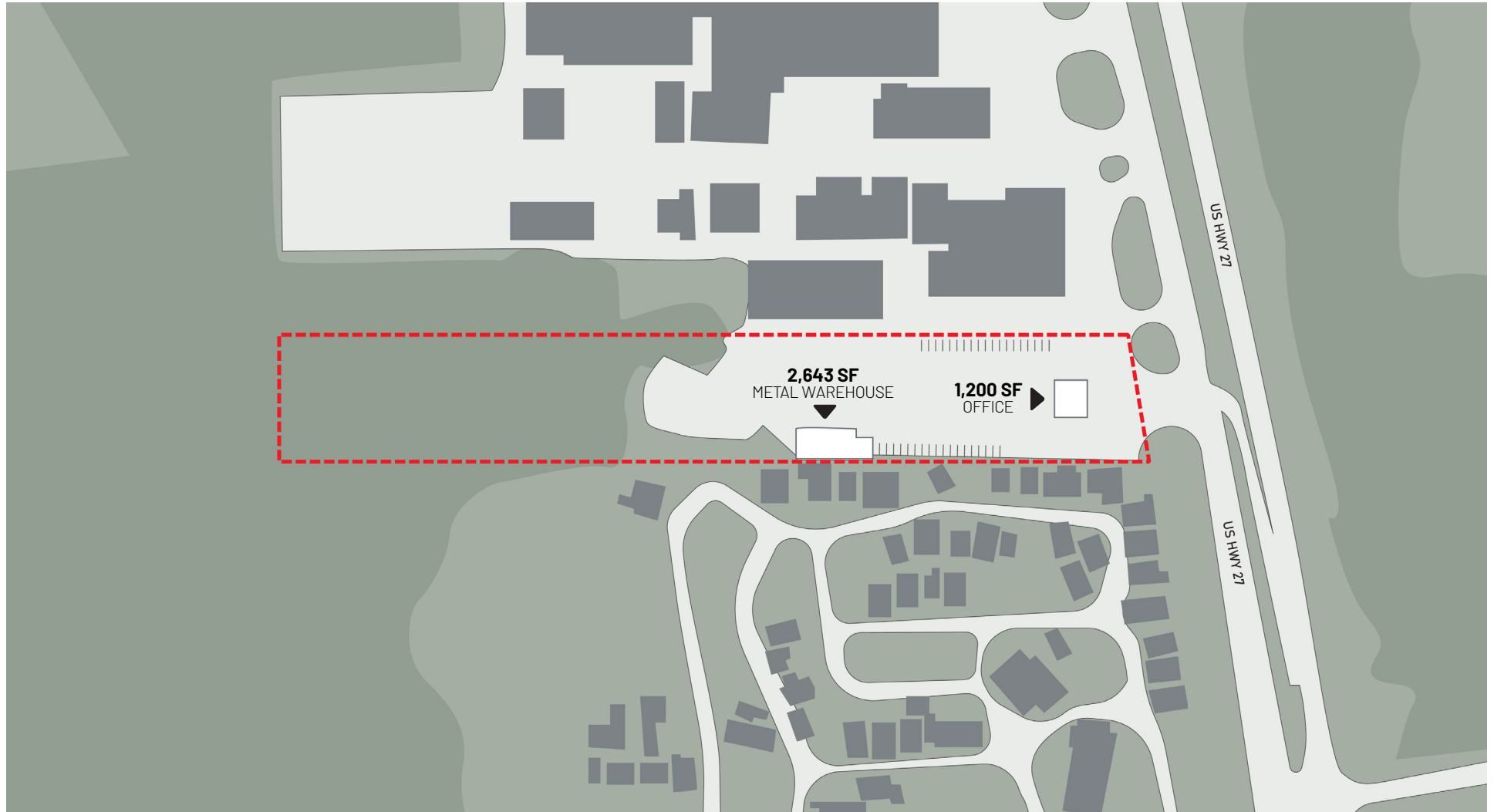
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SITE PLAN



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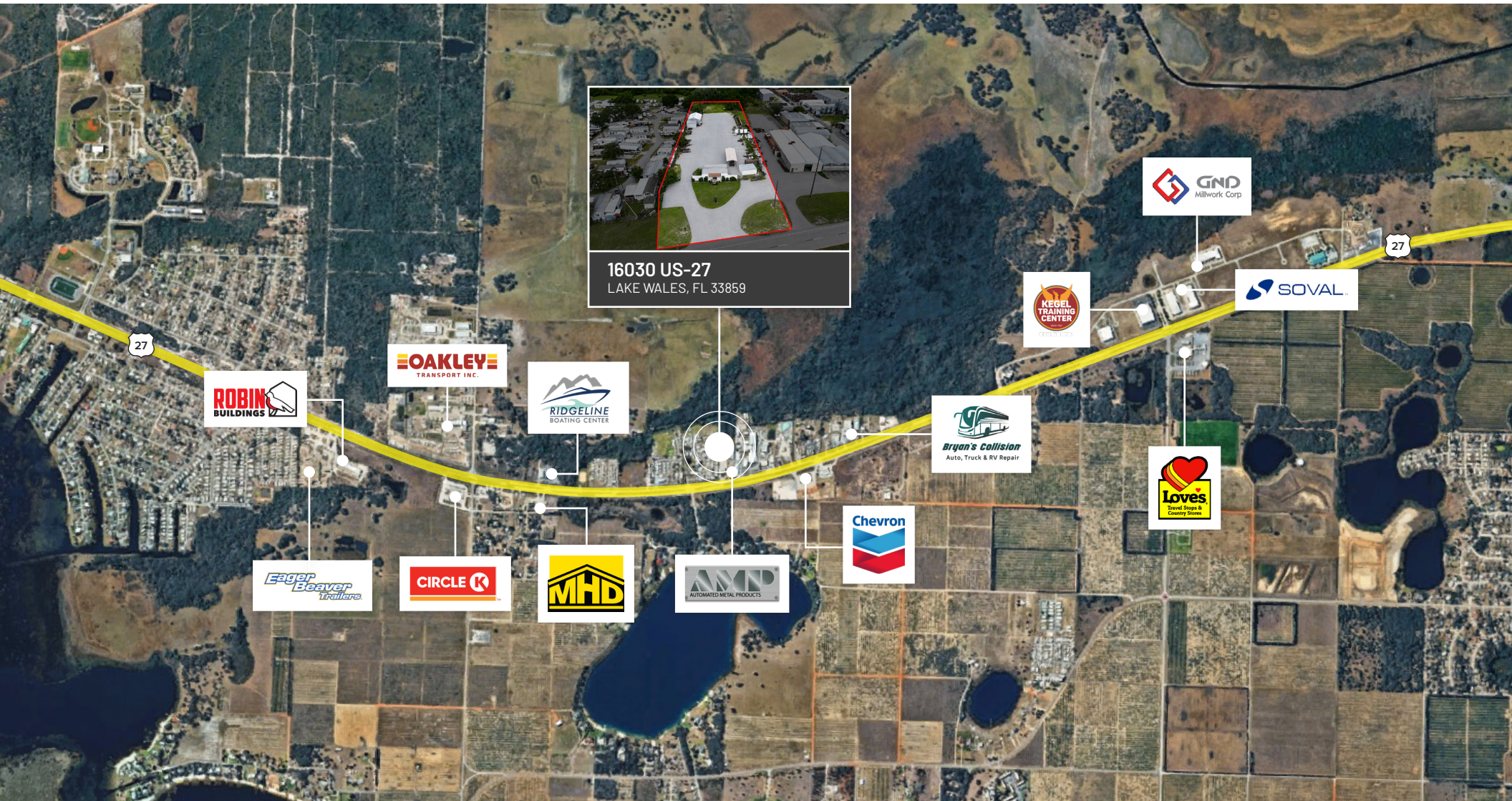
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NEIGHBORING TENANTS



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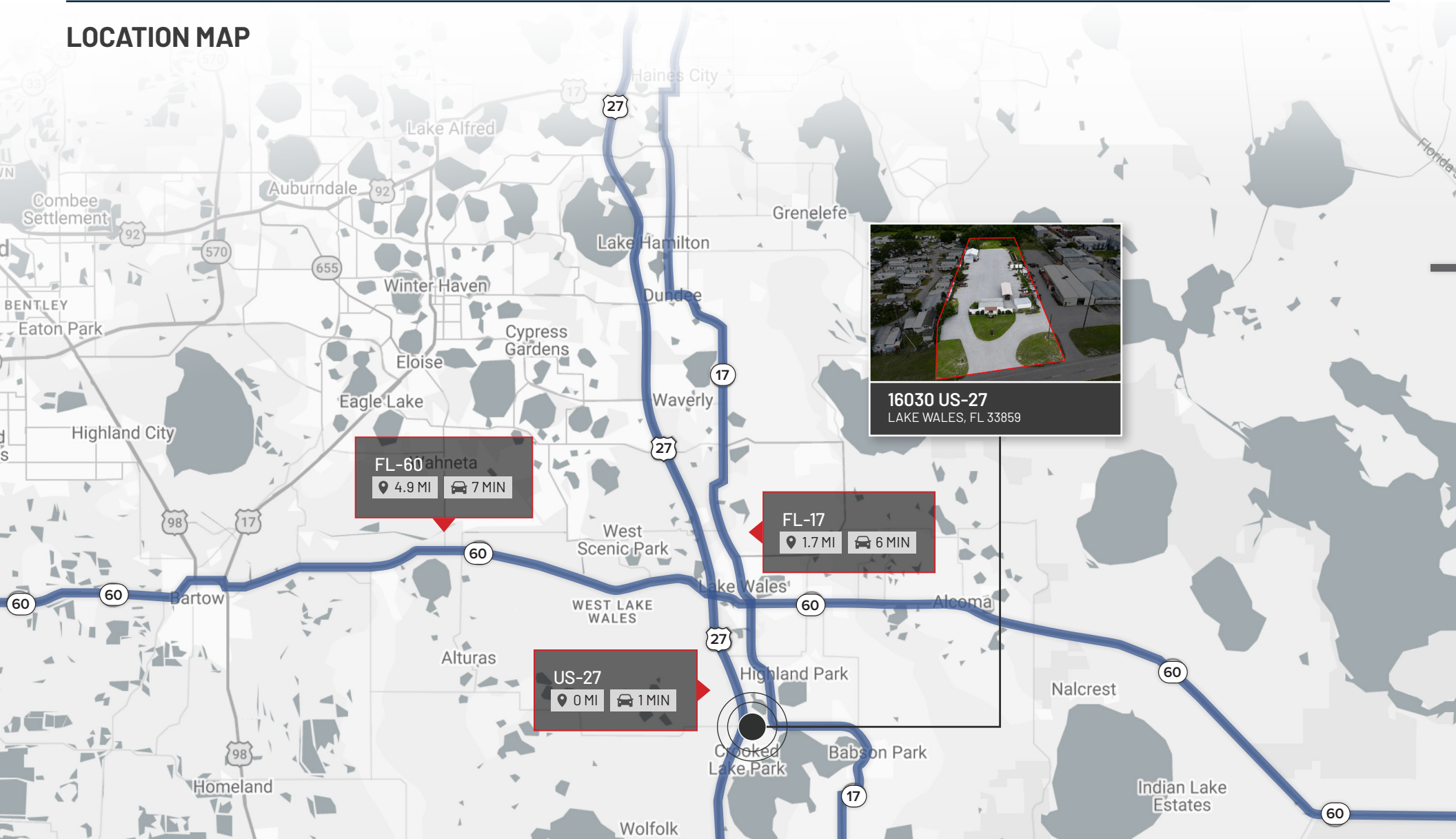
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LOCATION MAP



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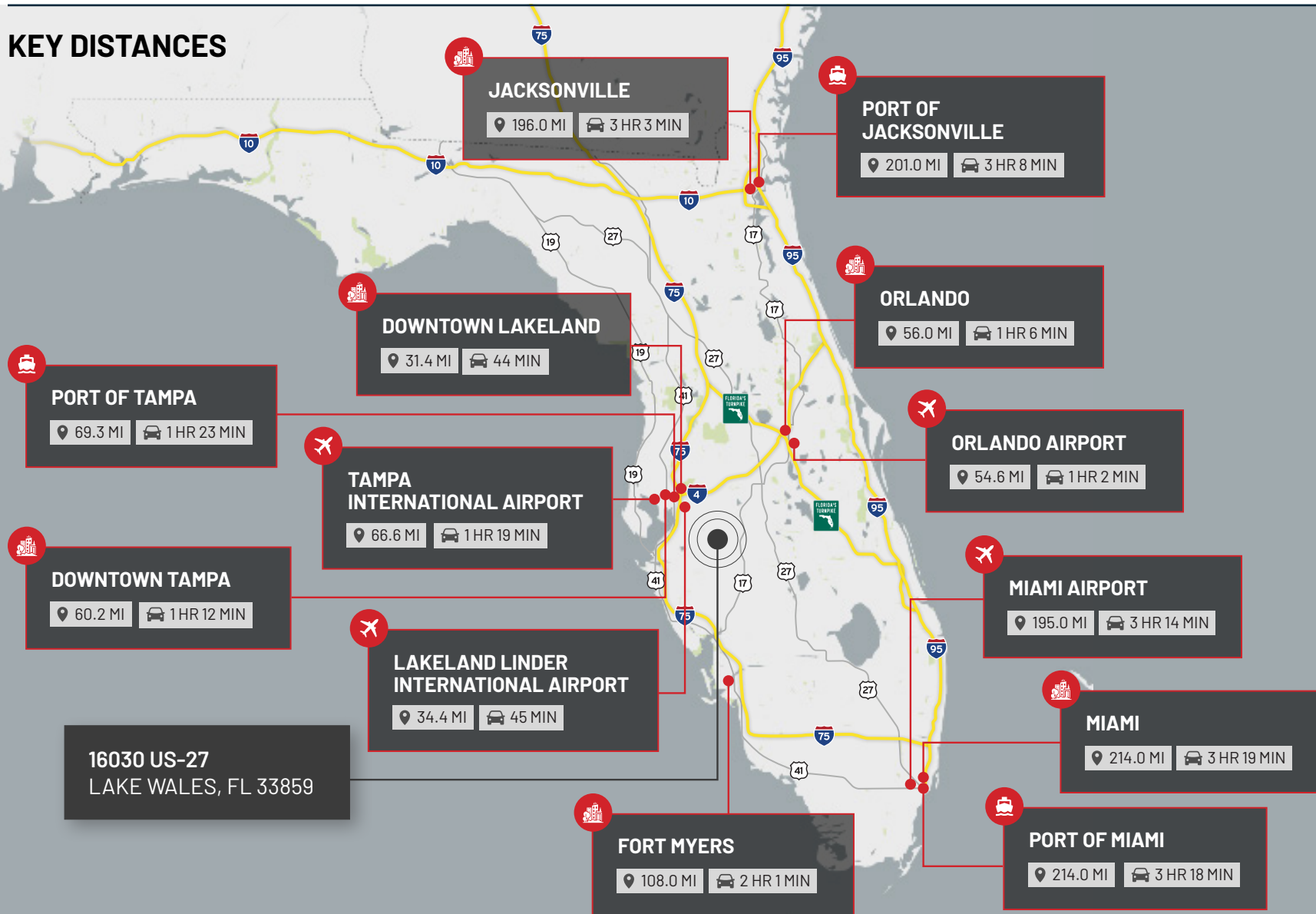
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KEY DISTANCES



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