



### OFFERING SUMMARY

Lease Rate:	Call for pricing
Number of Units:	4
Available SF:	17,500 - 19,800 SF
Lot Size:	4.15 Acres
Building Size:	51,250 SF
Renovated:	2021
Clear Height:	20'
Loading:	Dock High & Ramp
Sprinkler System:	Yes
Truck Parking:	Available on site
Land Use:	BPC-2 (Business Park Center)
Market:	Tampa / St Petersburg

### PROPERTY DESCRIPTION

This 51,250 SF warehouse is on 4.15 AC with outside yard storage/truck parking available and a newer roof. The land use is BPC-2 (business park center) which allows manufacturing and some retail uses.

Bay 1-2 has a total of 17,500 SF with 2,512 SF of office with 3 bay doors, ramp and dock high available. The space is well insulated with 20' clear height, fire alarm and wet sprinkler system on site.

Bay 4 has a total of 19,800 SF with 1,300 SF of office and 18,500 SF of warehouse with 3 bay doors with 1 ramp and 2 dock high available. The space is well insulated with 20' clear height, fire alarm and wet sprinkler system on site.

Strategically located in Winter Haven in the industrial hub of Central Florida, quick access to US-92, I-4 (Tampa & Orlando) and Hwy 60 (Fort Myers & Miami/South Florida). Great fit for distribution, storage, manufacturing, showroom and more.

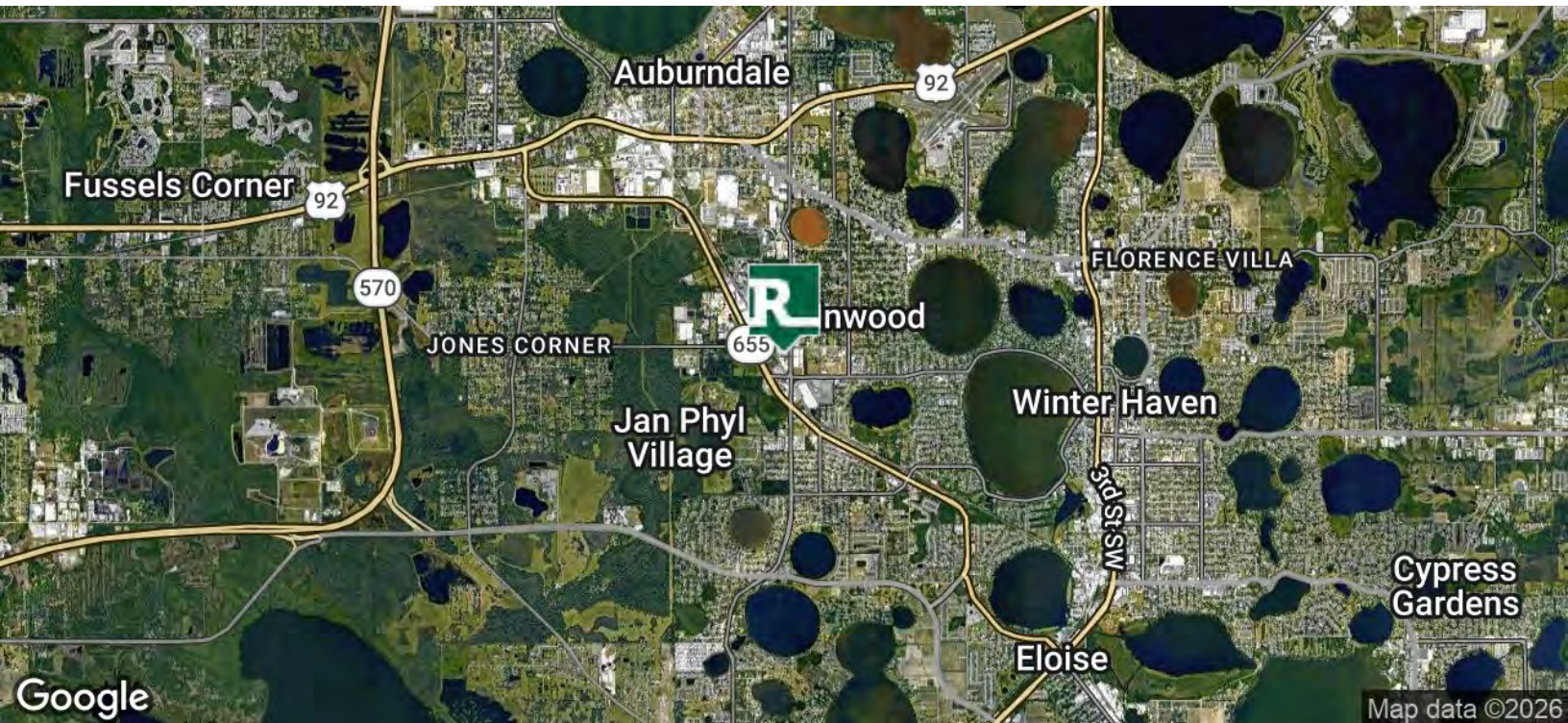
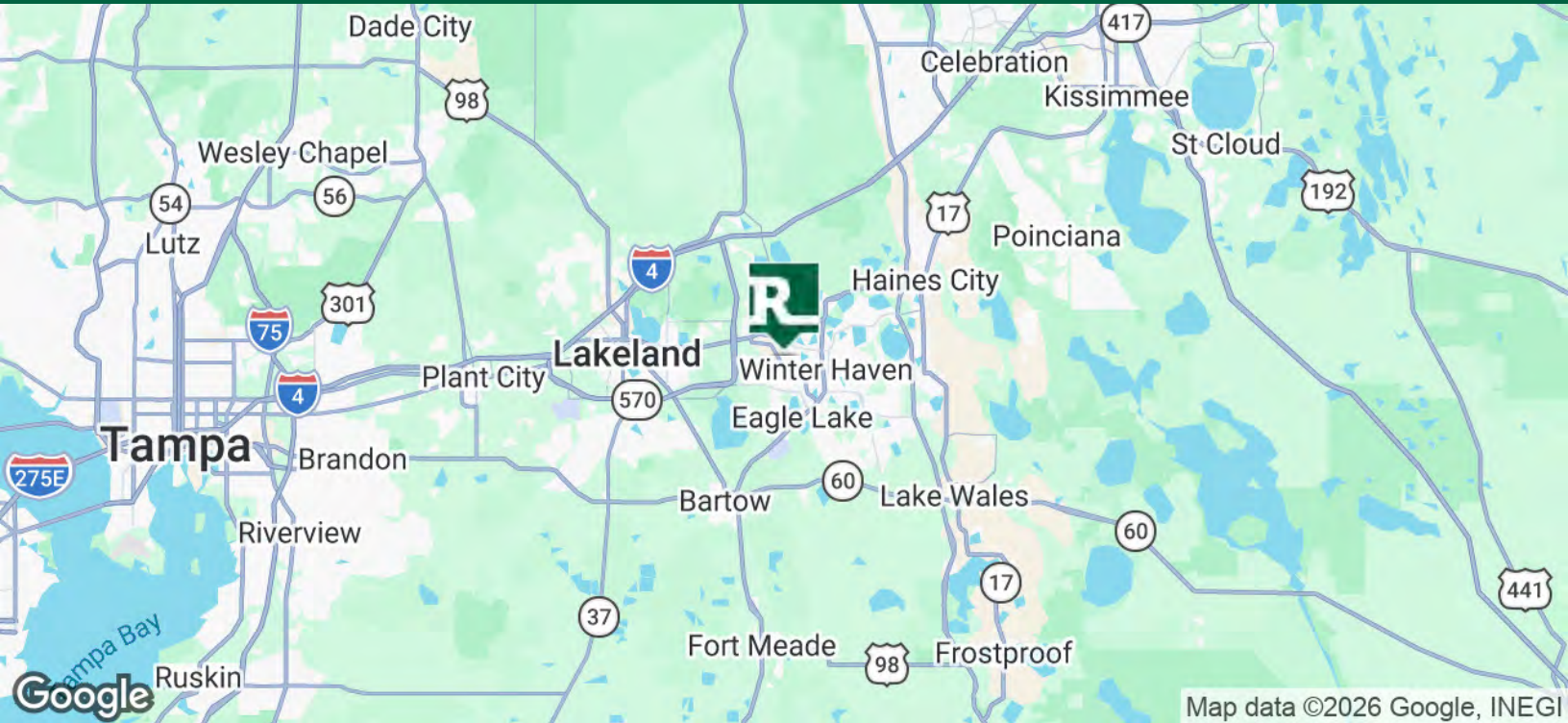
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### CITY OF WINTER HAVEN

Winter Haven shines as an authentic gem in the heart of Florida's Super Region—the 9th-largest regional economy in the United States. Fueled by our unparalleled transportation and technology connectivity, diverse, well-prepared workforce and affordable lakeside lifestyle, Winter Haven has emerged as a choice destination for business and pleasure with enormous potential for growth. Home to LEGOLAND Florida Resort, this is a dynamic city with incredible momentum.

### WORKFORCE

Florida Polytechnic and Polk State College are prime examples of educational institutions working directly with the private sector to conduct research and training that meets the needs of industry. As Winter Haven expands its regional connectivity, Florida Polytechnic and Polk State are leading the way in workforce development to meet the growing demands of the region.

### ECONOMIC COUNCIL & BUSINESS ASSISTANCE

The WHEDC is working for the benefit of community and economic growth. The WHEDC staff and investors use our vision and technical expertise to assist the community and WHEDC stakeholders with growth, engagement, collaboration, guidance, and vision.

Visit <https://www.whedc.com/> for more information.

### ACCESS & TRANSPORTATION INFRASTRUCTURE

Our strategic location positions you at the center of the state and at the mouth of the global marketplace. In addition to a comprehensive network of road and rail, Central Florida has two international airports within 40 miles and access to five deepwater seaports, making the region a smart choice for any business. International companies and those with a focus on global trade will appreciate our close proximity to seaports, including the second largest Foreign Trade Zone network in the country.

Winter Haven's recently-opened CSX Intermodal center, which handles more than 300,000 shipping containers each year.

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### LEGEND

Available
Unavailable

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	DESCRIPTION
Bay 1-2	Available	17,500 SF	NNN	Bay 1-2 has a total of 17,500 SF with 2,512 SF of office with 3 bay doors, ramp and dock high available. The space is well insulated with 20' clear height, fire alarm and wet sprinkler system on site.
Bay 3	-	13,265 SF	NNN	Bay 3 has a total of 13,265 SF with 1 loading dock available. The space is well insulated with 20' clear height, fire alarm and wet sprinkler system on site and two restrooms. Could be combine with Bay 4.
Bay 4	Available	19,800 SF	NNN	Bay 4 has a total of 19,800 SF with 1,300 SF of office and 18,500 SF of warehouse with 3 bay doors with 1 ramp and 2 dock high available. The space is well insulated with 20' clear height, fire alarm and wet sprinkler system on site. Total power is 3ph, 480V, 600Amps, with two subpanel 3Ph 120/208V.

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### BAY 1 - 2 HIGHLIGHTS

- Total of 17,500 SF
- 2,512 SF of office with showroom
- 3 bay doors
- 3 ramps
- 3 ramps
- 1 dock high
- 20' clear height
- Fire Alarm
- Wet Sprinkler System
- Space is well insulated



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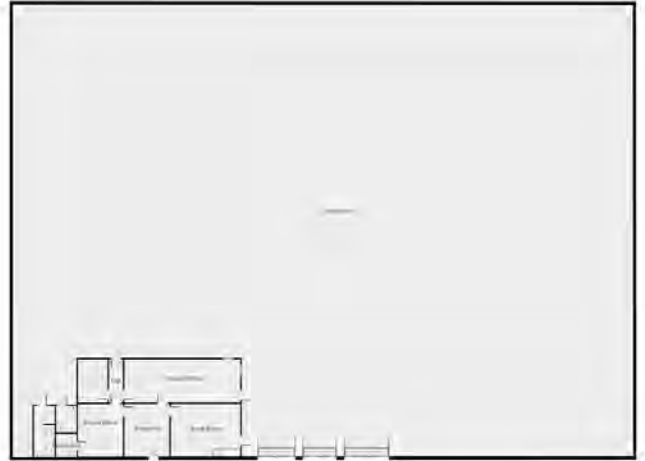


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### BAY 4 HIGHLIGHTS:

- Bay 4 has a total of 19,800 SF
- 1,300 SF of office
- 18,500 SF of warehouse
- 3 bay doors with 1 ramp and 2 dock high available
- 20' clear height
- Fire alarm and wet sprinkler system
- Space is well insulated
- Additional front yard storage available
- Available February 1st, 2023



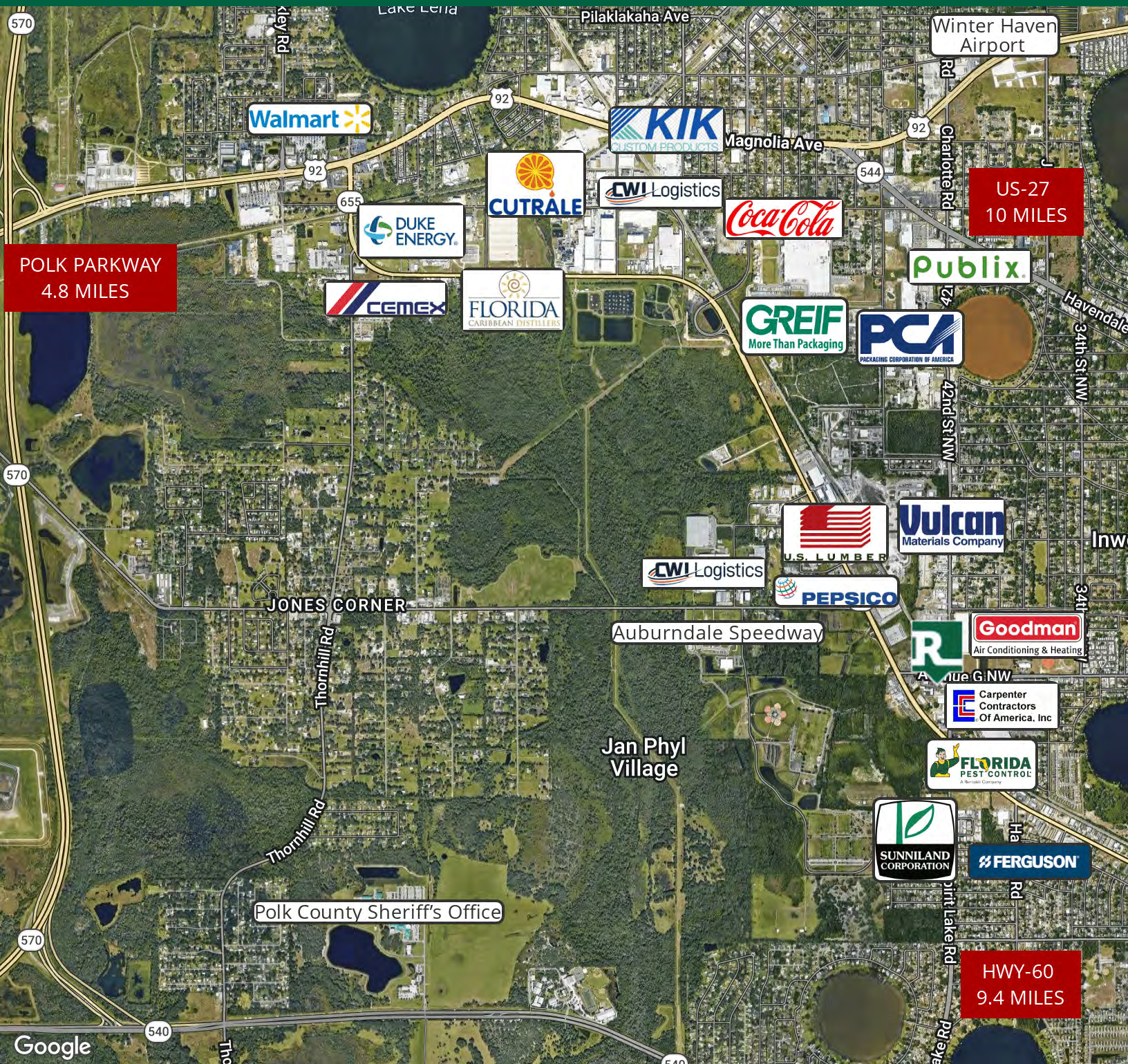
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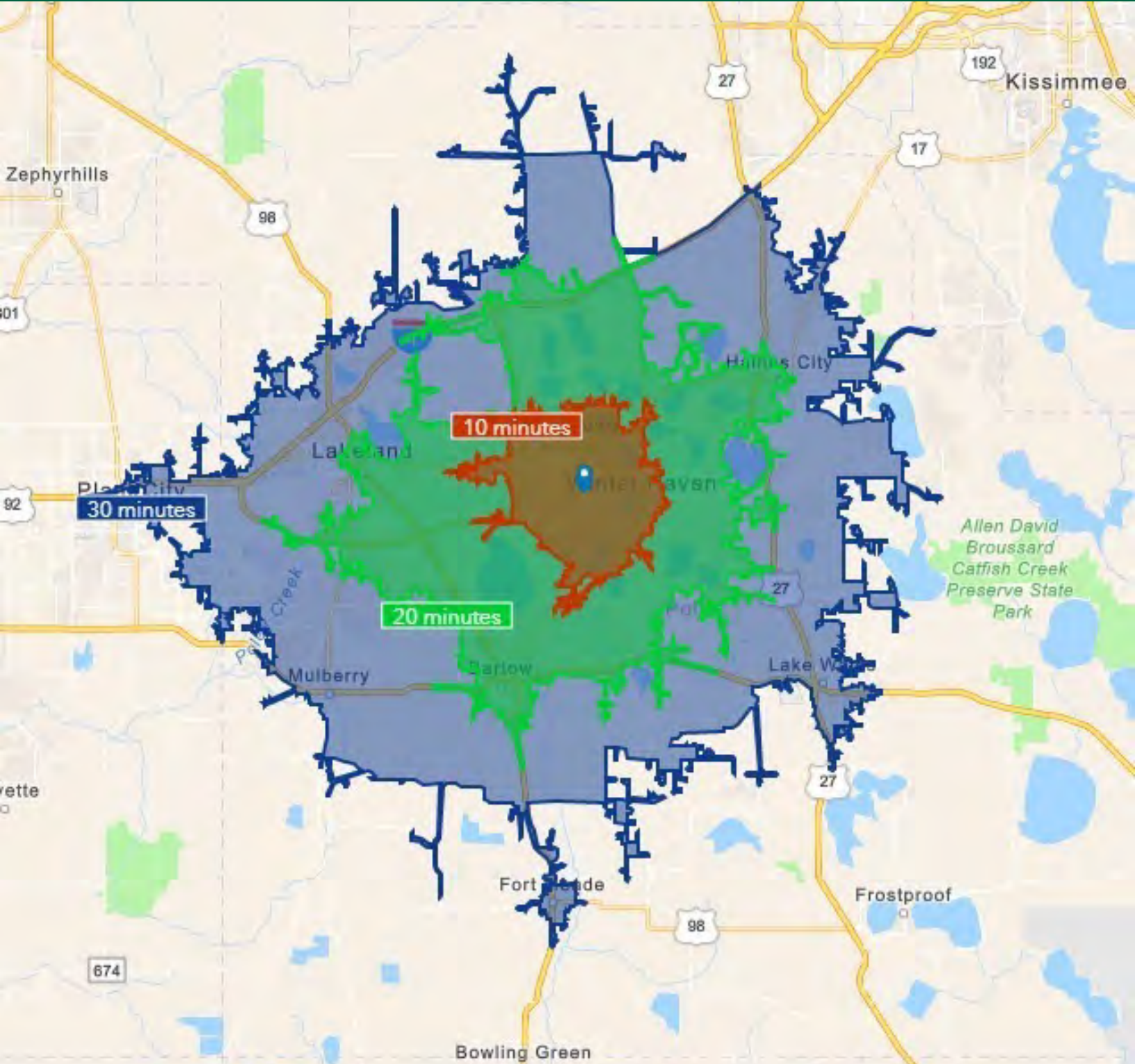
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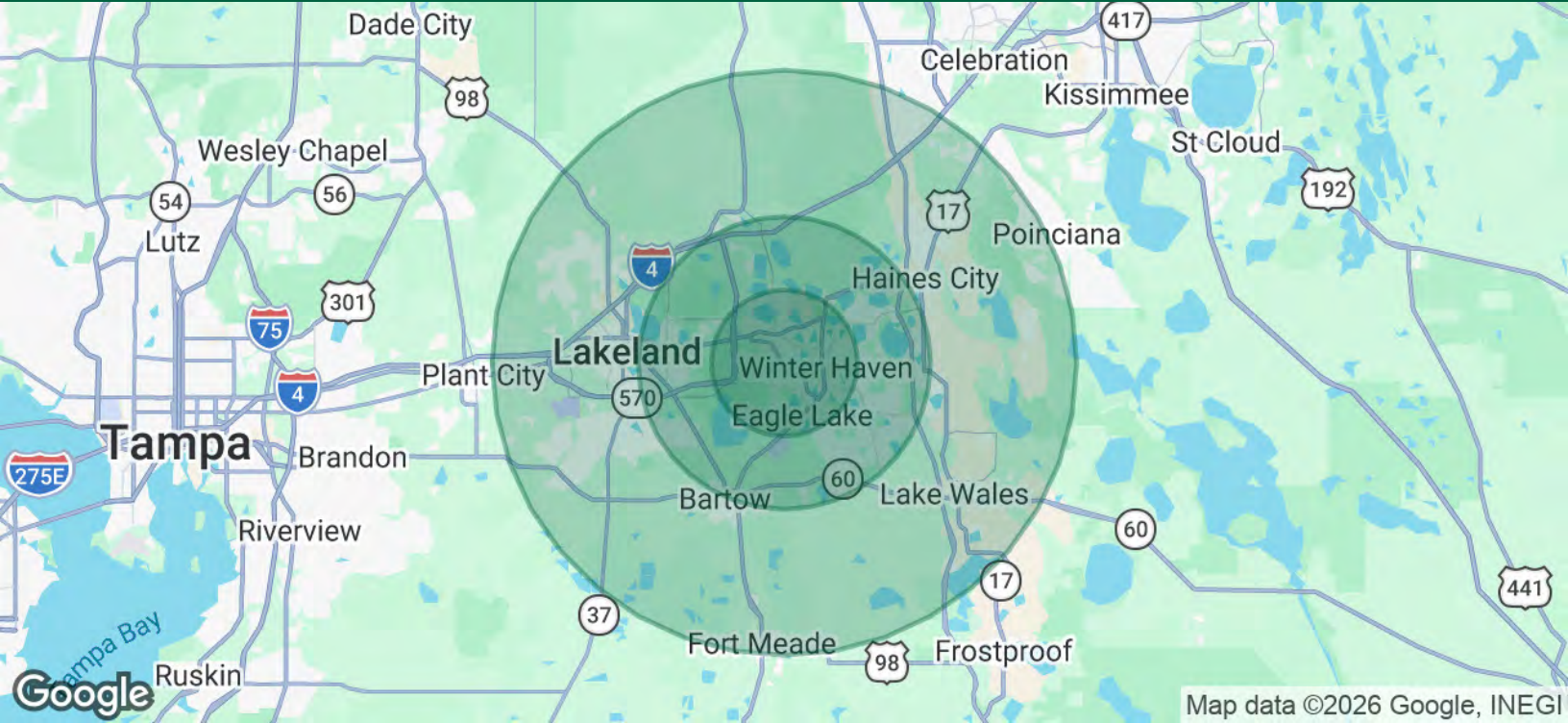
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### POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	97,704	264,200	736,549
Average Age	39.2	40.9	40.3
Average Age (Male)	37.7	39.9	39.3
Average Age (Female)	40.8	41.6	41.1

### HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total Households	35,390	96,317	266,453
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$77,336	\$82,330	\$85,108
Average House Value	\$214,806	\$235,166	\$252,384

### TRAFFIC COUNTS

42nd St NW	14,500/day
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\* Demographic data derived from 2020 ACS - US Census

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### ALEX DELANNOY, SIOR

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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