

**INDUSTRIAL INVESTMENT CONDO FOR SALE**

LAKE WALES, FL 33859

# 1750 Longleaf Boulevard



## OFFERING SUMMARY

|               |              |
|---------------|--------------|
| Sale Price:   | \$1,750,000  |
| Cap Rate:     | 7.75%        |
| Available SF: | 7,976 SF +/- |

|         |                            |
|---------|----------------------------|
| Tenant: | Florida State Fire Marshal |
| Suite:  | 7, 8 & 9                   |

## PROPERTY OVERVIEW

Single-unit industrial condo investment sale located in Polk County. Suites 7, 8 & 9 form a combined 7,976 SF +/- unit fully leased to the Florida State Fire Marshal — a State of Florida government tenant in place at the property since 2006. The unit is part of a four-condo industrial building at 1750 Longleaf Boulevard, with the other three units owned and being sold separately. This offers an exceptional opportunity for investors seeking long-tenured, government-backed income in a well-established industrial corridor.

Zoned for light industrial, warehouse, manufacturing, and business park uses. Excellent regional access via US-27 (25,769 AADT) and proximity to SR-60 (27,000 AADT) makes this location ideal for distribution, manufacturing, or logistics operations. Surrounded by industrial users.

Number of Units:

## 3 PROPERTY HIGHLIGHTS

|             |           |
|-------------|-----------|
| NOI:        | \$135,592 |
| Year Built: | 2007      |
| Zoning:     | BP        |

- Single-tenant industrial condo for sale
- State of Florida — Fire Marshal government tenant
- Tenant in place since 2006 — 19+ years of occupancy
- 7,976 SF +/- leased through 1/31/2029
- Highest rent per SF in the building (\$20.00 PSF)
- Strategically located in Lake Wales Commerce & Technology Park
- Proximity to US-27 for excellent regional access (25,769 AADT)

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INDUSTRIAL PROPERTY

# For Sale

**RENT ROLL**

LAKE WALES, FL 33859

*1750 Longleaf Boulevard*



| SUITE        | TENANT                     | SIZE IN SF   | % OF BLDG     | PRICE/SF/YEAR  | ANNUAL RENT      | LEASE OPTION | LEASE START | LEASE END |
|--------------|----------------------------|--------------|---------------|----------------|------------------|--------------|-------------|-----------|
| 7, 8 & 9     | Florida State Fire Marshal | 7,976        | 22.71%        | \$20.00        | \$164,304        | —            | 10/3/2006   | 1/31/2029 |
| <b>TOTAL</b> |                            | <b>7,976</b> | <b>22.71%</b> | <b>\$20.00</b> | <b>\$164,304</b> |              |             |           |

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LOCATION MAP  
LAKE WALES, FL 33859

1750 Longleaf Boulevard



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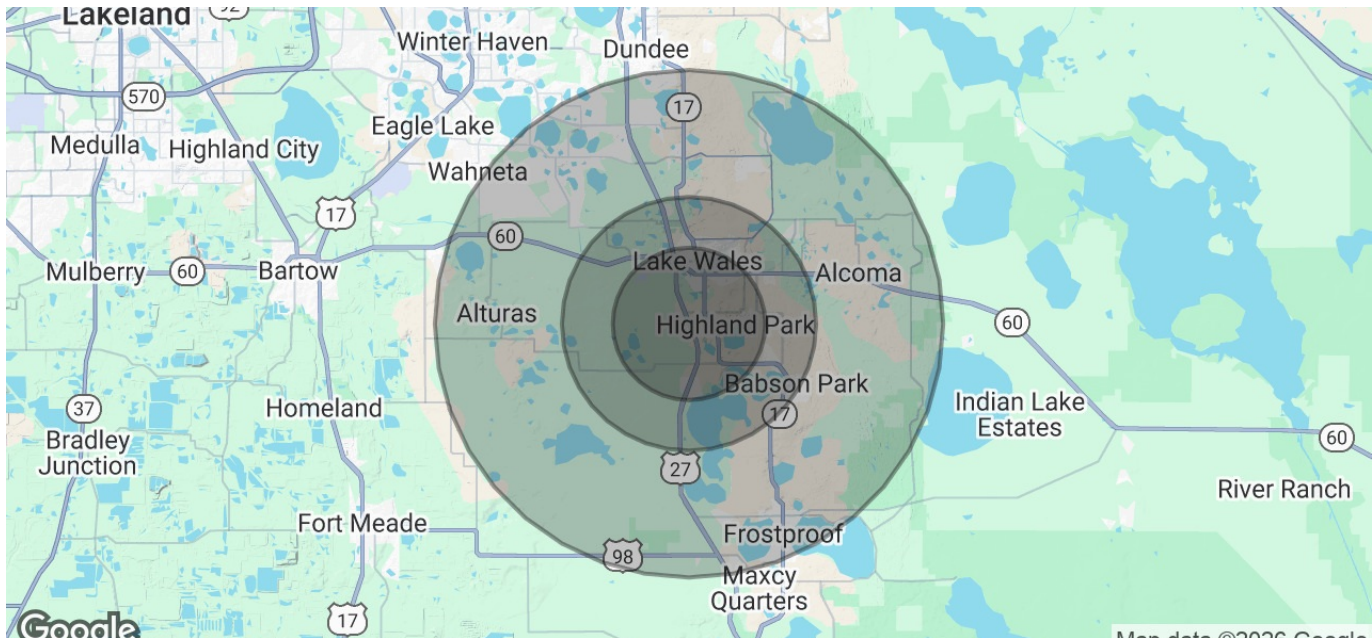
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DEMOGRAPHICS MAP & REPORT

LAKE WALES, FL 33859

# 1750 Longleaf Boulevard



| POPULATION           | 3 MILES   | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 13,469    | 26,874    | 95,086    |
| Average Age          | 40        | 42        | 44        |
| Average Age (Male)   | 39        | 40        | 43        |
| Average Age (Female) | 42        | 43        | 45        |
| HOUSEHOLDS & INCOME  | 3 MILES   | 5 MILES   | 10 MILES  |
| Total Households     | 5,107     | 10,245    | 37,188    |
| # of Persons per HH  | 2.6       | 2.6       | 2.6       |
| Average HH Income    | \$63,916  | \$67,735  | \$75,285  |
| Average House Value  | \$200,363 | \$232,035 | \$267,266 |

Demographics data derived from AlphaMap

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