



PROPERTY DESCRIPTION

Looking for a secure place to store your work equipment, extra inventory, or seasonal vehicles in Central Florida? Longyard Winter Haven is your go-to destination for reliable, flexible storage solutions. Located just minutes from Legoland and with quick access to US Route 17 and State Route 540, our facility is designed to make storage simple and stress-free. With spacious outdoor yards and units built for all types of gear—from construction machinery to company trucks—you'll have the space you need without the hassle.

One of the biggest draws to Longyard Winter Haven is our month-to-month leasing. We understand that storage needs can change quickly, and our flexible rental options help you adapt without locking into a long-term contract. Plus, our storage yard is fully fenced, well-lit, and monitored by security cameras around the clock—so your assets stay protected no matter what time of day or night. The combination of strong security and total access gives customers the confidence and convenience they deserve.

VIDEO

OFFERING SUMMARY

Lease Rate:	\$300 - 1,672 per month
Available Yard SF:	1,674 - 16,000 SF
Total Lot Size:	6.04 Acres
Warehouse Size:	Up to 21,000 SF
Access:	24/7 - Fully Fenced
Power:	Optional
Portable Storage:	Available
Zoning:	PUD (Industrial)

DEMOGRAPHICS	10 MILES	15 MILES	20 MILES
Total Households	88,335	180,724	281,680
Total Population	244,825	500,692	785,935
Average HH Income	\$79,500	\$84,035	\$85,461

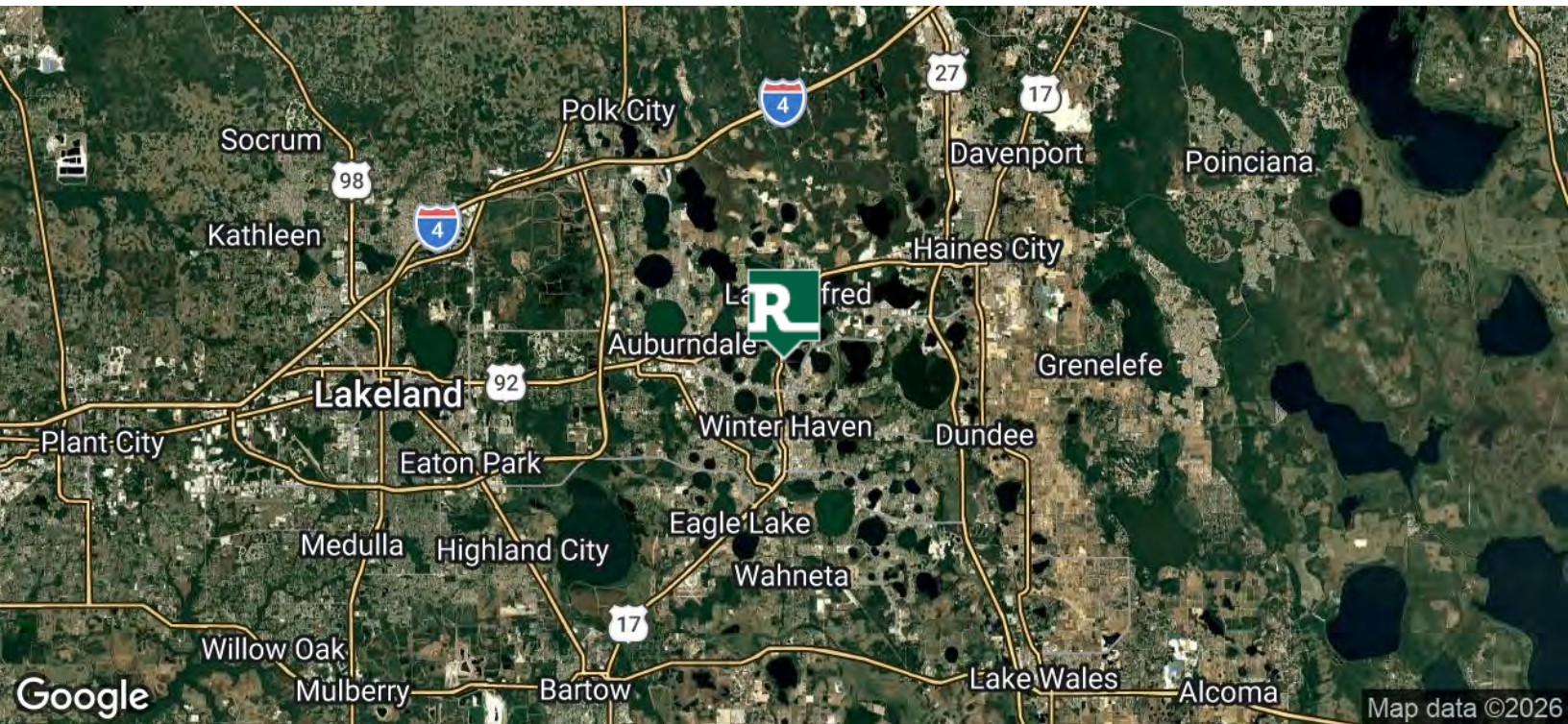
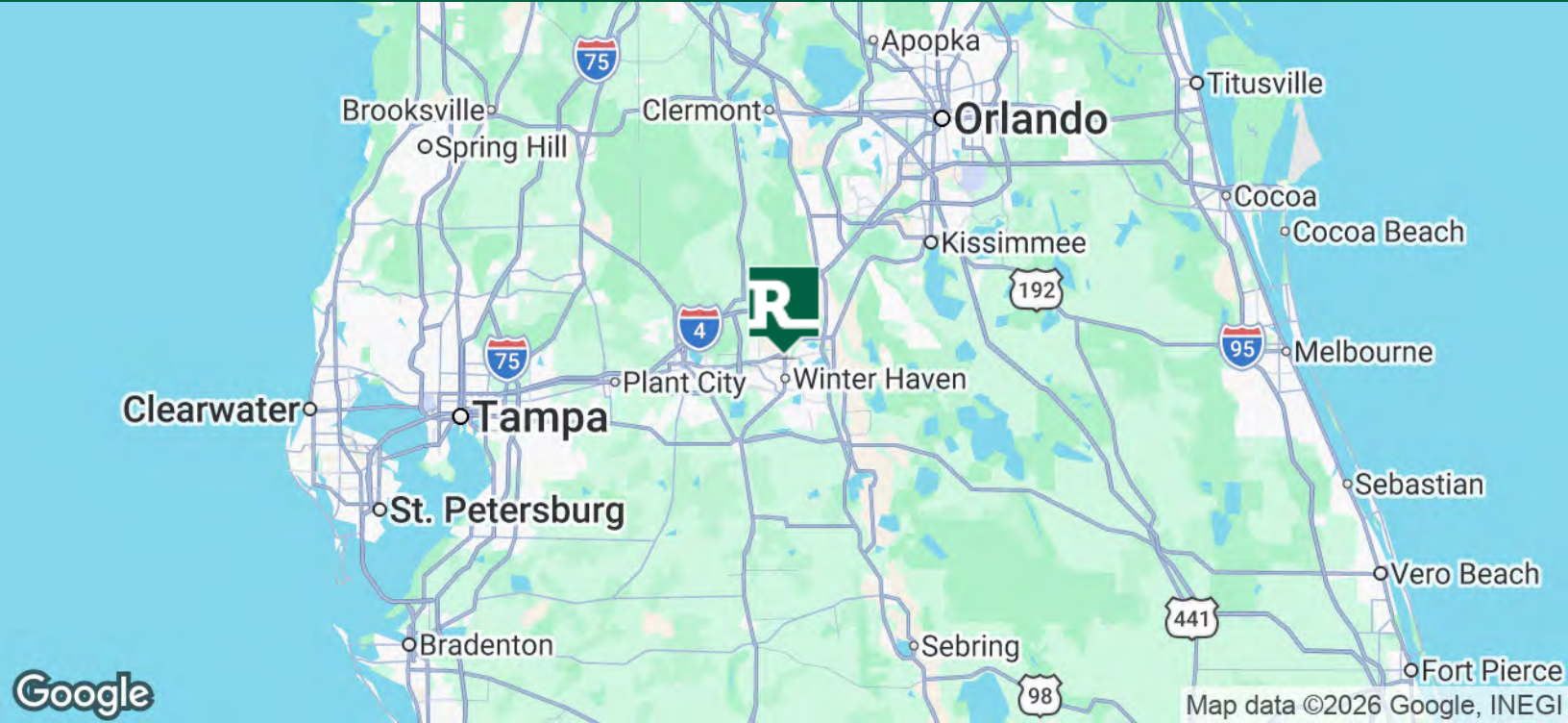
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CITY OF WINTER HAVEN

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.

WHY CENTRAL FLORIDA

Get to know Florida's newest hot spot for business. There's a reason why Publix Super Markets, Legoland Florida Resorts and Florida's Natural all call Polk County home. Ideally located between two major metro areas, Central Florida boasts a fertile business environment that offers a potent blend of connectivity, workforce talent and low operating costs.

ACCESS

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. Whether you're looking for easy access to global markets or a strategic centralized location that keeps transportation costs down, Polk County's infrastructure will give you the competitive edge you need to stay ahead of the rest.

WORKFORCE

Our 3.5 million-strong talent pool is supported by worldclass educational institutions like Florida Polytechnic University and the Polk State Clear Springs Advanced Technology Center. Add to that attractive incentive packages, business-friendly legislation, no personal income tax and one of the best business climates in the country. Florida Polytechnic and Polk State College are prime examples of educational institutions working directly with the private sector to conduct research and training.

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Warehouse 1	Available	16,000 SF	NNN	Negotiable
Warehouse 2	Available	5,000 SF	NNN	Negotiable
Storage Yard #1	Available	5,994 SF	Gross	\$1,199 per month
Storage Yard #2	Available	2,350 SF	Gross	\$470 per month
Storage Yard #11	Available	1,674 SF	Gross	\$300 per month
Storage Yard #12	Available	7,866 SF	Gross	\$1,573 per month
Storage Yard #14	Available	7,150 SF	Gross	\$1,430 per month
Storage Yard #16	Available	8,360 SF	Gross	\$1,672 per month
Storage Yard #17	Available	1,890 SF	Gross	\$378 per month
Storage Yard #18	Available	2,914 SF	Gross	\$583 per month
Storage Yard #20	Available	2,666 SF	Gross	\$533 per month
Storage Yard #21	Available	5,673 SF	Gross	\$1,135 per month
Storage Yard #22	Available	2,666 SF	Gross	\$533 per month
Storage Yard #23	Available	2,745 SF	Gross	\$549 per month
Storage Yard #24	Available	2,666 SF	Gross	\$534 per month
Storage Yard #25	Available	2,257 SF	Gross	\$451 per month
Storage Yard #26	Available	7,020 SF	Gross	\$1,404 per month
Storage Yard #27	Available	2,107 SF	Gross	\$421 per month
Storage Yard #29	Available	2,058 SF	Gross	\$411 per month
Storage Yard #31	Available	2,058 SF	Gross	\$411 per month
Storage Yard #33	Available	2,064 SF	Gross	\$413 per month
Storage Yard #34	Available	3,150 SF	Gross	\$630 per month
Storage Yard #35	Available	4,200 SF	Gross	\$840 per month
Storage Yard #36	Available	3,150 SF	Gross	\$630 per month

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Central Florida's
Warehouse Specialist

FOR LEASE



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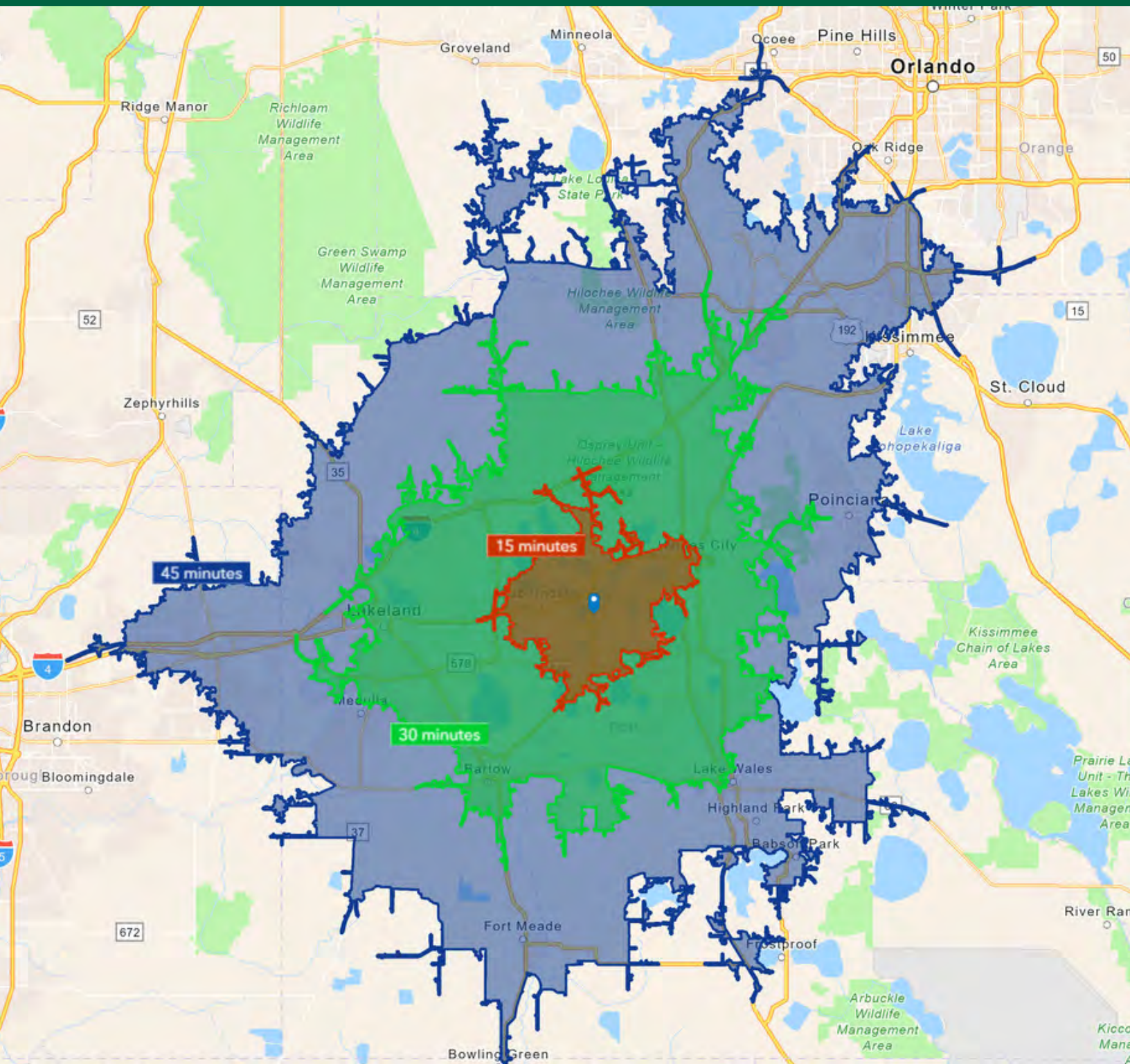
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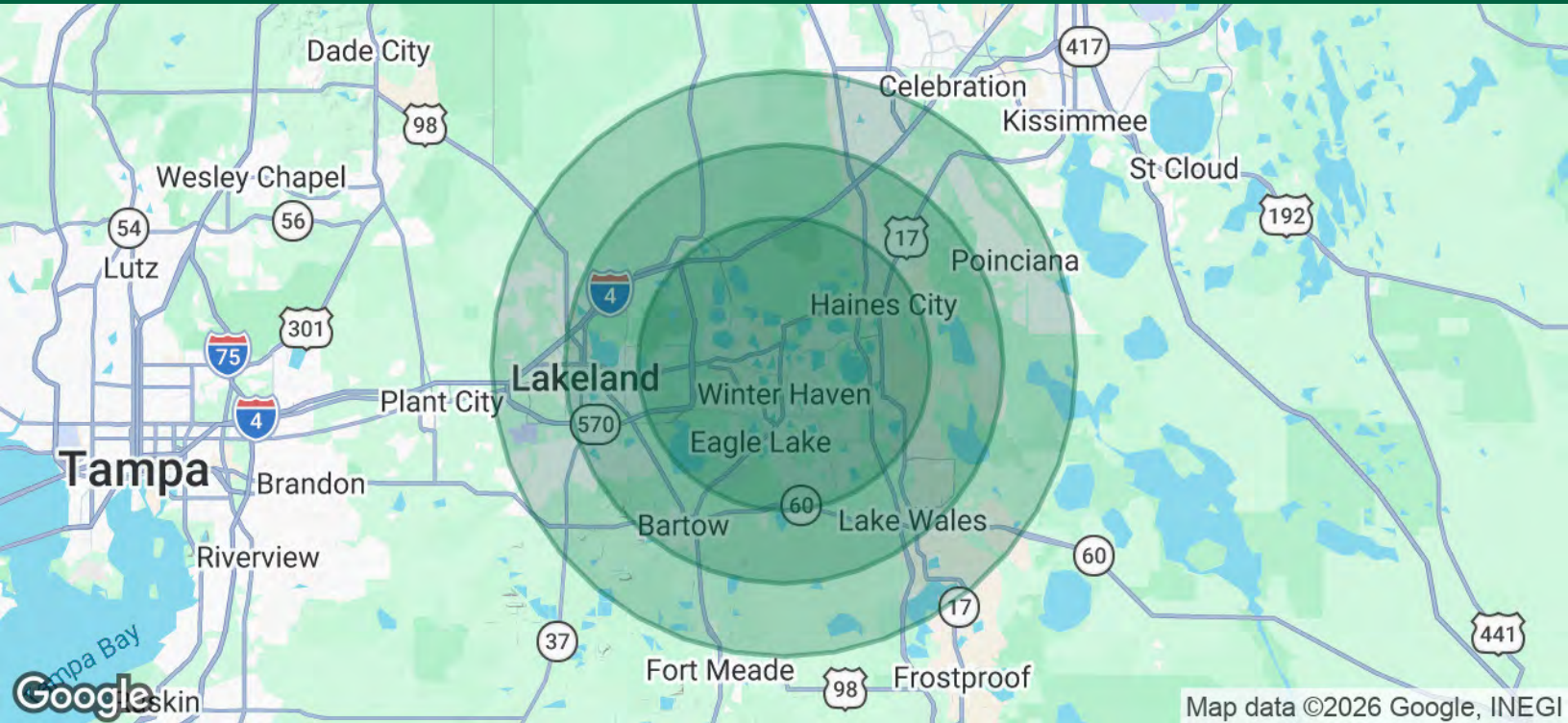
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POPULATION

	10 MILES	15 MILES	20 MILES
Total Population	244,825	500,692	785,935
Average Age	41.4	40.5	40.1
Average Age (Male)	40.3	39.6	39.2
Average Age (Female)	42.3	41.3	40.9

HOUSEHOLDS & INCOME

	10 MILES	15 MILES	20 MILES
Total Households	88,335	180,724	281,680
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$79,500	\$84,035	\$85,461
Average House Value	\$234,168	\$251,130	\$258,615

TRAFFIC COUNTS

US Hwy 17	32,500/day
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2023 American Community Survey (ACS)

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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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