



**COLDWELL  
BANKER  
COMMERCIAL**  
NRT

**FOR SALE**

## LAKELAND INDUSTRIAL DEVELOPMENT OPPORTUNITY

\$1,223,400

Reynolds Rd and Maine Ave  
Lakeland, FL 33803  
Parcel: 24-28-35-000000-033030

AVAILABLE SPACE  
20.39 Acres

### FEATURES

- Easy access to I-4
- High Visibility
- High and Dry

### AREA

COMM NW COR OF NW1/4 OF SEC RUN E 50 FT RUN S 133 FT TO POB  
RUN E 1925.09 FT RUN S 45 DEG 14'14"E 70.99 FT RUN S 335.80 FT W  
825.56 FT S 140 FT W 450 FT N 45.08 FT W 697.94 FT TO POINT ON E R/W



### OFFICE

Garrick Sims  
813.474.8505  
garrick.sims@cbcnrt.com

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813.962.0631

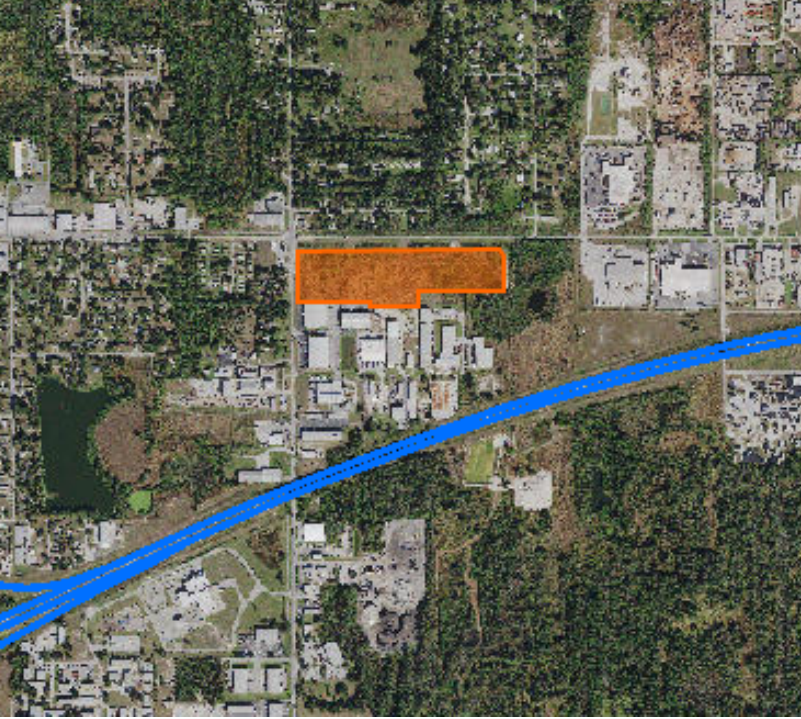
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# SALE



## OFFERING SUMMARY

Sale Price:	\$1,223,400
Lot Size:	20.39 Acres
Zoning:	Industrial
Market:	Tampa/St Petersburg
Submarket:	Polk County
Price / SF:	\$1.38

## PROPERTY OVERVIEW

With rapid expansion, this fast growing industrial region is the ideal location for a company looking to grow, relocate or establish themselves within one of Lakeland's fastest growing industrial markets. This high and dry parcel offers street frontage on both Reynolds Rd. and Maine Ave. making this an ideal location for a company seeking high visibility or easy frontage access for its clients and/or fleet. This site presents a great opportunity to build your facility near manufacturing and distribution centers within this rapidly growing community, with the recently announced Amazon Hub at your back door.

This corner property is one of the last 20+ acre parcels zoned Industrial in the heart of Lakeland's Industrial District. The property is 5 minutes from Polk Pkwy/ Hwy 570, 15 minutes from I-4, less than 15 minutes from Lakeland Liner International Airport and less than an hour from either Tampa or Orlando International Airports.

## PROPERTY HIGHLIGHTS

- Easy access to I-4
- High Visibility
- High and Dry

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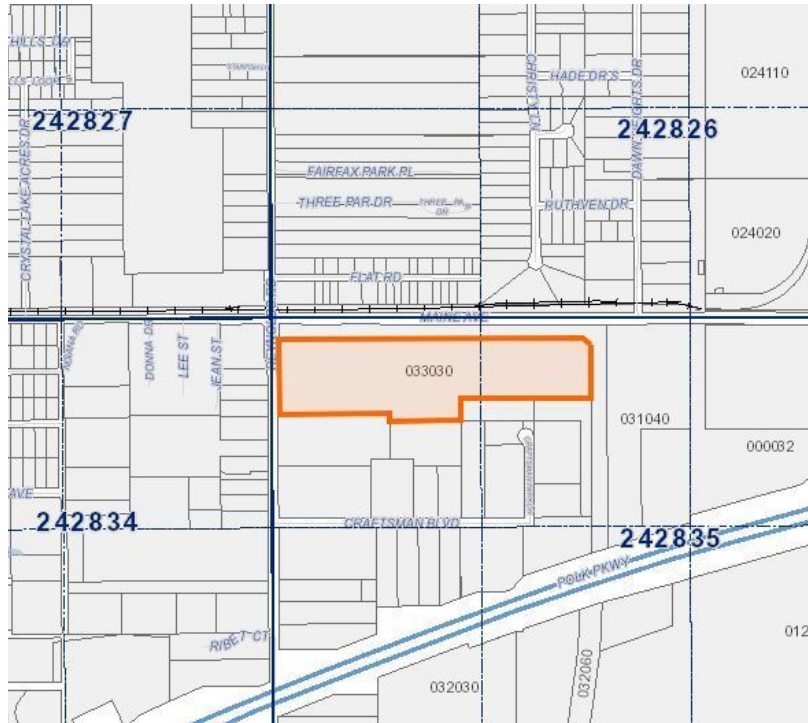
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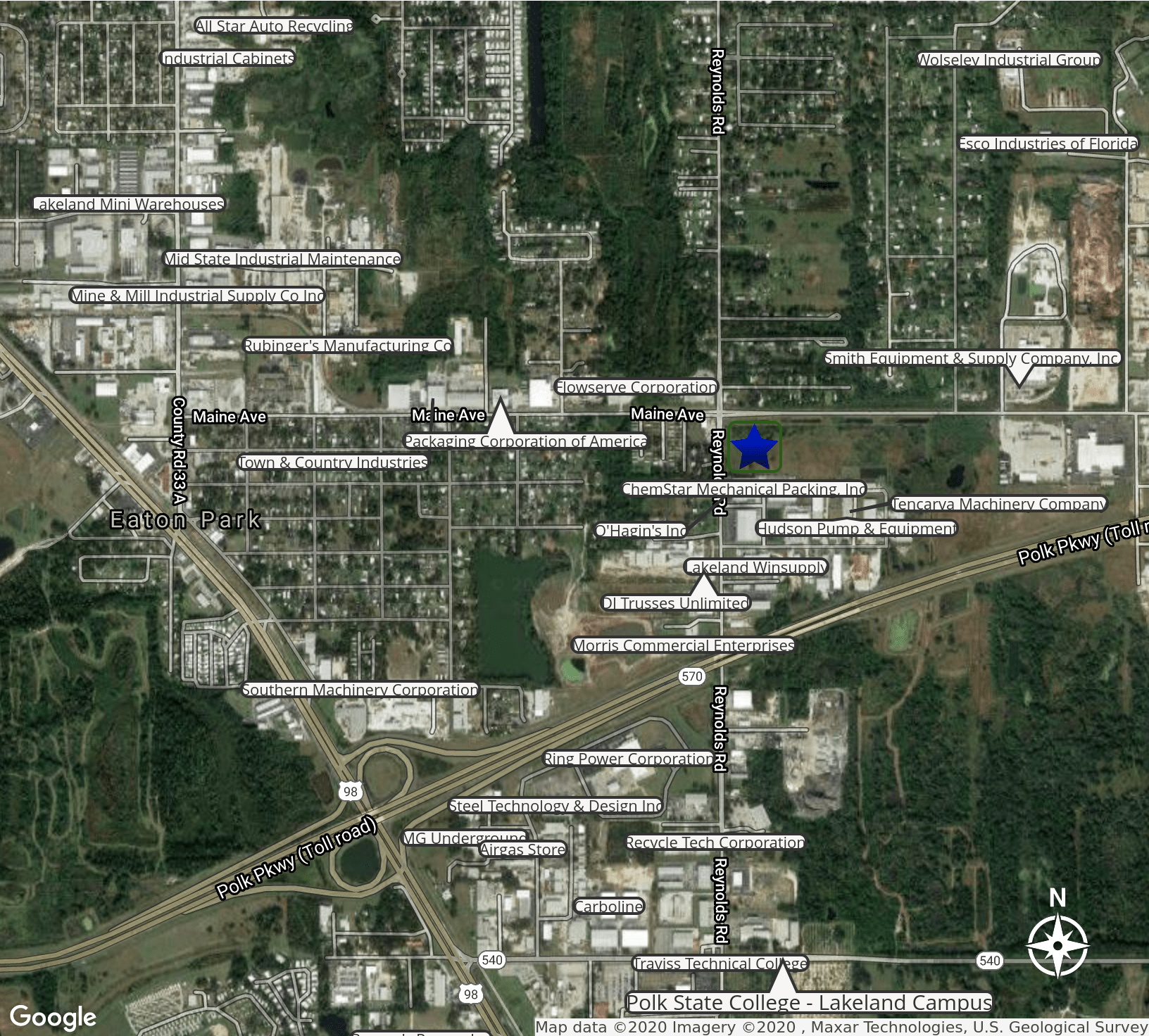
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Map data ©2020 Imagery ©2020 , Maxar Technologies, U.S. Geological Survey

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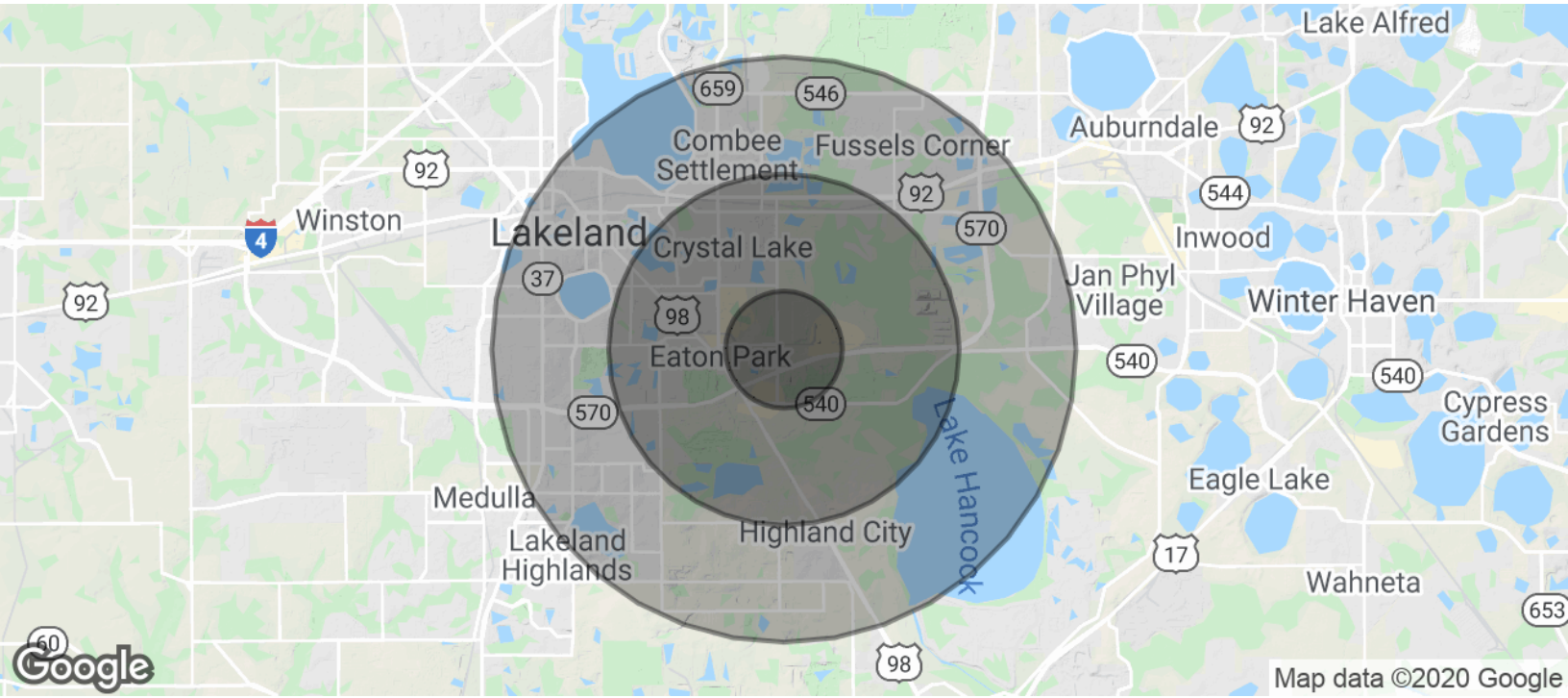
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,934	32,200	97,149
Median age	32.8	35.1	37.8
Median age (Male)	31.5	34.4	36.6
Median age (Female)	33.8	35.3	38.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,059	11,782	37,237
# of persons per HH	2.8	2.7	2.6
Average HH income	\$40,475	\$59,761	\$65,253
Average house value	\$71,594	\$168,456	\$206,026

\* Demographic data derived from 2010 US Census

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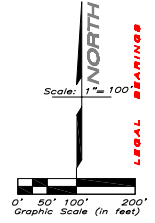


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SURVEYOR'S LEGEND

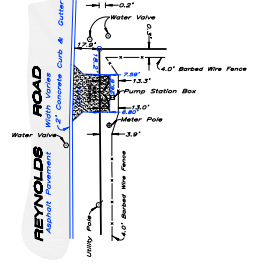
Table with 2 columns: Symbol and Description. Includes items like Legal Dimension, Survey Dimension, Professional Land Surveyor, License Business, Professional Surveyor & Mapper, Chain Link Fence, Concrete, Barbed Wire Fence, etc.



BASIS OF BEARINGS

The bearings shown hereon are based on the North boundary line of the Northwest 1/4 of Section 35, Township 28 South, Range 24 East, Polk County, Florida. Said line has a legal bearing of N 89°59'38"E. See the Basis of Bearings Reference line below.

(DETAIL "A") NOT TO SCALE (NORTHWEST CORNER OF PARCEL 1)

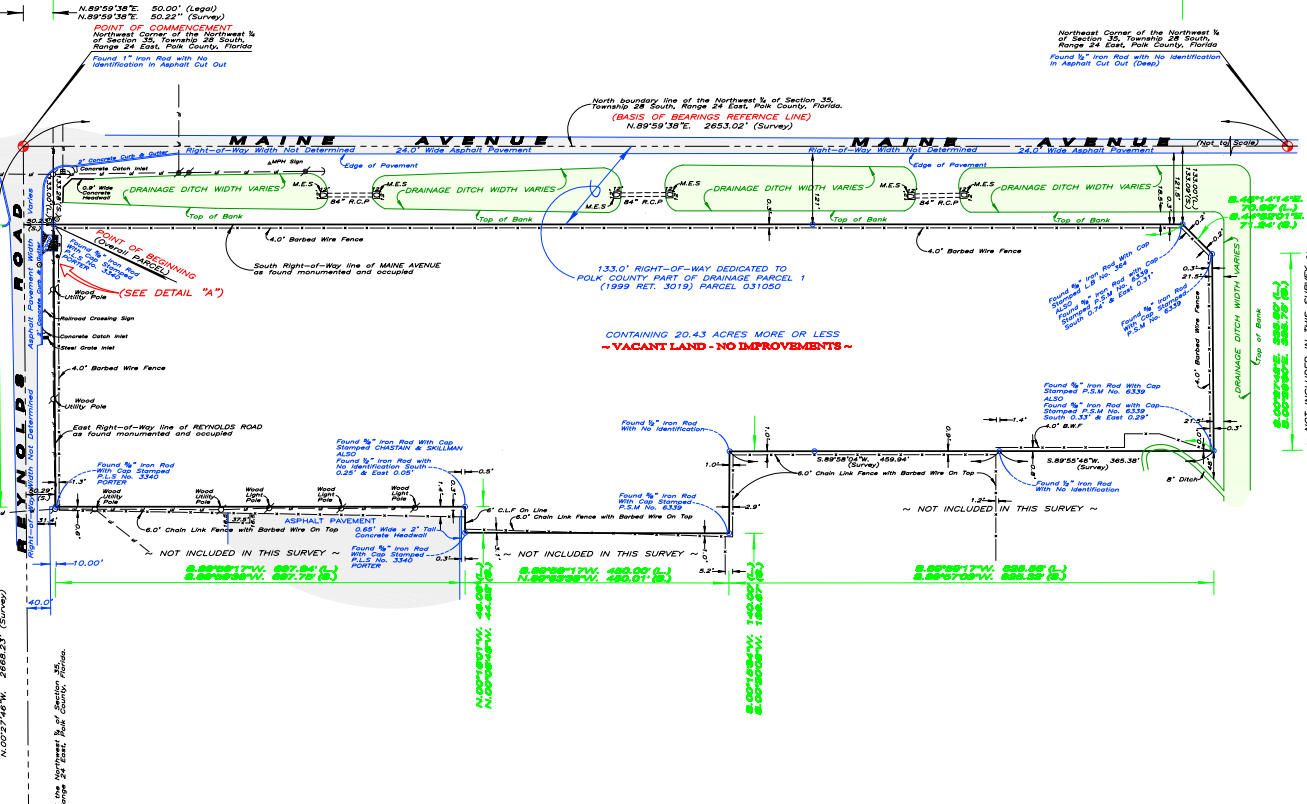


SURVEYOR'S NOTES:

- 1) This Survey has been prepared without the benefit of an Abstract of Title or Title Commitment and is subject to any Deductions, Limitations, Restrictions, Reservations, and/or Easements of Record. No instruments of record reflecting easements, rights-of-way, and/or ownership were furnished this surveyor except as shown.
2) There may be additional Easements, Restrictions and/or Reservations affecting this property that may or may not be found in the public records of this county.
3) No information on adjoining property owners or adjoining property recording information was provided to this surveyor.
4) The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5) The Surveying lines, lines affected by adverse use, lines of conflicting/overlapping deeds, or other lines that may otherwise be determined by a court of law.
6) No information on adjoining property owners or adjoining property recording information was provided to this surveyor.
7) Underground utility lines, lines affected by adverse use, lines of conflicting/overlapping deeds, or other lines that may otherwise be determined by a court of law.
8) This Survey has been prepared without the benefit of an Abstract of Title or Title Commitment and is subject to any Deductions, Limitations, Restrictions, Reservations, and/or Easements of Record. No instruments of record reflecting easements, rights-of-way, and/or ownership were furnished this surveyor except as shown.
9) Nothing herein shall be construed to constitute an endorsement or approval of any other person or entity, or any product or service, by the Surveyor.
10) Flood Zone and the Flood Insurance Rate Map as published by the Federal Emergency Management Agency.
11) Flood Zone determination is based on the Flood Insurance Rate Map as published by the Federal Emergency Management Agency and does not imply that the property will or will not be free from flooding and damage.
12) The Surveyor shall not be liable for any damage to property or any other loss resulting from the use of the Surveyor's services.
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N 89°59'38"E 50.00' (Legal)
N 89°59'38"E 50.22' (Survey)



CONTAINING 20.43 ACRES MORE OR LESS - VACANT LAND - NO IMPROVEMENTS -

SURVEY OF: (DESCRIPTION AS FURNISHED OF OVERALL PARCEL)

A portion of the Northwest 1/4 of Section 35, Township 28 South, Range 24 East, Polk County, Florida, being more particularly described as follows:
Commence at the Northwest corner of the Northwest 1/4 of said Section 35 and run thence N89°59'38"E along the North line of the Northwest 1/4 of Section 35 (BASIS OF BEARING) a distance of 50.00 feet; thence S00°27'38"E a distance of 133.00 feet to a point of intersection of the South right of way line of Main Avenue and the East right of way line of Reynolds Road and the POINT OF BEGINNING; thence N89°59'38"E a distance of 1923.09 feet; thence S43°14'14"E a distance of 70.99 feet; thence S00°27'42"E a distance of 335.80 feet; thence S89°59'17"W a distance of 820.58 feet; thence S00°15'34"W a distance of 140.00 feet; thence S89°59'17"W a distance of 450.00 feet; thence N00°16'01"W a distance of 45.08 feet; thence S89°58'17"W a distance of 697.94 feet to a point on the East right-of-way line of Reynolds Road; thence N00°27'37"E along said East right-of-way line a distance of 420.83 feet to the POINT OF BEGINNING.
Containing 20.43 acres more or less.

Southeast Corner of the Northwest 1/4 of Section 35, Township 28 South, Range 24 East, Polk County, Florida. Found by: William Kemp Morris. Surveyed by: William Kemp Morris.

CERTIFIED TO: Bartle Azzarelli Family Limited Partnership
Section: 35 Township: 28 Range: 24 Plat Book: NA Page: NA
Field Survey: October 8, 2015 Field Book: 28 Pages: 8-12
Drawn By: K. Morris, Jr. Checked By: W.K.M.
Job No. Date Dwn. Ck'd P.C.



MAP OF BOUNDARY SURVEY
Date of Signature
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor & Mapper

COLDWELL BANKER COMMERCIAL REAL ESTATE logo and contact information for William Kemp Morris, Surveyor & Mapper, Brooksville, Florida 34602, Phone No. (813) 949-3636.