

1,200 SF RETAIL/OFFICE AND 2,100 SF WAREHOUSE

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FOR LEASE



904B Magnolia Avenue, Auburndale, FL 33823

- ◆ On US 92 E in high commercial corridor, serving Auburndale, Winter Haven and Lakeland
 - ◆ Concrete Block Building w/ Glass Façade 144' x 99'
 - ◆ Office/Retail Uses
 - ◆ 12,900 SF Free Standing Building
 - ◆ Prime Visibility and Signage
 - ◆ City of Auburndale Zoning CH (Commercial Highway)
 - ◆ Ample Parking
- ◆ Lease Rate: \$12.00/SF for A/C Office
\$4.00/SF for non A/C Space
\$2.00/SF CAM Charges

**For Further Information regarding this offering, please contact:
Maria Mahoney, Licensed R.E Broker at 863 619 6740**

Visit Us On The Web: www.mahoneygroupinc.com

Information contained herein is from sources deemed reliable, but no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior to sale or lease or withdrawal without notice. Prospective buyers are encouraged to verify, independently, all pertinent data.

**MAHONEY
GROUP INC.**
commercial real estate services



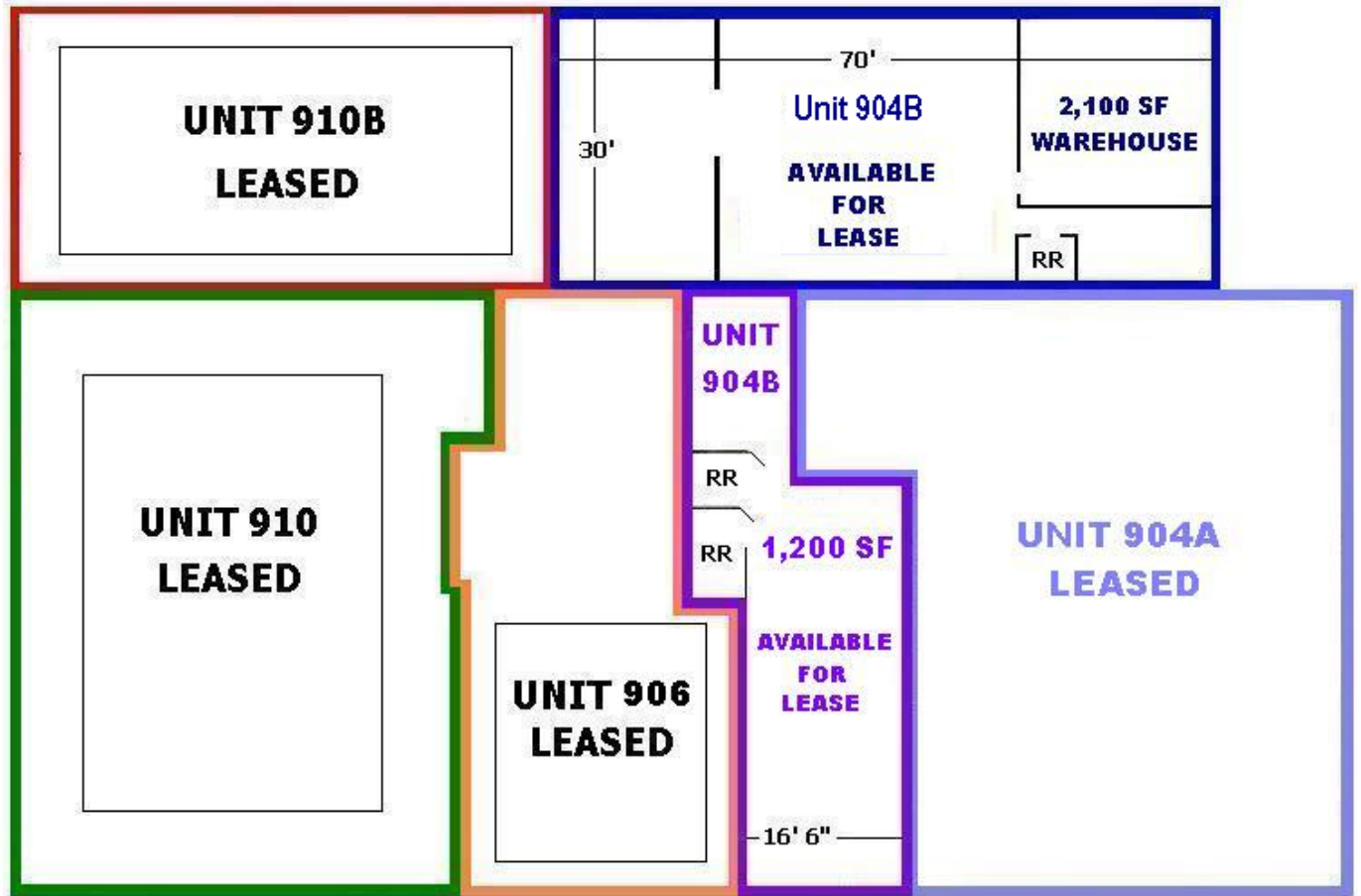
BRIDGEVIEW PLAZA RETAIL/OFFICE + WAREHOUSE FOR LEASE

Property Identification	BRIDGEVIEW PLAZA
Property Address	904-910 Magnolia Avenue, Auburndale, FL 33823
Property Location	Parallel to US 92 at the foothill of the RR overpass just before Main Street and Downtown Auburndale
Type Property	Retail/Office Commercial building with canopied sidewalk and large sign boxes for all suites.
Available Space	1,200 SF Retail/Office air conditioned suite – glass storefront – open floor plan for build-out to tenant specifications – 2 RR. This space connects to the warehouse. 2,100 SF Warehouse: 70’x30’ – CB – O/H door and side double doors – 12’ eaves – RR.
Parking	Non-exclusive parking for all tenants
Zoning	Highway Commercial – City of Auburndale
Utilities	TECO Electric – Municipal water and sewer, City of Auburndale
Base Lease Rate	A/C Space: \$12.00/SF - Warehouse: \$4.00/SF Pass-thru Charges: \$2.00/SF
Comments	This center offers excellent visibility and access for a variety of businesses from retail to office.
Contact	Maria Mahoney, Florida Licensed R.E. Broker at 863-619-6740

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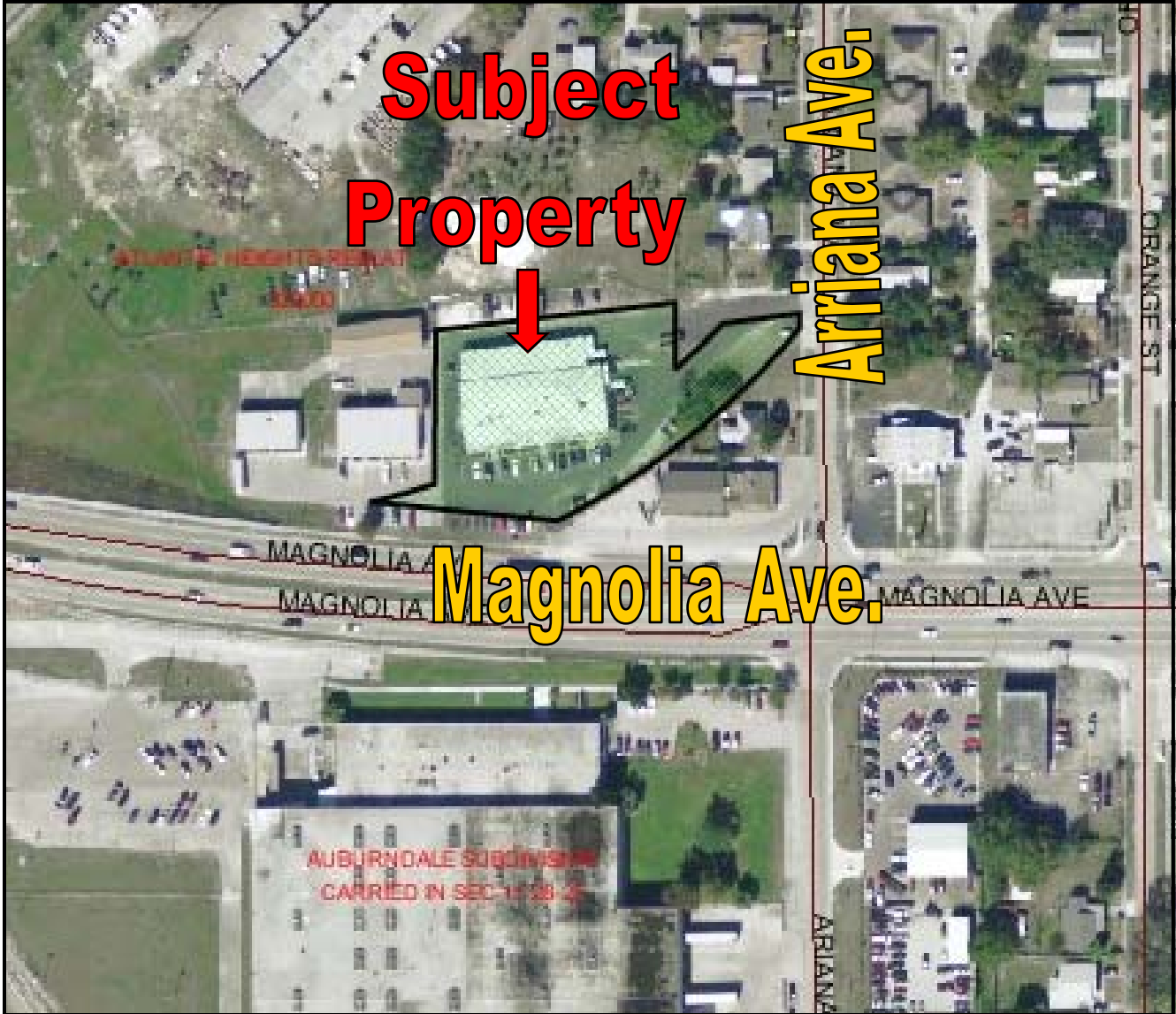


**904B MAGNOLIA AVENUE
AUBURNDALE, FL 33823**



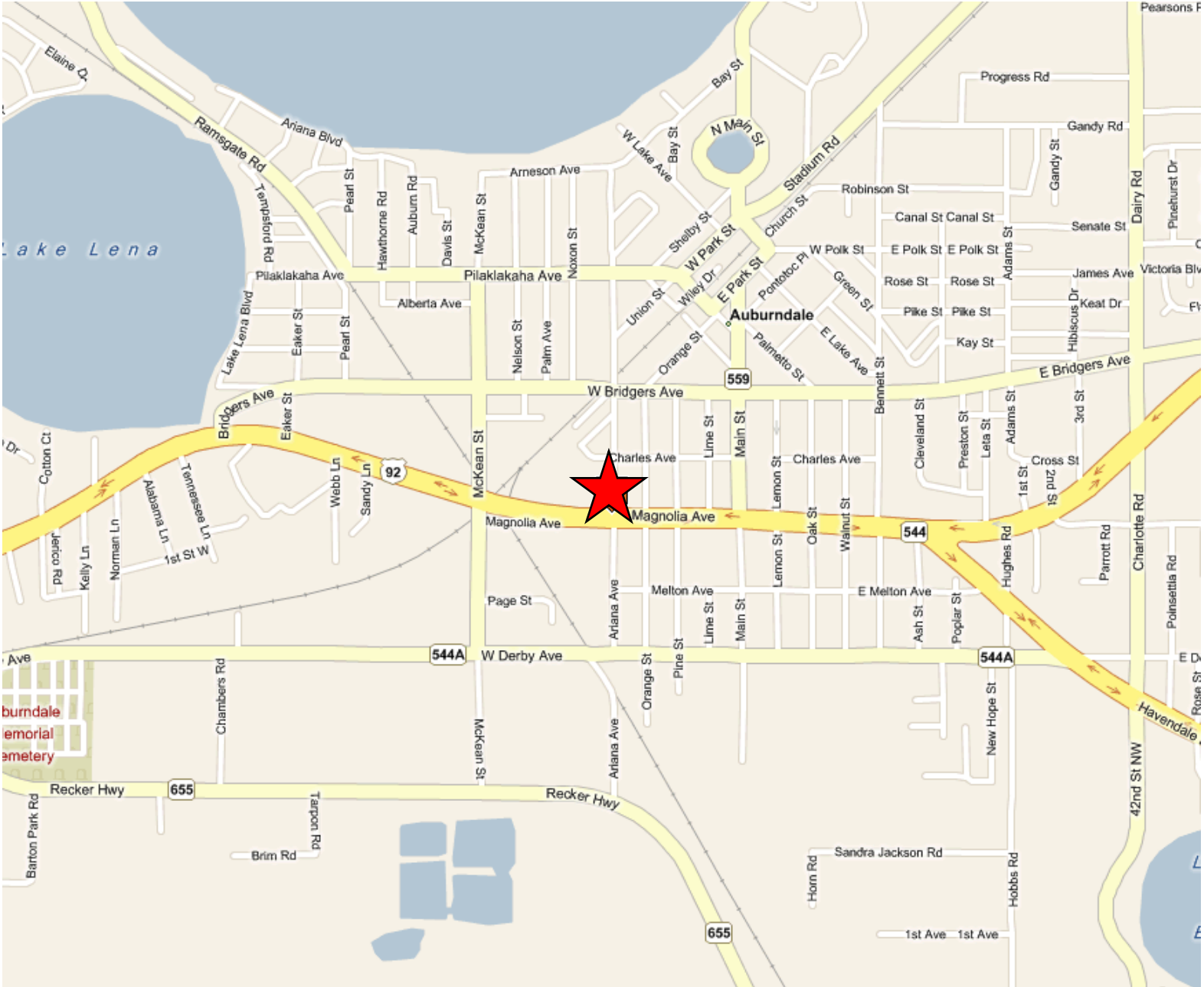
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12,900 SF Commercial Building
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