



Corporate Office / Warehouse Complex Mulberry, Florida

Commercial Real Estate Services

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*Commercial
Real Estate Services
From Local to Global
Since 1998*

For further information
regarding this property,
please contact:

Maria Mahoney,
FL, Real Estate Broker
863-619-6740



TO BARTOW

TO LAKELAND

TO TAMPA

PINE CREST RD/CR 640

OLD STATE HWY 37

**6 ACRES AVAILABLE
FOR SEPARATE PURCHASE**

18,380 ± SF COMPLEX

8,960 ± SF OFFICE

7,500 ± SF WAREHOUSE 1

1,920 ± SF WAREHOUSE 2

LAND SIZE: 2.99 ACRES

SALE/PURCHASE PRICE: 1,399,900.00

REDUCED PRICE

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Office / Warehouse Complex, Mulberry, Florida



Property Address: 502 State Road 640, Mulberry, FL 33860

Property Location: SE quadrant of Old State Highway 37 and SR 640, in Mulberry, South of State Road 60, in West-Central Polk County. State Road 640 is a 2-lane road with a center-turning lane along the property. SR 640 leads to Tampa, via Valrico and Brandon. SR 37, a 2-lane road known as S. Florida Avenue is the main North/South thoroughfare in Lakeland and continues South to Manatee County through Mulberry and Bradley Junction.

PROPERTY 1

Improvements totaling 18,380 SF on 2.99 acres of land.
Building 1: 8,960 SF office building, steel construction, built 1997, with multiple offices, executive wing, conference room, open work areas and amenities. Superior quality finishes with tile and commercial carpet, recessed lighting, solid core doors on metal frames, insulated double-pane glass windows, server room, alarm system with video monitoring.
Building 2: 7,500 SF metal warehouse – **16' ceiling height** with partial mezzanine used for storage (heavy floor load) – covered loading dock with one O/H door (truck height) + one **1 14' O/H door** at ramp.
Building 3: 1,920 SF, metal building built 2007 with small office and one O/H door.
Other amenities: Perimeter fence with 2 gated accesses, 1,200 KW generator, 7.5 Hp air compressor, on-site fire hydrant, on-site antenna.
Furniture: Furniture (Herman Miller + custom) + equipment + new telephone system available for separate purchase.
Parking: 52 + spaces in paved parking lot.
Electric: 800 amps – 208/120 volt, 3-phase electric
Ad Valorem taxes: \$15,058.36/Year 2019
Sale price: \$1,399,900.00 (\$76.16/SF) **PRICE REDUCED**
Lease rate: \$9.54/SF (blended rate), NNN.

PROPERTY 2

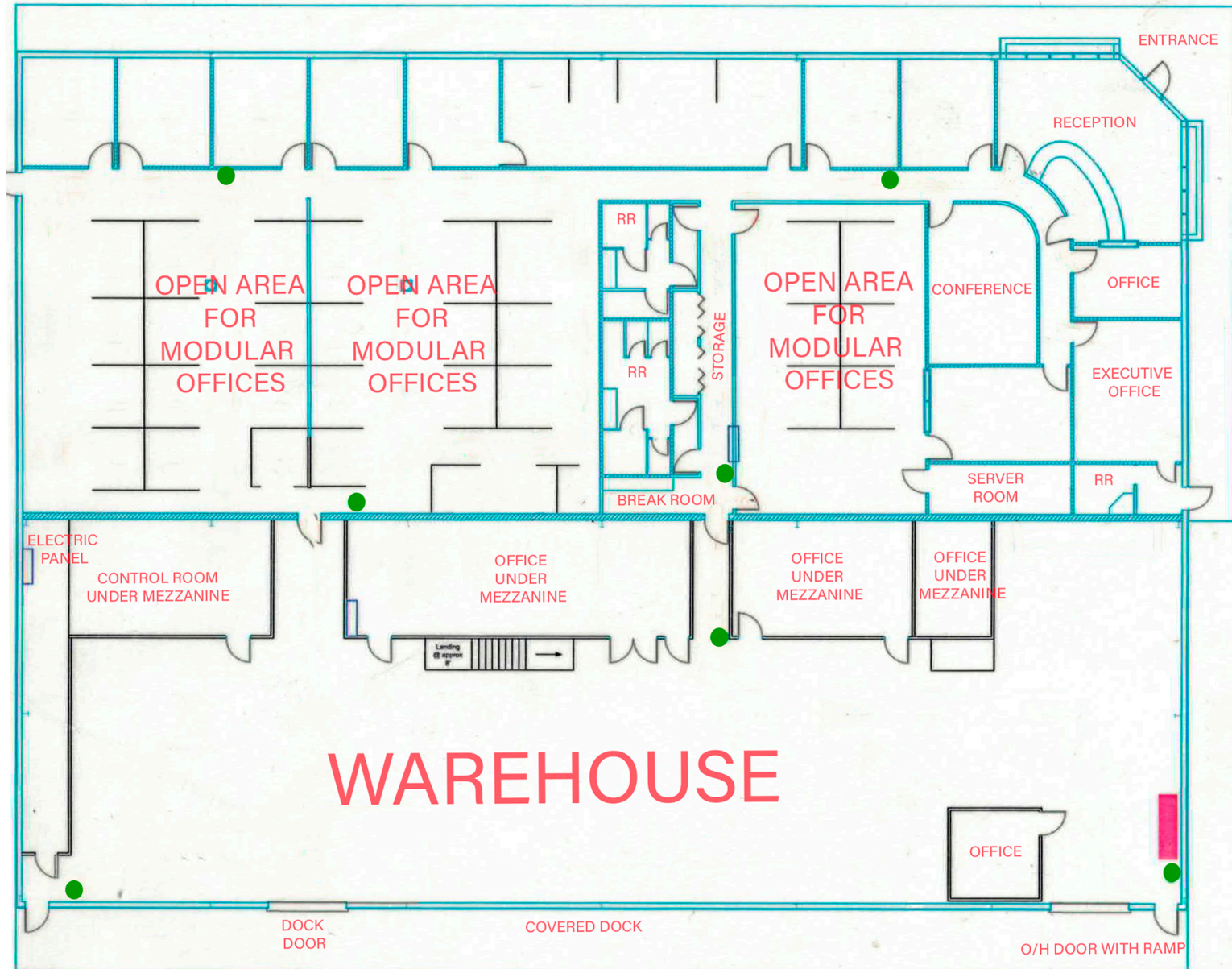
6 acres - vacant land ready for development contiguous to Property 1.
All engineering, grading and drainage work was completed for the development of an 18,000 ± SF development (office and warehouse). There are no current permits in place.
Ad Valorem taxes: \$763.19/Year 2019
Sale/Purchase price: \$282,000.00 (\$46,667.00/acre)

Utilities: Tampa Electric Company
Private well water (with water treatment equipment)
Private septic system.
Land Use: PM (Phosphate Mining), unincorporated Polk County.
FEMA Map #12105C0675F (December 2000) reflects a Flood Zone X. No flood hazard insurance required.

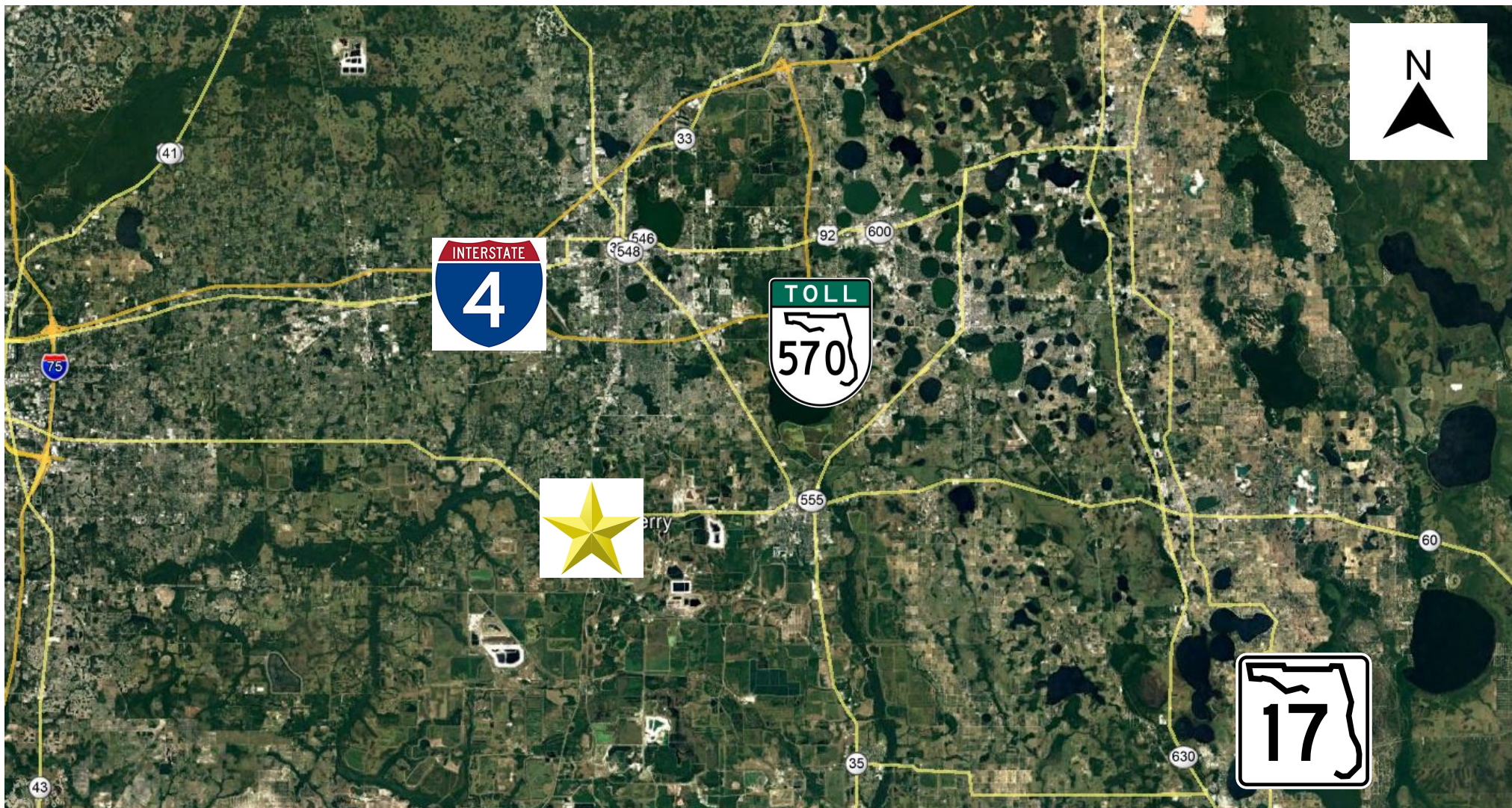
COMMENTS: one-of-a-kind, custom-built, office/warehouse complex with superior lay-out and amenities throughout.

Exclusive Listing Broker: The Mahoney Group, Inc.
Maria Mahoney: 863 619-6740 - Will Daniel: 813 695-7371

502 STATE ROAD 640, Mulberry, FL 33860



502 State Road 640, Mulberry, FL 33860



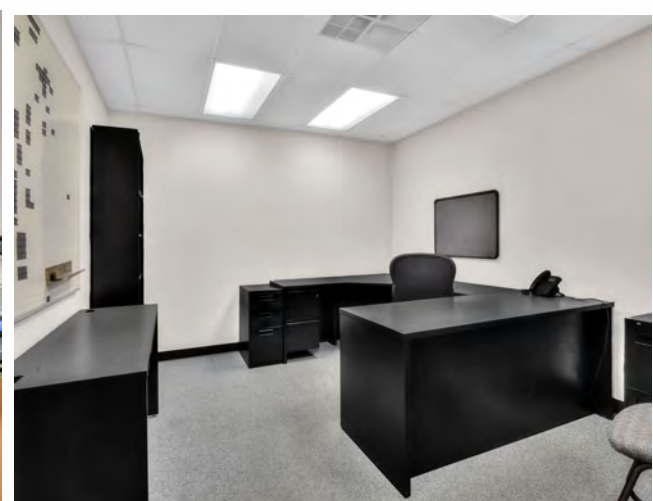
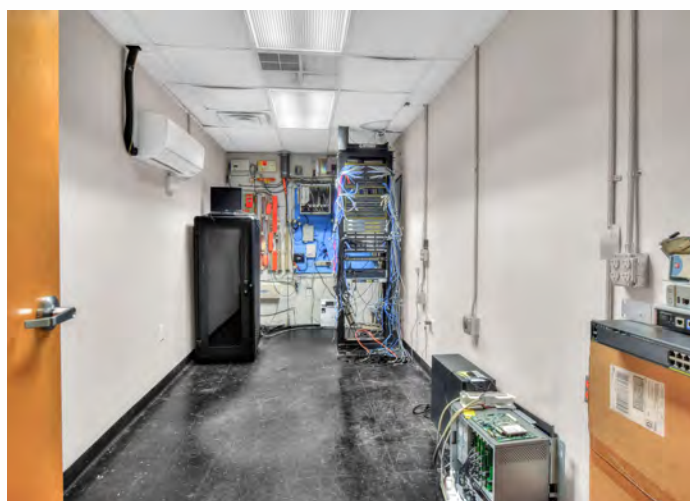
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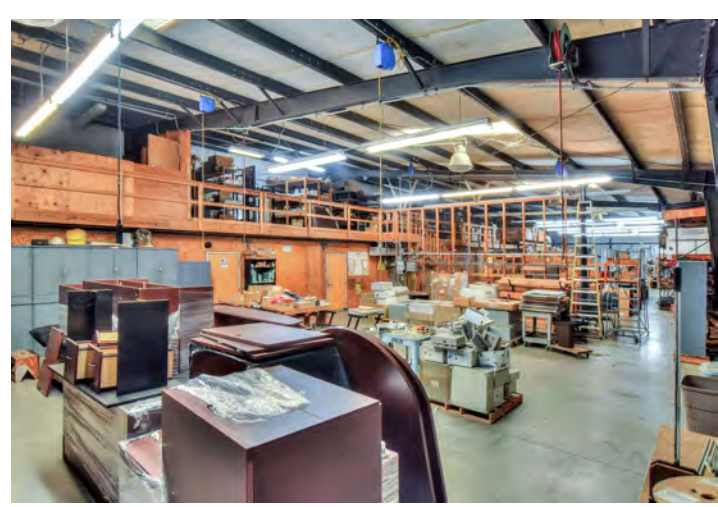


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