



**Phillip Mays**  
 Broker/Owner  
 NAI Ulysses Realty

# BK3016134  
 (863) 647-0862  
 (863) 409-2277  
 pmays@NAIulyssesrealty.com

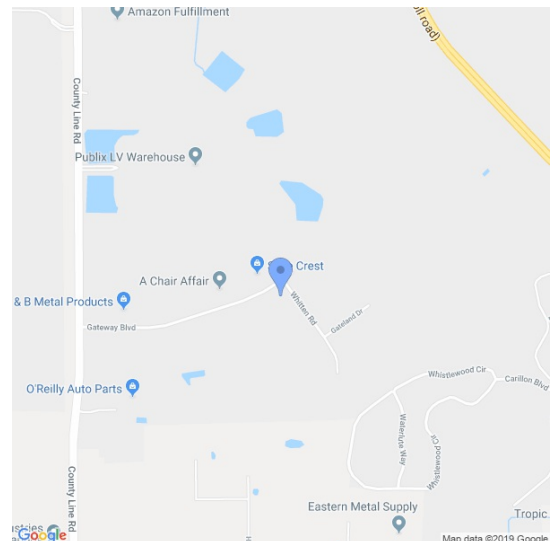


# Unique Hybrid Warehouse - Dry, Cold and Frozen storage facility



3025 WHITTEN ROAD, LAKELAND, FLORIDA 33811

COMMERCIAL • INDUSTRIAL • FOR SALE OR LEASE



**SALE PRICE MARKET**  
**LEASE RATE \$6.50/SQFT NNN**  
**SALE TYPE OWNER USER**  
**BLDG TYPE SINGLE-TENANT**  
**CLASS B**  
**STATUS EXISTING**  
**YEAR BUILT 2000**  
**STORIES 1**  
**GROSS BLDG 22,500 SQFT**

**TOTAL AVAIL 22,500 SQFT**  
**AVAIL 22,500 TO 22,500 SQFT**  
**RBA 22,500 SQFT**  
**CONTIG SPACE 22,500 SQFT**  
**LAND AREA 1.88 ACRES**  
**CEILING HEIGHT 22.0 FT**  
**DOCK HIGH DOORS 6**  
**MARKET TAMPA/ST. PETERSBURG**  
**SUB-MARKET POLK COUNTY**  
**PARCEL# 23-28-31-138048-000042**

- SALE PRICE IS UNDISCLOSED - CONTACT LISTING AGENT FOR INFORMATION
- LEASE INFORMATION:
- MONTHLY RATE: \$6.50/ SF NNN
- NNN RATE: \$2.10/ SF
- PLUS APPLICABLE SALES TAX

This unique hybrid warehouse can accommodate dry goods, produce, dairy or even frozen storage products. It is of tilt wall construction with an interior height of 22' and has paved parking for 42 vehicles. The 6 door, dock high loading area opens on to a refrigerated loading dock. The interior is separated into 7,300 SF of cold storage space, 8,350 SF of unconditioned warehouse, 2,500 SF loading dock area, and 4,350 SF of offices.

Located just off of County Line Rd. in western Polk County, it is approximately 2.5 miles to I-4 and that trip can be accessed with only two turns from this site.

This site is also available for lease at a monthly rent of \$6.50/ SF, plus \$2.10/ SF NNN, plus applicable sales tax.

 **1 Spaces**



TYPE: **WAREHOUSE**

AVAILABLE: 22,500<sub>SqFt</sub>

LEASE RATE: \$6.50<sub>NNN</sub>

FLOOR: 1

DATE AVAIL: 05/21/2019

MIN DIVISIBLE: 22,500<sub>SqFt</sub>

MAX CONTIGUOUS: 22,500<sub>SqFt</sub>

OFFICE IN WH: 22,500<sub>SqFt</sub>

Unique hybrid warehouse can accommodate dry goods, produce, dairy or even frozen storage products. Also refrigerated loading dock.