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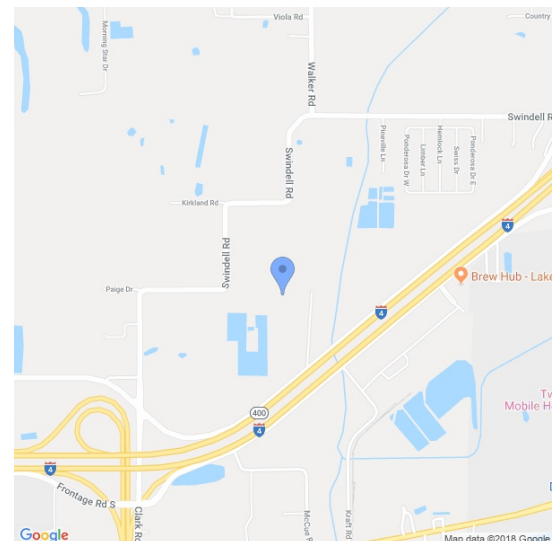


Warehouse with Office space Industrial Bldg - For Sale



330 WINSTON CREEK PARKWAY, LAKELAND, FLORIDA 33810

COMMERCIAL • INDUSTRIAL • FOR SALE



SALE PRICE \$320,000 (\$40.00/SQFT)
SALE TYPE INVESTMENT
ZONING BPC-2
BLDG TYPE MULTI-TENANT
CLASS C
STATUS EXISTING
YEAR BUILT 1985
STORIES 1
GROSS BLDG 8,000 SQFT

TOTAL AVAIL 8,000 SQFT
AVAIL 8,000 TO 8,000 SQFT
RBA 8,000 SQFT
CONTIG SPACE 4,400 SQFT
LAND AREA 1.29 ACRES
CEILING HEIGHT 14.0 FT
MARKET TAMPA/ST. PETERSBURG
SUB-MARKET POLK COUNTY
PARCEL# 17-28-23-086530-000022

- Warehouse space with office space • 1.29 acre lot • Partially fenced site • Non-potable well and septic system
- Multi-tenant investment • Owner/User & Tenant/ Lease

This 8,000 sq. ft. warehouse on 1.29 acres is of steel construction with a 14' eave height and has a total of six overhead doors of various heights and widths. It is currently used as an investment property that is divided into two units: Unit F is approximately 3,600 sq. ft. and includes approximately 1,500 sq. ft. of offices; Unit G is approximately 4,400 sq. ft. and includes approximately 750 sq. ft. of offices. Unit F will become vacant April 2019 and Unit G is on a month to month lease.

The site is partially fenced and has about a half-acre of open laydown yard on the west side of the site.

The property has a LUD of Business Park Commercial -2 (BPC-2) and is on its own well (non-potable use only) and septic

system. It is located within flood zone AE.

This would be a great opportunity for an owner/user to use the entire building, or an owner user could rent part of it or an investor could pick it up and lease the two units.

Winston Creek Parkway is located off of N. Frontage Rd. near Clark Rd. and is minutes away from I-4 and the Polk Parkway.

Call me today to schedule and appointment to view this excellent property.

 **2 Spaces**



TYPE: **WAREHOUSE**

AVAILABLE: 4,400_{SqFt}

SUITE/UNIT: G

FLOOR: 1

MIN DIVISIBLE: 4,400_{SqFt}

MAX CONTIGUOUS: 4,400_{SqFt}

OFFICE IN WH: 750_{SqFt}



TYPE: **WAREHOUSE**

AVAILABLE: 3,600_{SqFt}

SUITE/UNIT: F

FLOOR: 1

DATE AVAIL: 04012019

MIN DIVISIBLE: 3,600_{SqFt}

MAX CONTIGUOUS: 3,600_{SqFt}

OFFICE IN WH: 1,500_{SqFt}