

**3025 Whitten Rd** 3025 Whitten Rd, Lakeland, FL 33811

# MIUlysses Realty



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#### 3025 Whitten Rd

SALE PRICE: Upon Request

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 s.f. of cold storage space, 8,350 s.f. of unconditioned warehouse and 4,350 s.f. 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 property is also for lease. LEASE RATE: \$6.50/SF NNN (\$2.10/SF), plus applicable sales tax.

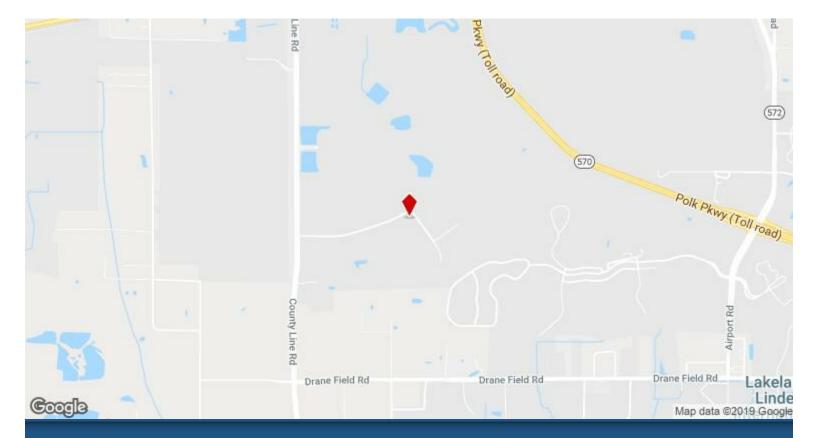
For more information visit:

https://www.loopnet.com/Listing/3025-Whitten-Rd-Lakeland-FL/16122648/

Price:	Upon Request
Property Type:	Industrial
Property Sub-type:	Food Processing
Building Class:	В
Sale Type:	Owner User
Lot Size:	1.88 AC
Rentable Building Area:	24,106 SF
Rentable Building Area:	22,500 SF
No. Stories:	1
Year Built:	2000
Tenancy:	Single
Parking Ratio:	1.66/1,000 SF
Clear Ceiling Height:	22 FT
No. Dock-High Doors/Loading:	4
No. Drive In / Grade-Level Doors:	6







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