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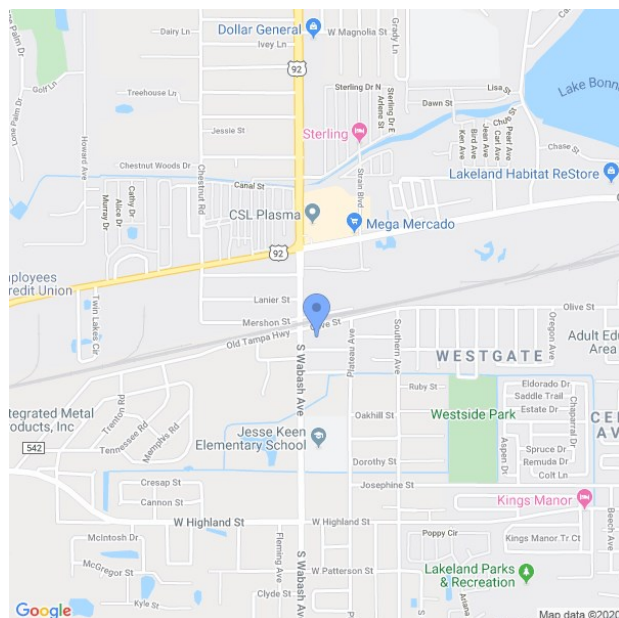


5000 SF steel building with office space

2038 OLIVE STREET, LAKELAND, FLORIDA 33815



COMMERCIAL • INDUSTRIAL • FOR SALE



SALE PRICE **\$390,000 (\$78.00 /SQFT)**  
 SALE TYPE **OWNER USER**  
 ZONING **I-1**  
 BLDG TYPE **SINGLE-TENANT**  
 CLASS **B**  
 STATUS **EXISTING**  
 YEAR BUILT **1980**  
 STORIES **1**  
 GROSS BLDG **5,000 SQFT**

TOTAL AVAIL **5,000 SQFT**  
 AVAIL **5,000 TO 5,000 SQFT**  
 RBA **5,000 SQFT**  
 LAND AREA **.8 ACRES**  
 CEILING HEIGHT **12.0 FT**  
 DOCK HIGH DOORS **1**  
 MARKET **TAMPA/ST. PETERSBURG**  
 SUB-MARKET **POLK COUNTY**  
 PARCEL# **23-28-23-105500-005070**

This baby has potential!! A hard to find 5,000 s.f. steel building with about 1,000 s.f. of office space, 12' eave height and one overhead door that sits on just over three-quarters of an acre. Located in the City of Lakeland; zoned Light Industrial (I-1). The property fronts two streets and is located about a block south of George Jenkins Blvd.

With some paint and clean up, this property would be a great location for a contractor, sub-contractor, service company, auto repair facility, which it currently is or tow yard.

The pictures are a mix of the current condition and what the building and grounds would look like all cleaned up.