

Warehouse/Office Complex

Auburndale/Lakeland, Florida

For Sale

Price Reduced!



Property Overview

Bank owned. Warehouse office complex originally built in 1983 for large Miller Beer distributor. Warehouse is insulated and air conditioned. Some areas were designed for refrigerated storage. Offices - two story with reception area. Most recently served as roofing supply distributor before economic downturn. Plenty of parking. Property has been damaged by vandals and is sold "as is."

Property Details

Size : 47,225 SF
5.5 Acres

Price : \$950,000

Area Description : near US Highway 92 and the Polk Parkway between Lakeland and Auburndale. This is the heart of industrial Polk County. CSX Intermodal Terminal is nearby, SE of Auburndale.

Contact Information :

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NRT

www.mycommercialteam.com/WFB-EthelAvenue.htm

290 Cypress Gardens Boulevard, Winter Haven, FL 33880

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(863) 294-7541

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For Sale

First Class Warehouse/Office Complex Auburndale/Lakeland, Florida

DESCRIPTION:	Bank owned. Warehouse office complex originally built in 1983 for large Miller Beer distributor. Warehouse is insulated and air conditioned. Some areas were designed for refrigerated storage. Offices - two story with impressive reception area. Most recently served as roofing supply distributor before economic downturn. Plenty of parking. Property has been vandalized and is sold in "as is" condition.
LOCATION:	3730 Ethel Avenue, Auburndale, Florida 33823. This is near US Highway 92 and the Polk Parkway between Lakeland and Auburndale. This is the heart of industrial Polk County. CSX Intermodal Terminal is nearby, SE of Auburndale.
SITE:	<p>BUILDING: Existing 47,225 SF building with well-insulated warehouse space (some portions insulated for refrigeration), plus very nice office space. This industrial building has two story finished office space and unfinished warehouse space. Of the 47,225 SF of total enclosed building area, there is 5,396 SF of office space on the ground floor, 3,973 SF of office space on the second floor, and 41,850 SF of unfinished dock level warehouse space. The main warehouse has a 22 foot eave height, while the small appendage on the west side of the building has an eave height of 18 feet. The warehouse is dock level, with a loading ramp on each side of the building, plus there is a 6' x 6' and a 6' x 8' overhead rollup doors on the railroad loading platform, two 8' x 8' and a 12' x 14' overhead rollup doors on the east side of the building along with a 12' x 14' and a 10' x 14 rollup door on the west side of the building.</p> <p>SITE IMPROVEMENTS: There are a number of site improvements, which include a 4" well, submersible pump, and large galvanized water tank, septic tanks, rail spur siding, concrete sidewalks and loading ramps, 35,000± SF of asphalt pavement for parking and service areas, 1,800± lineal feet of six foot high barbed wire fence with one strand of concertina wire, and an above ground fuel tank of unknown size, with underground piping and a fuel dispensing station absent of fuel pumps.</p> <p>LAND: 5.5 acres of land with plenty of paved parking. This property has approximately 200.00± lineal feet of paved road frontage on the north side of Ethel Avenue, a two lane paved residential street. The site also has 362.70± lineal feet of frontage on the east side Taylor Street, a two lane paved residential road. The north boundary of the subject property measures 540.00± lineal feet and abuts the southern side of the CSX Railroad.</p>
LAND USE:	Polk County - Commercial Enclave (CE) land use. Note: previous use was non-conforming, but was grandfathered in. Consult with county planners as to current status.
PRICE:	\$950,000.00 - PRICE REDUCED!

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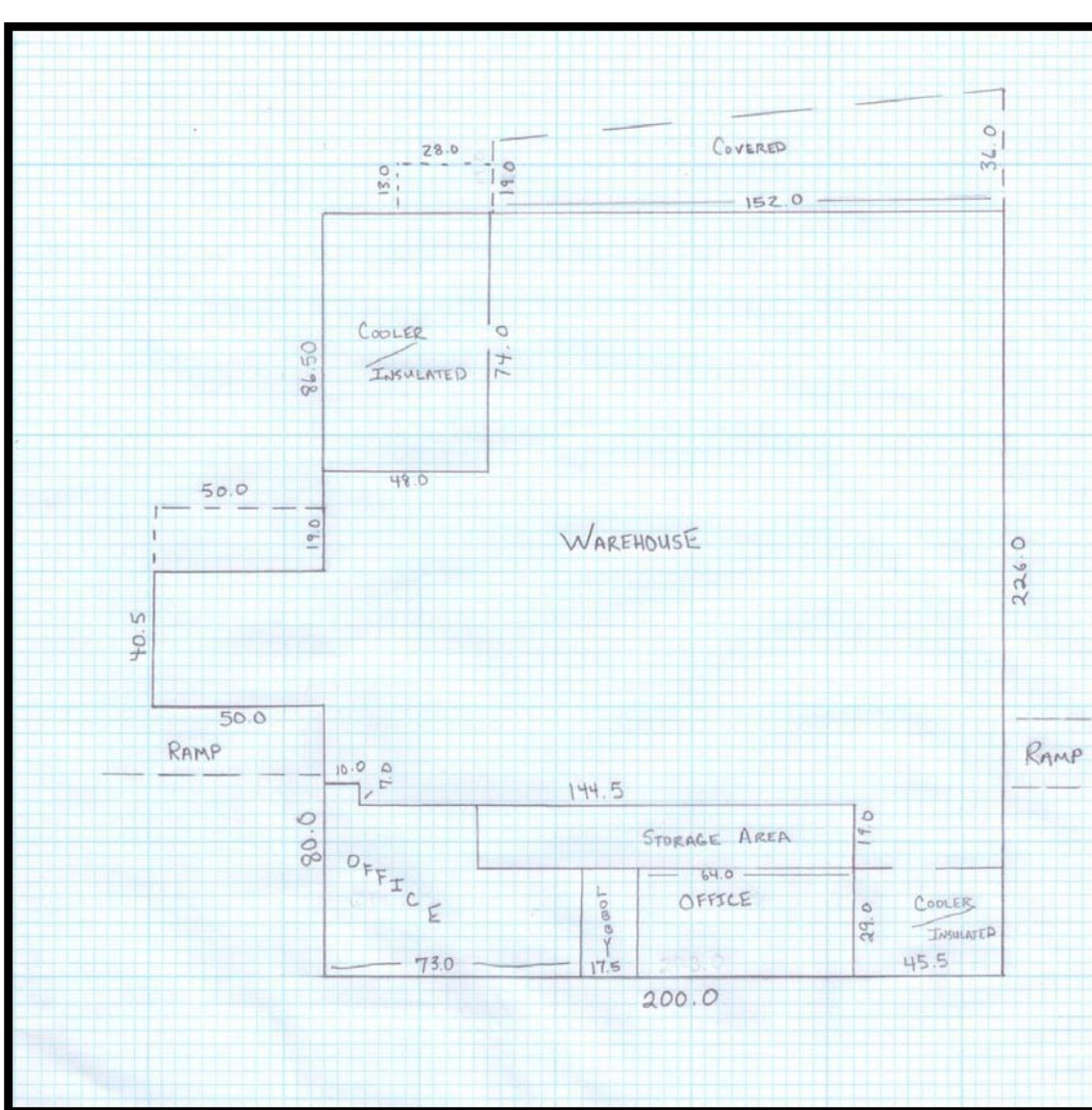
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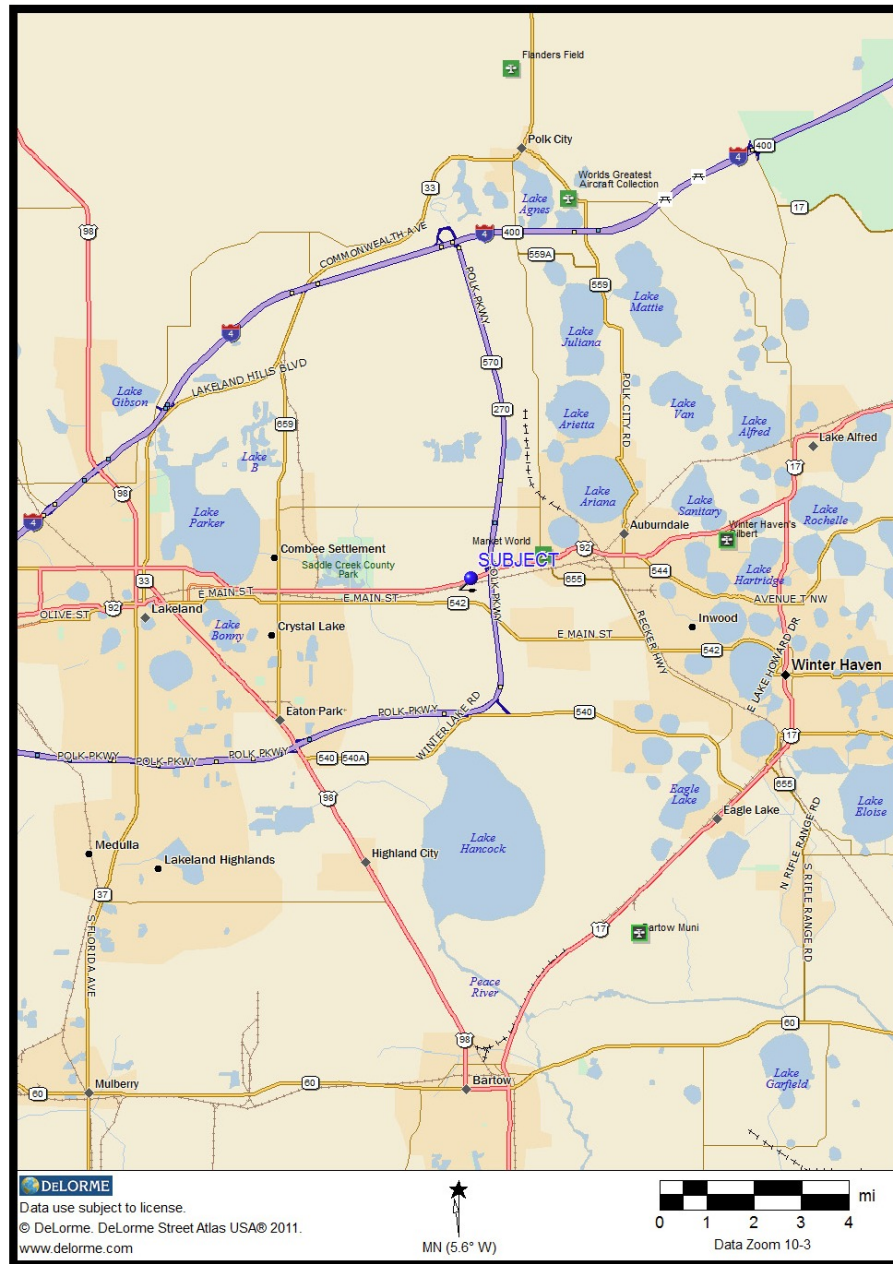


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