

# FOR SALE - Warehouse with Office

## 2,400 SF - \$125,000



NRT



3982 Avenue O, NW, Winter Haven, FL  
**Smith Warehouse and Office**

### Property Information

#### BUILDING SIZE/LOT SIZE

2,400 SF/6,600 SF

#### PRICE

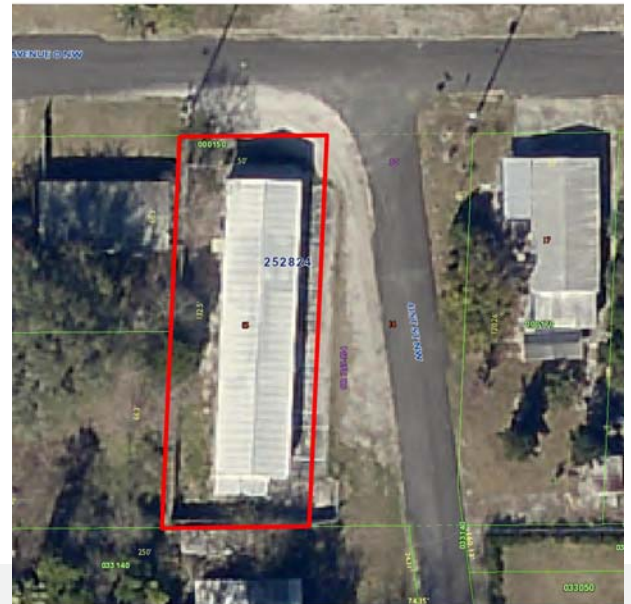
\$125,000

#### Features

- 6 Parking Spaces
- 5 Roll Up Doors
- Fenced Back Yard on West and South ends

#### Area

This is in an area with numerous industrial and retail businesses. It is in the industrial heart of Polk County. Easy access to major roads, interstate highway and Polk Parkway.



**Nolen/Spanjers Team - [www.mycommercialteam.com](http://www.mycommercialteam.com)**  
**Email us: [gloria@mycommercialteam.com](mailto:gloria@mycommercialteam.com)**

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Coldwell Banker Commercial NRT  
 Gloria J. Spanjers, GRI  
 290 Cypress Gardens Boulevard  
 Winter Haven, FL 33880  
 863-206-4749

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### Warehouse with Office in the Heart of Polk County's Industrial Center

3982 Avenue O, NW, Winter Haven/Auburndale, Florida

<b>DESCRIPTION:</b>	Warehouse with office. Ideal for business needing space for shop work or inside vehicle storage.
<b>LOCATION:</b>	Located at intersection of Avenue O and 41st Street, N.W., Winter Haven, Florida. This is in the heart of industrial Polk County.
<b>SITE:</b>	2,400 SF Building built in 1986. Currently set up with approximately 800 SF of office space. Wall height is 14 FT. Fenced yard west and
<b>INGRESS &amp; EGRESS:</b>	Just one block from arterial road (42nd Street, NW.) which connects to US Highway 92, Havendale Boulevard and Winter Lake Road.
<b>UTILITIES:</b>	Water, sewer, telephone, and electric available.
<b>LAND USE:</b>	Polk County - Linear Commercial Corridor (LCC) Future Land Use.
<b>EMERGENCY:</b>	Fire, Police, and ambulance service available to the site.
<b>PRICE:</b>	<b>\$125,000.00</b>

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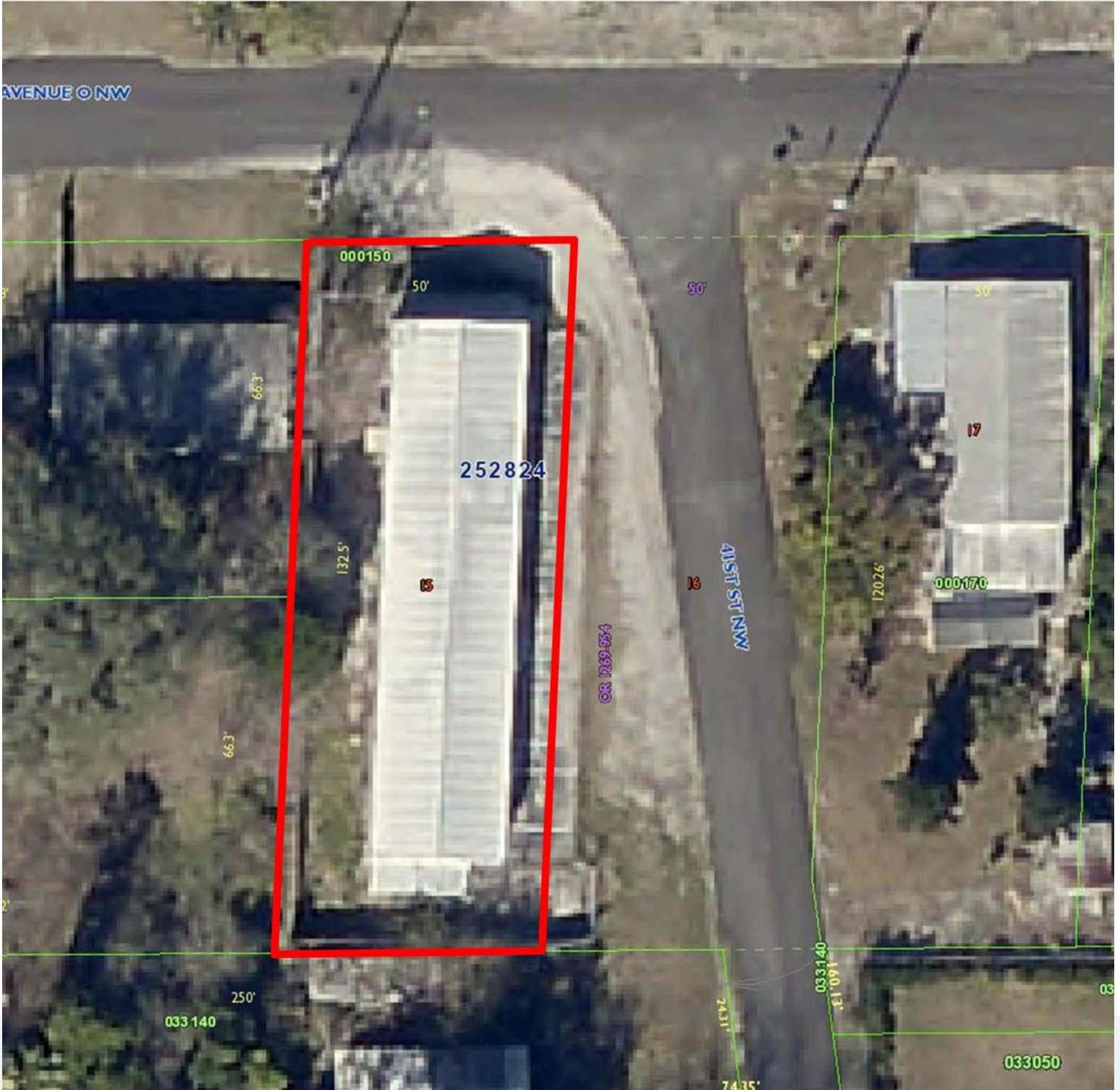
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INDUSTRIAL

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