

1033 Pine Chase Dr.

Lakeland, Polk County, FL 33815

Alabama Metal Industries Corporation

For Sale:

\$2,750,000

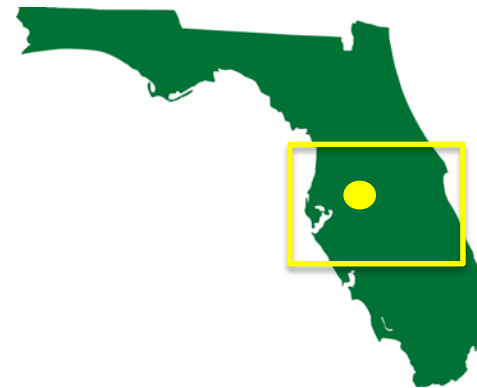
For Lease:

\$4.00 PSF NNN



Property Features:

Site Address:	1033 Pine Chase Dr., Lakeland FL 33815
County:	Polk
PIN:	232819087501000052
Building Size(s):	+/- 90,835
Land Size:	6.62 Acres
Property Use:	Warehouse. Distrib, Term, Truck over 20,000
Zoning:	I-2
Available Space:	+/- 90,835 sqft Total Div. by +/- 36,000 sqft Div. by +/- 20,000 sqft Div. by +/- 20,000 sqft Div. by +/- 14,000 sqft
List Price:	\$2,725,000 (\$30 sqft)
Lease rate:	\$4.00 nnn



J. Kyle Vreeland

Licensed Real Estate Agent

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863-877-2838

Greg Smith

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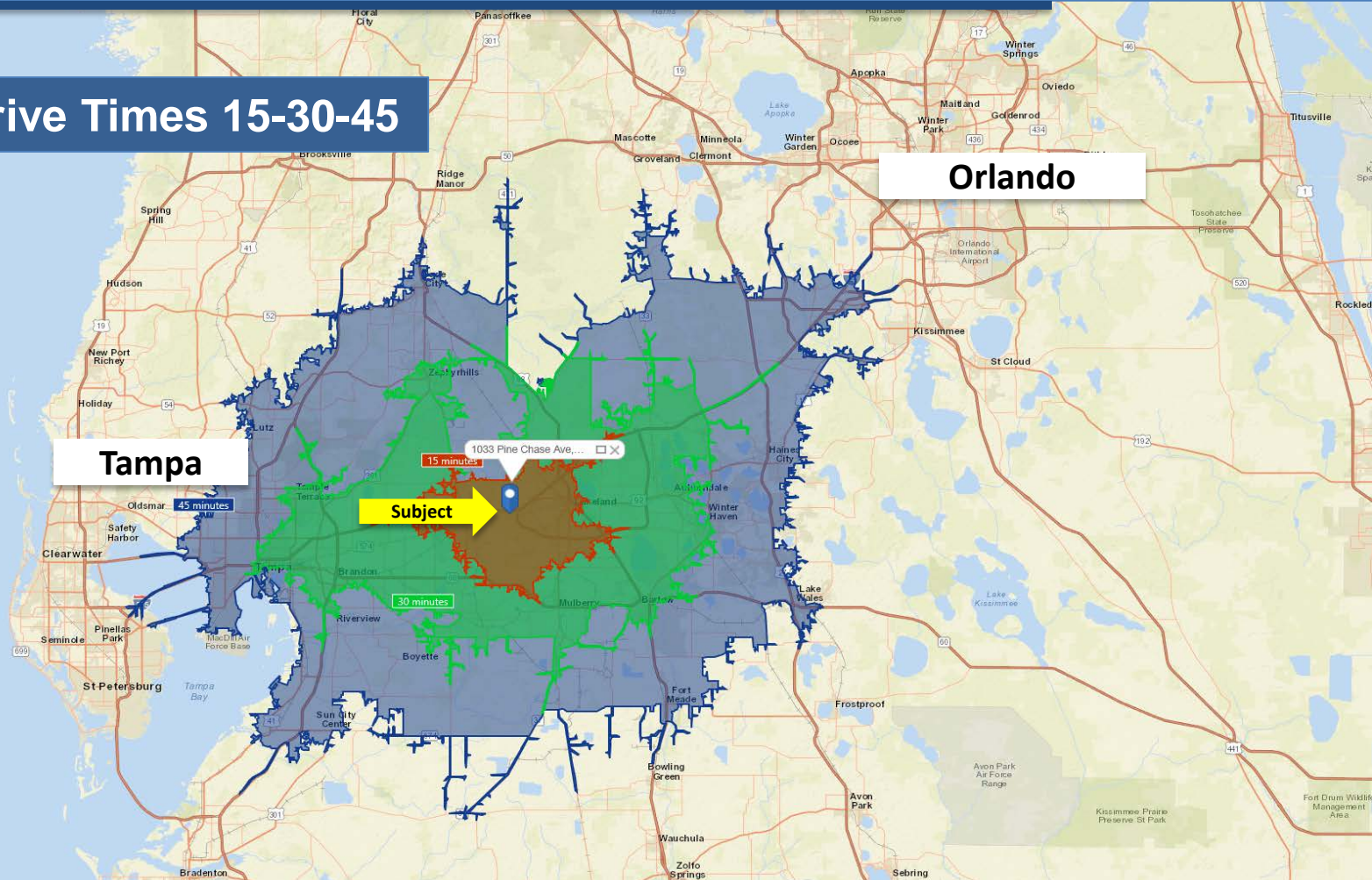
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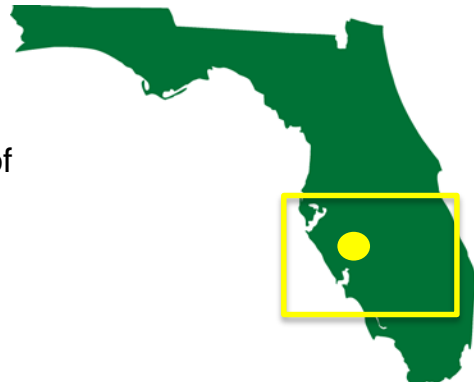
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Drive Times 15-30-45



- 1033 Pine Chase Dr. Lakeland, FL offers a strategic location near Interstate 4. Lakeland is located between the Tampa and Orlando markets with more than 9.0 million people in within a 100-mile radius of city.
- Immediate and easy access to Interstate 4 and Polk Park way.



Drive Times	15 min.	30 min.	45 min.
Population	212,836	636,135	1,694,630
Households	80,444	233,883	642,463
Median Age	38.5	38.8	37.6
Median Household Income	\$45,278	\$46,146	\$46,298
Average Household Income	\$61,194	\$59,940	\$63,176
Per Capita Income	\$23,292	\$22,227	\$24,170

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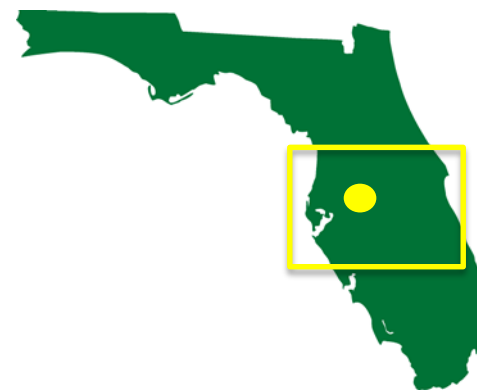
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MSA Lakeland/Winter Haven



- The Port of Tampa, 25 miles west of Lakeland, is under current expansion. Upon completion of the widening of the Panama Canal, the Port of Tampa will become the shortest and most effective route for the distribution of goods from the Asian market to the eastern seaboard of the United States.
- The port will increase size of its existing terminal to 160 acres, and will feature Florida's first on-dock unit train capability.
- CSX is building an intermodal terminal at Winter Haven, about 20 miles east of Lakeland
- Florida Polytechnic University – Florida's 12th University
- LegoLand, – \$150 million investment
- Nearby large distributors and manufactures: Publix, Amazon, O'Reilly, Room to Go, and Southern Wine and Spirits



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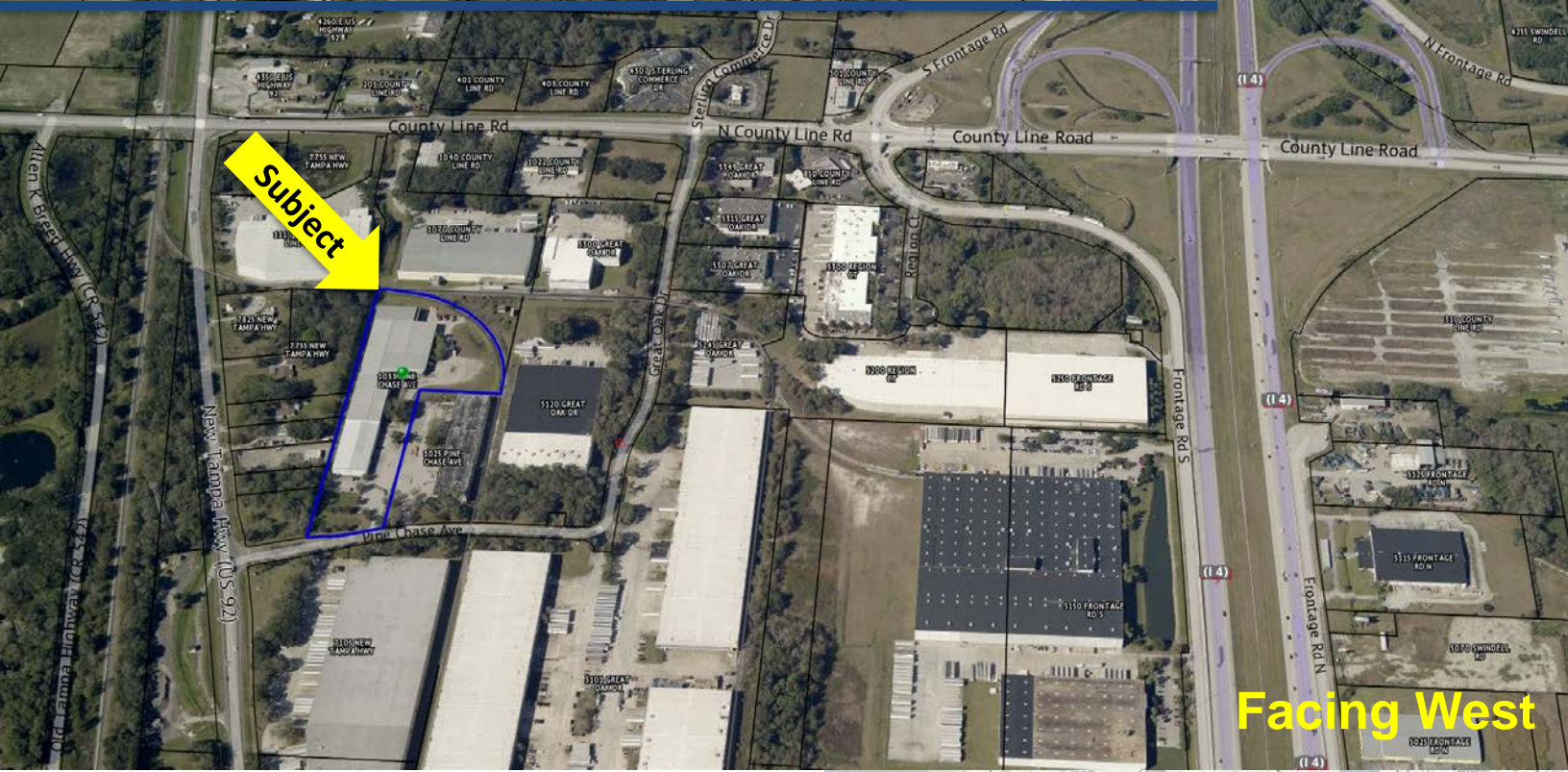
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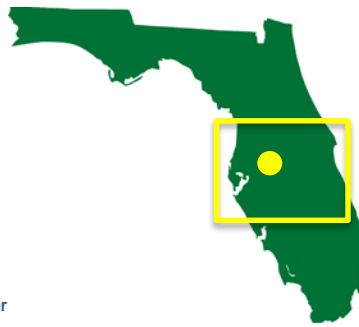
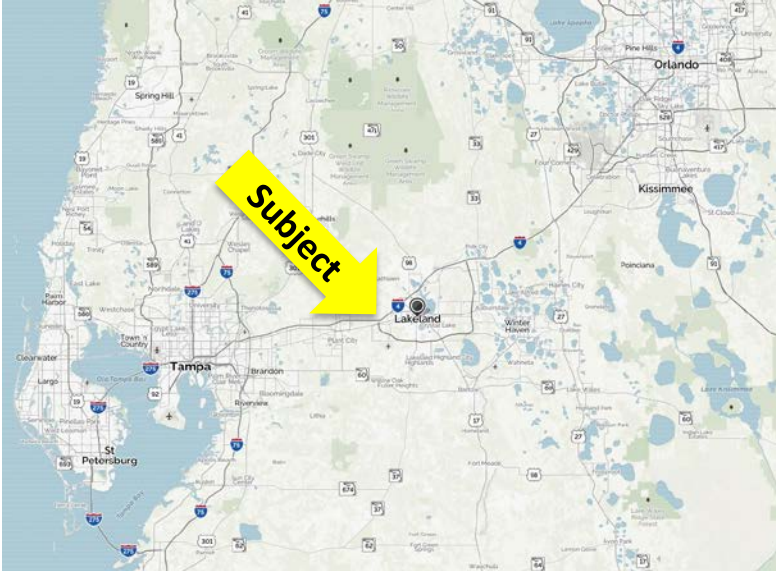
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Location Attributes:

- Park fronts US Highway 92
- Immediate access to Interstate 4
 - SR 570 (Polk Parkway). County Line Road lies ¼ mile to the West of property and connects to both Interstate 4 and SR 60 for the East/West need.
- Established industrial park.
- Freestanding Facility
- Near by to major industries such as:
 - Publix Manufacturing
 - Amazon distribution
 - Southern Wine and Spirits
- No state personal income tax
- No income tax on Limited Partnerships or Subchapter 5 Corporations
- Lower utility costs to surrounding counties
- Availability of labor ideal for distribution and industrial industries.



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Site Aerial

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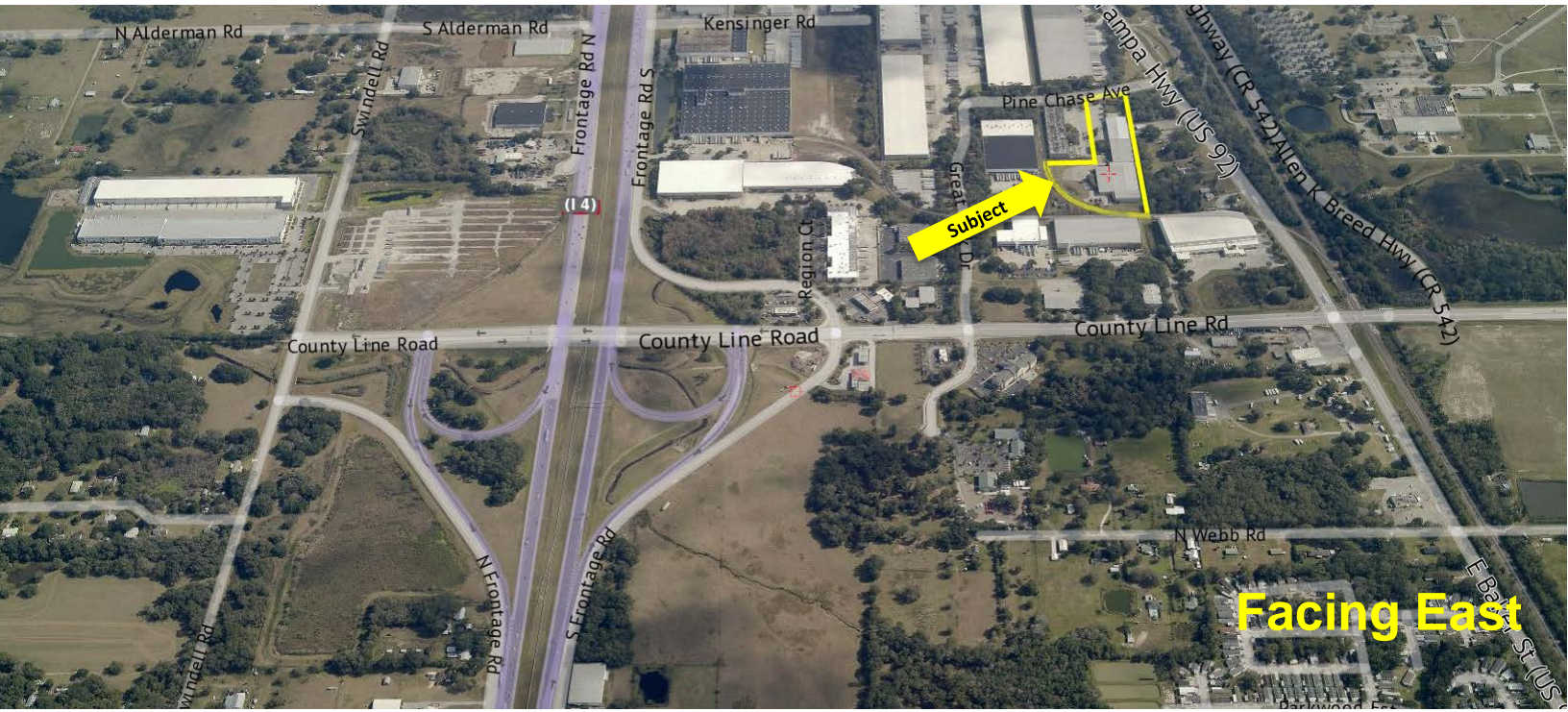
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Facing South



Facing East

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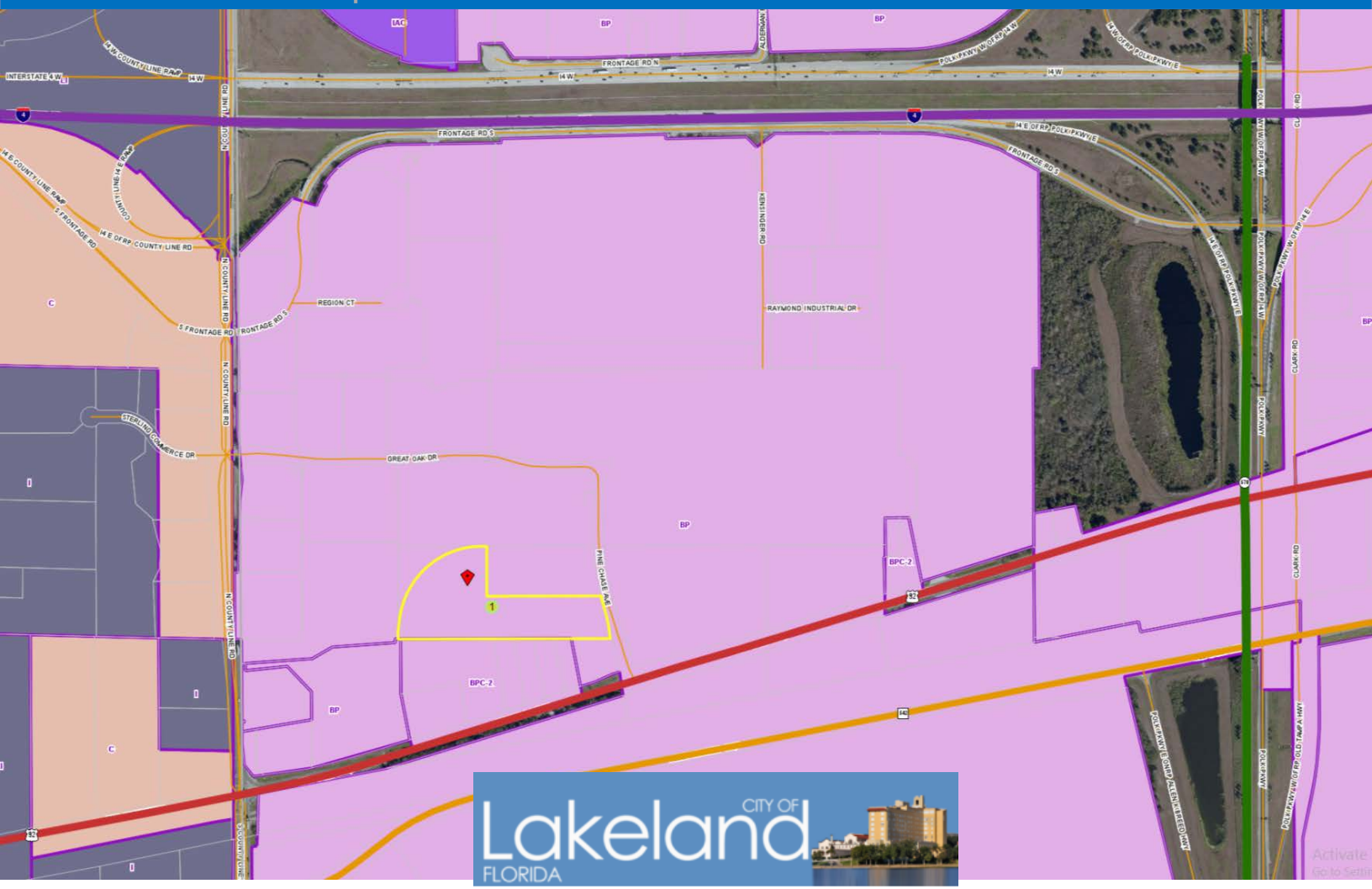
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Enter an Address or Address Range (ie. "100-400 Main")
 1033 pine chase

Address Located: **1033 PINE CHASE AV**

In/Out City Limits: **Inside**

Zoning: **I-2**

Census: **120.04**

CRA Incentives: **?**

Enterprise Zone: **No**

Core Improvement Area: **NO**

Zip Code: **33815**

Land Use: **BP**

Historic District: **?**

Neighborhood: **?**

Mid Town Gateway: **No**

East Main Street: **No**

Neighborhood Stabilization: **No**

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BUILDING 1 (1405 - INDUSTRIAL LIGHT MANUFACTURING)

Building Characteristics

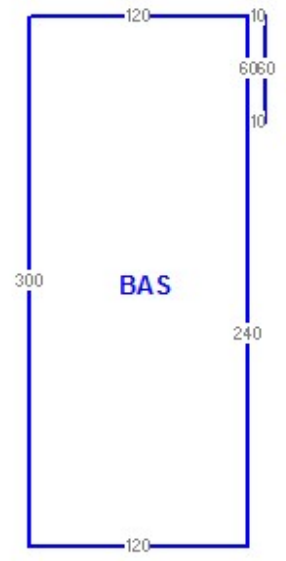
- Total Under Roof: 36,600 sqft
- Living Area (as originally constructed): 36,000 sqft
- Actual Year Built: 1986
- Effective Year: 1990
- Wall Structure: STEEL

Element	Units	Information
HEAT CODE		NA
EXTERIOR WALL		NONE
Stories	1	
WALL HEIGHT	25	
LIVING UNITS	1	

Building One:

- Square Footage: 36,000 (300' x 1200)
- Construction: Steel/Metal
- Year Built: 1986
- Ceiling Height: Center Ridge - 24' / Eave - 21'
- Column Spacing: (40' x 30')
- Overhead Doors: Six (6) Drive-In (22' x 15')
 - (4) Servicing Staging/Loading Area
 - (2) Servicing Outside Truck Court
- Warehouse Lighting: T5 Fluorescent
- Sprinkler System: Wet
- Office:
 - 960 Sq. Ft. / Two Story (24' x 20') Per Floor
 - 1,200 Sq. Ft. / Two Story (20' x 300' Floor

1033 PINE CHASE DR



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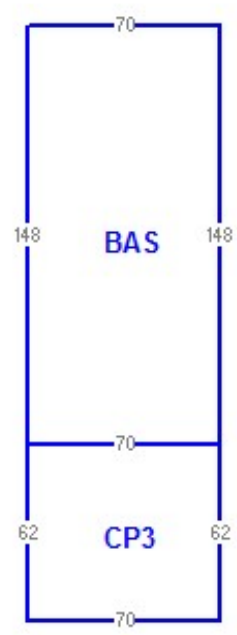


BUILDING 2 (1463 - SHELL BUILDING - OPEN MEZZANINE)

Building Characteristics

- Total Under Roof: 14,700 sqft
- Living Area (as originally constructed): 10,360 sqft
- Actual Year Built: 1992
- Effective Year: 1992
- Wall Structure: STEEL

Element	Units	Information
HEAT CODE		NA
EXTERIOR WALL		NONE
LIVING UNITS	1	
Stories	1	
WALL HEIGHT	24	



Building 2:

- Square Footage: 14,700 (210' x 70')
- Year Built: 1992
- Ceiling Height: 24'
- Column Spacing: (70' x 30')
- Loading: Two (2) Recessed Dock High Truck Wells
- Warehouse Lighting: Metal Halide

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Building 3

BUILDING 3 (1463 - SHELL BUILDING - OPEN MEZZANINE)

Building Characteristics

Total Under Roof: 20,000 sqft

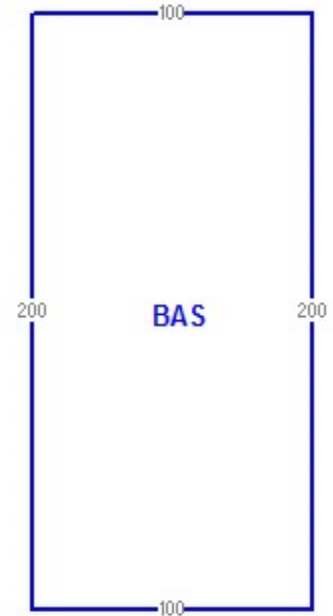
Living Area (as originally constructed): 20,000 sqft

Actual Year Built: 1997

Effective Year: 2005

Wall Structure: STEEL

Element	Units	Information
HEAT CODE		NA
EXTERIOR WALL		NONE
WALL HEIGHT	24	
Stories	1	
LIVING UNITS	1	



Building 3:

- Square Footage: Approximately 20,000 (200' x 100')
- Construction: Steel/Metal
- Year Built: 1997
- Ceiling Height: Center Ridge - 24' / Eave - 21'
- Column Spacing: (25' x 50') {Irregular}
- Overhead Doors: One (1) Drive-In (14' x 14')
- Warehouse Lighting: Metal Halide
- Sprinkler System: Standard Wet

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BUILDING 4 (1463 - SHELL BUILDING - OPEN MEZZANINE)

Building Characteristics

Total Under Roof: 20,000 sqft

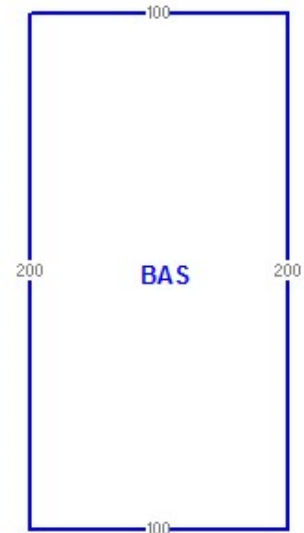
Living Area (as originally constructed): 20,000 sqft

Actual Year Built: 2005

Effective Year: 1997

Wall Structure: STEEL

Element	Units	Information
HEAT CODE		NA
EXTERIOR WALL		NONE
LIVING UNITS	1	
WALL HEIGHT	18	
Stories	1	



Building 4:

- Square Footage: Approximately 20,000 (200' x 100')
- Construction: Steel/Metal
- Year Built: 2005
- Ceiling Height: Center Ridge - 20' / Eave - 16'
- Column Spacing: Free-Span
- Overhead Doors: Two (2) Drive-ins (12' x 12')
- Servicing Exterior Dock High Truck Well & Truck Court
- Warehouse Lighting: Metal Halide
- Sprinkler System: Standard Wet
- Office:
 - 1,155 Sq. Ft. (21' x 55')
 - 672 Sq. Ft. (21' x 32')

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Building Subareas

Code	Description	Total
BAS	BASE AREA	20000
Total Under Roof		20,000 ft²

Extra Features (Current)

LN	Code	Description	BLD	Length	Width	Units	Year Built
1	CRB	CURB CONC (LIN FT)	0	0	0	240	1990
2	CON	CONCRETE	0	0	0	12840	1990
3	MAC	ASPHALT	0	0	0	41720	1990
4	LD4	TRUCK & TRAIN WELLS	1	0	0	1	1990
5	CHSC	CANOPY HEAVY STEEL CONCRETE	0	50	12	600	1990
6	SSW	SPRINKLER SYS WET	1	0	0	66360	1986

Additional Features

- Utilities: City of Lakeland
Electric Service: 3,000 Amps 277 / 480 Volts 3 Phase
Water
Gas ---Does not service building but is available to property
- Zoning: Business Park – I-2
- Overhead Crane(s): "Spanmaster"
10 Ton Capacity
7 Ton Capacity
- Rail: Active Spur Borders West property Line --
Does not immediately service property

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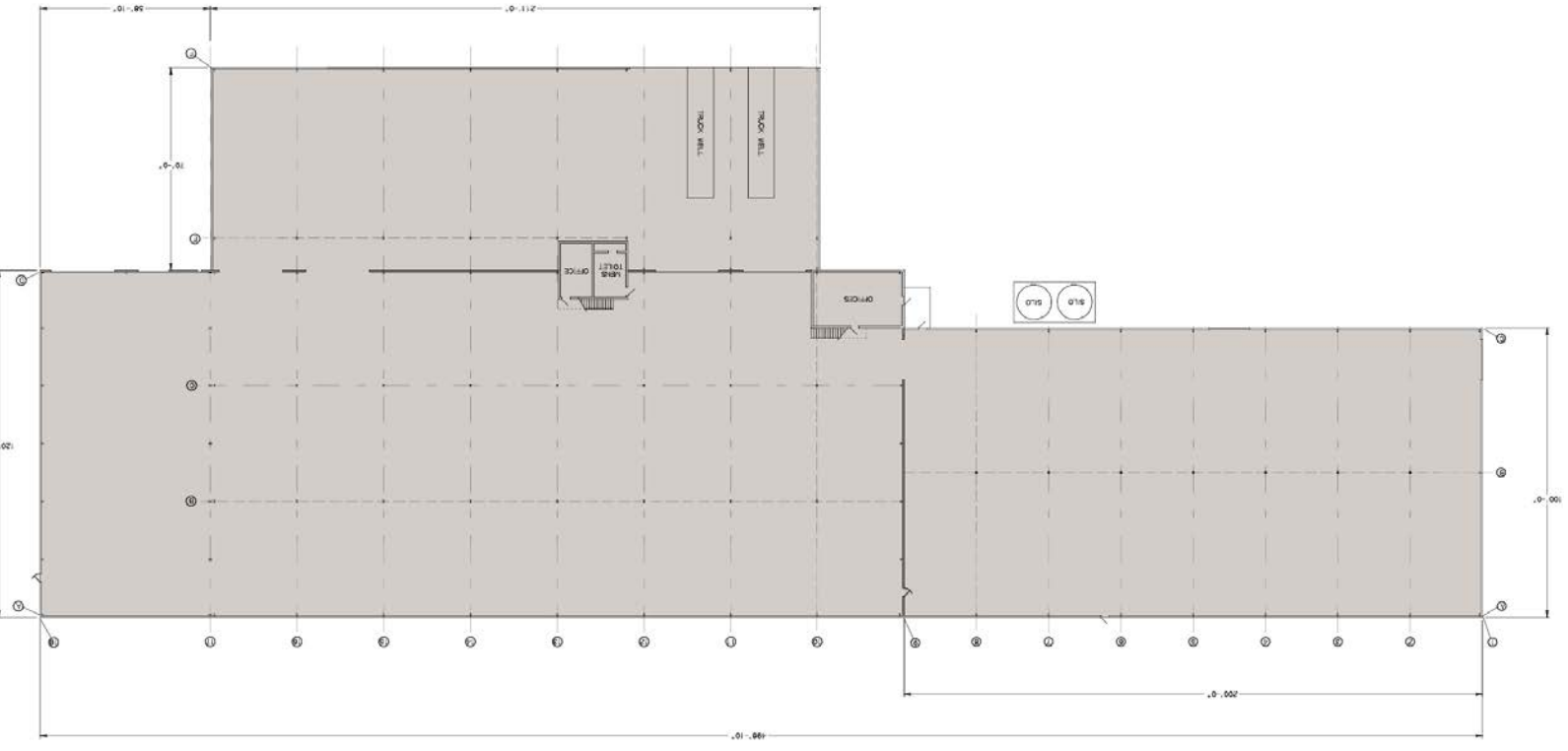
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Floor Plan



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