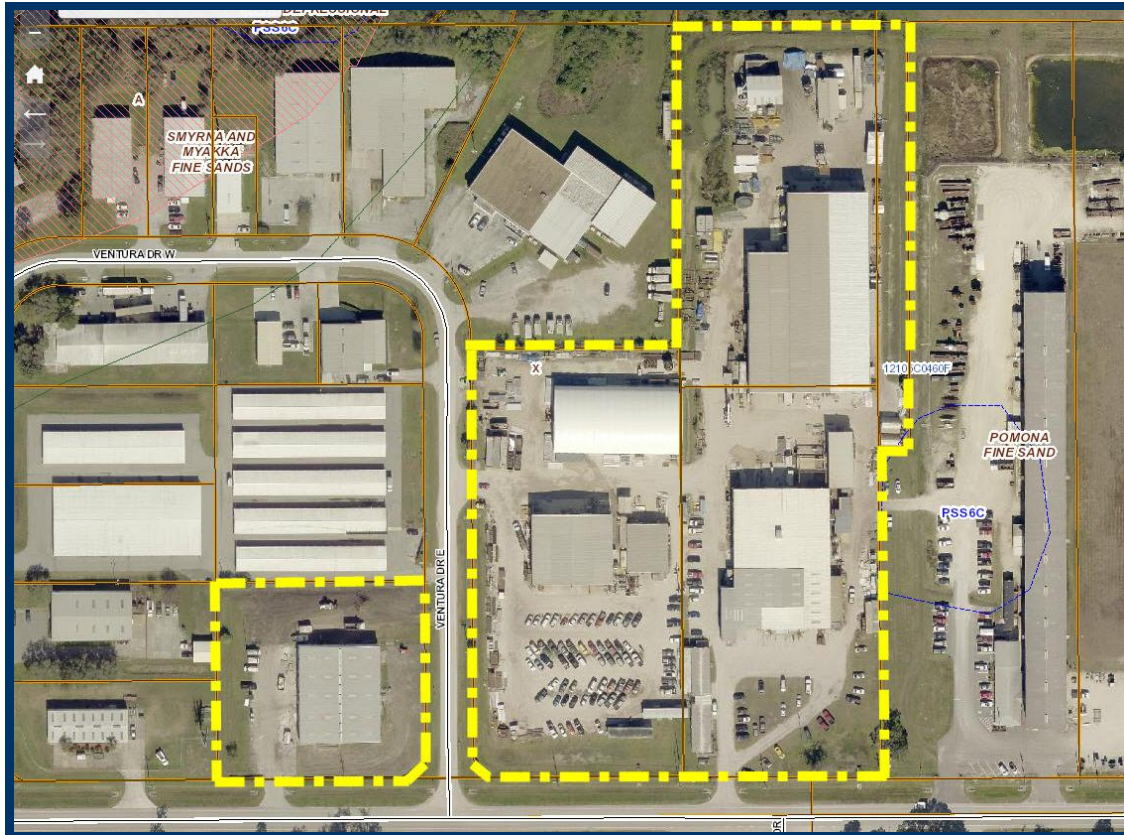


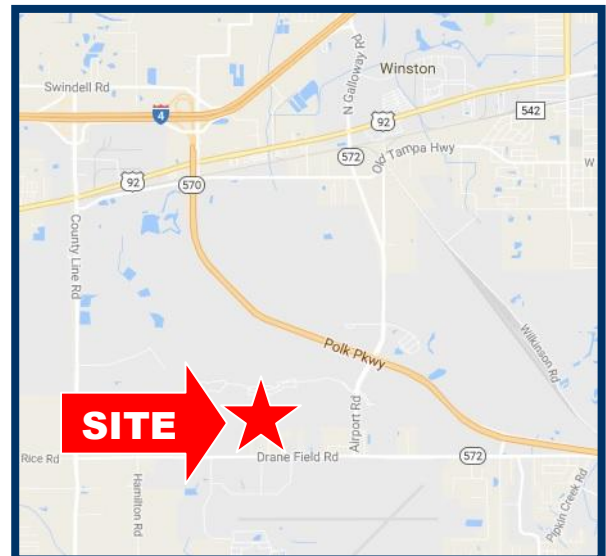
**4015 & 4121 Drane Field Road
Lakeland, Florida 33811**

**BUCKNER
COMMERCIAL PROPERTIES**

AVAILABLE FOR SALE



- **TOTAL: 90,238 SQUARE FEET / 10.73 ACRES**
 - Office: 12,000 SF (1.50 ACRES)
 - Warehouse: 78,238 SF (9.23 ACRES)
- **WAREHOUSE MANUFACTURING FACILITY**
- **IMMEDIATE ACCESS VIA POLK PARKWAY TO I-4**
- **SALE PRICE: \$3,000,000.00**



Contact: David A. Buckner, SIOR

Office: (863) 686-7770 | Mobile: (863) 640-8843

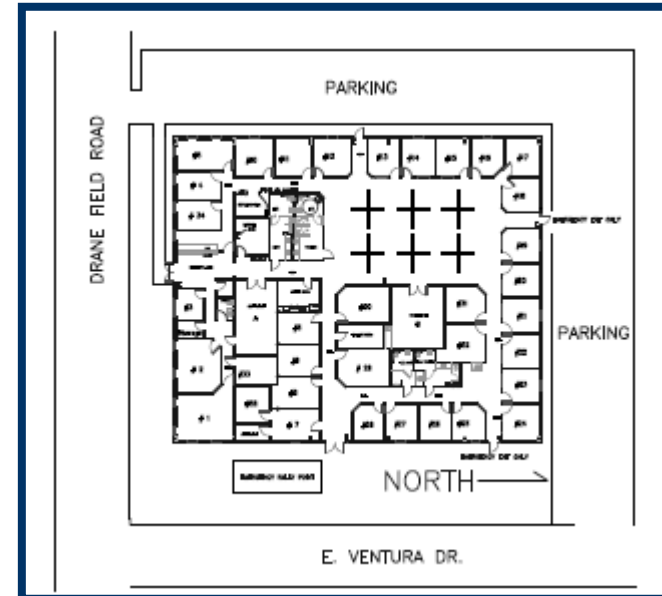
E-mail: david@bucknercommercial.com | Website: www.bucknercommercial.com

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**4015 & 4121 Drane Field Road
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**BUCKNER
COMMERCIAL PROPERTIES**

OFFICE AERIAL & FLOOR PLAN



OFFICE BUILDING

- **Square Footage: Approximately 12,000 SF (1.50 ACRES)**
- **Construction: Concrete**
- **Year Built: 1984**
- **Zoning: BPC-2 Land Use / Polk County**

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**BUCKNER
COMMERCIAL PROPERTIES**

WAREHOUSE BUILDINGS

General Features:

- Square footage: **Approximately 78,238 Total SF**
- Construction: Steel / Metal
- Electrical Service: 277/480 Volts 3-Phase
- Zoning: I-2 / BP Land Use / City of Lakeland

Building Specifications:

Building 1: Pipe Shop

- Square Footage: **Approximately 8,500 SF**
- Year Built: 2000
- Three (3) Bays
- Ceiling Height: Center Ridge – 27' / Eave – 24' (+/-)
- Door Clear: 18' (+/-)
- Warehouse Lighting: Metal Halide
- Sprinkler System: None
- Cranes: 2 – 10 Ton and 8 – 1 Ton jib

Building 2: Shipping & Receiving

- Square Footage: **Approximately 4,500**
 - Primary Building: **Approximately 3,000 SF**
 - Break Room: **Approximately 1,500 SF**
- Year Built: 2000
- Two (2) Bays
- Ceiling Height: Center Ridge – 13' / Eave – 12' (+/-)
- Door Clear: 12' (+/-)
- Warehouse Lighting: Fluorescent
- Sprinkler System: None

Building 3: Machine Shop

- Square Footage: **Approximately 26,463 SF**
 - Primary Building: **Approximately 22,188 SF**
 - Year Built: 1978
 - Three (3) Bays
 - Ceiling Height: Center Ridge - 23' / Eave – 21' (+/-)
 - Door Clear: 18' (+/-)
 - Warehouse Lighting: Metal Halide
 - Sprinkler System: None
 - Cranes: 4 – 5 Ton, 1 – 15 Ton & 2 – ½ Ton jib
 - Embed Line: **Approximately 4,275 SF**
 - One (1) Bay
 - Door Clear : 14' – 18' (+/-)



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WAREHOUSE BUILDINGS cont.

Building 4: Fabrication Shop

- **Square Footage: Approximately 33,750 SF**
 - **West Bay: Approximately 8,750 SF**
 - **One (1) Bay**
 - **Door Clear: 22' (+/-)**
 - **Cranes: 3 – 10 Ton & 7 – 1 Ton jib**
 - **Center Bay: Approximately 12,500 SF**
 - **One (1) Bay**
 - **Door Clear: 30' (+/-)**
 - **Cranes: 2 – 10 Ton, 2 – 25 Ton & 8 – 1 Ton jib**
 - **East Bay: Approximately 12,500 SF**
 - **One (1) Bay**
 - **Door Clear: 22' (+/-)**
 - **Cranes: 3 – 10 Ton & 8 – 1 Ton jib**
- **Year Built: 1997**
- **Ceiling Heights: Center Ridge – 31' / Eave – 28' (+/-)**
- **Warehouse Lighting: Fluorescent & Metal Halide**
- **Sprinkler System: None**

Building 5: Blasting Booth

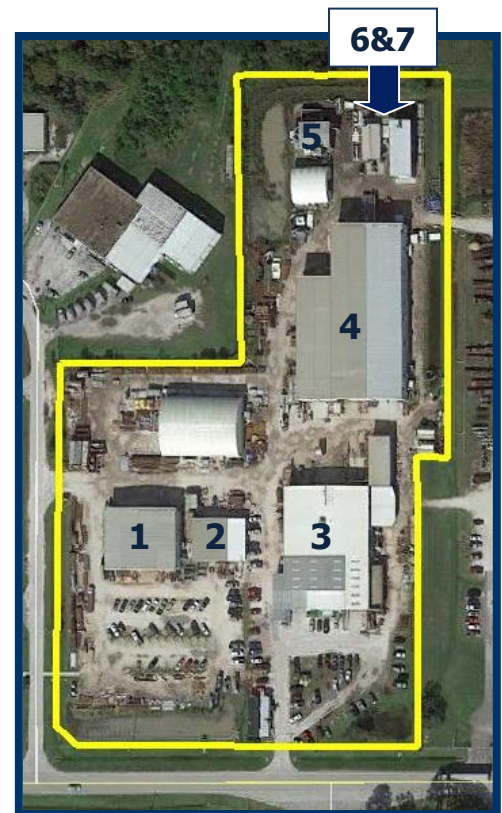
- **Square Footage: Approximately 1,575 SF**
- **One (1) Bay**
- **Ceiling Height: Center Ridge – 19' / Eave – 17'**
- **Door Clear: 18' (+/-)**
- **Warehouse Lighting: Fluorescent**
- **Sprinkler System: None**

Building 6: Paint Booth – West

- **Square Footage: Approximately 1,200 SF**
- **One (1) Bay**
- **Ceiling Height: Center Ridge – 23' / Eave – 16'**
- **Door Clear: 18' (+/-)**
- **Warehouse Lighting: Fluorescent**
- **Sprinkler System: None**

Building 7: Paint Booth – East

- **Square Footage: Approximately 1,200 SF**
- **One (1) Bay**
- **Ceiling Height: Center Ridge – 24' / Eave – 19'**
- **Door Clear: 18' (+/-)**
- **Warehouse Lighting: Fluorescent**
- **Sprinkler System: None**



SALE PRICE: \$3,000,000.00

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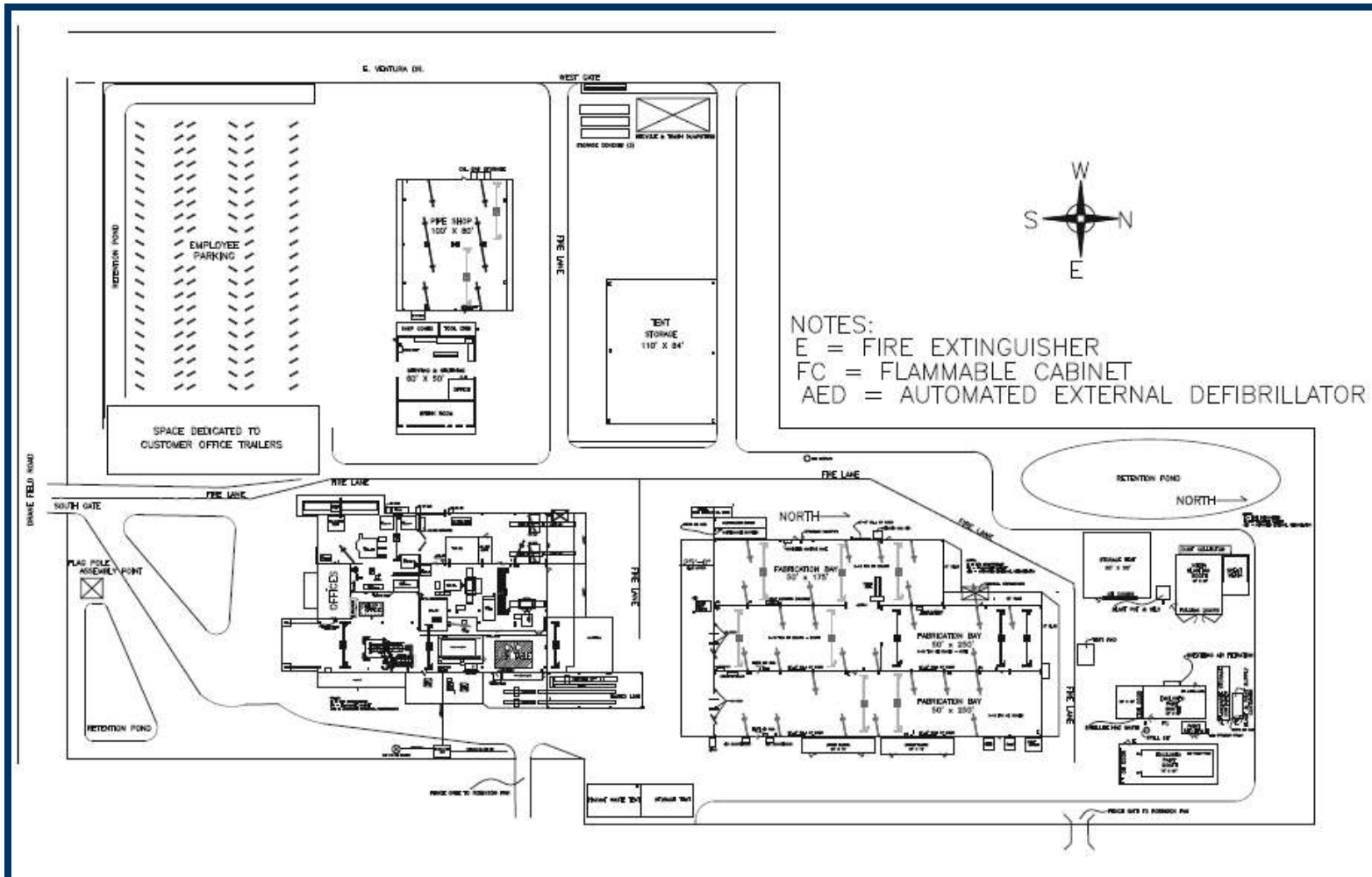
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**BUCKNER
COMMERCIAL PROPERTIES**

WAREHOUSE SITE PLAN



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