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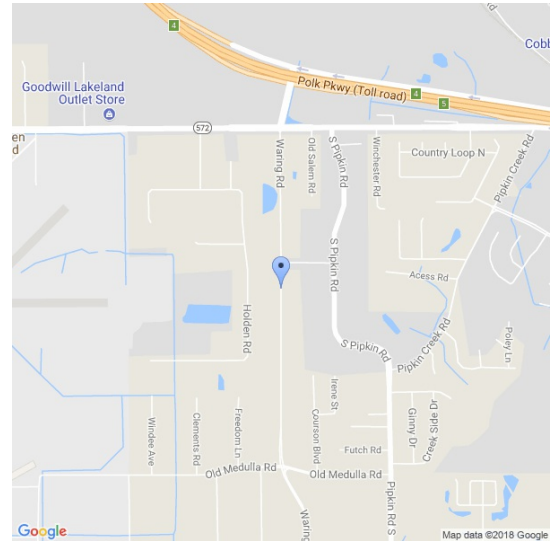


MGW Development - New Space For Lease

4190 WARING ROAD, LAKELAND, FLORIDA 33811



COMMERCIAL • INDUSTRIAL • FOR LEASE



LEASE RATE **\$6.75 /SQFT NNN**
 ZONING **BPC-1**
 BLDG TYPE **MULTI-TENANT**
 CLASS **A**
 STATUS **UNDER CONSTRUCTION**
 YEAR BUILT **2017**
 STORIES **1**

GROSS BLDG **19,800 SQFT**
 TOTAL AVAIL **19,800 SQFT**
 AVAIL **6,000 TO 19,800 SQFT**
 RBA **19,800 SQFT**
 LAND AREA **1.6 ACRES**
 CEILING HEIGHT **24.0 FT**
 MARKET **TAMPA/ST. PETERSBURG**
 PARCEL# **03-29-23-000000-032030**

- Newly Built Warehouse • Ideal location in SW Lakeland, FL

THIS NEWLY CONSTRUCTED WAREHOUSE IS READY FOR IMMEDIATE OCCUPANCY!! Tilt wall construction; bays are 30'W x 110'D; 24' interior height; sprinkled; 3-phase power.

18,000 square feet of new space is available and can be subdivided into smaller units of 6,000 square feet.

NNN expenses are \$1.50 per square foot.

This SW Lakeland location is near the Lakeland Airport; approximately .6 of a mile from the Polk Parkway/SR 570 which is just minutes to I-4 and Tampa or Orlando.



TYPE: **WAREHOUSE**

AVAILABLE: 19,800_{SqFt}

LEASE RATE: \$6.75_{NNN}

SUITE/UNIT: 1

FLOOR: 1

DATE AVAIL: 01/16/2018

MIN DIVISIBLE: 6,000_{SqFt}

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