

Class A Manufacturing Facility

Airport Area

Lakeland, Florida

4151 SOUTH PIPKIN ROAD, LAKELAND, FLORIDA



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LAKELAND, FLORIDA



LOCATION MAP



PROPERTY INFORMATION

- LEEDS Certified, 27,600 SF Manufacturing Facility & Office
- Tiltwall Concrete Built 2008
- Fully Air Conditioned
- Class A Corporate Park
- Convenient to Airport and I-4
- Many Manufacturing Amenities

FOR MORE INFORMATION
PLEASE CONTACT

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415 South Kentucky Avenue
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Class A Manufacturing Facility

Airport Area - Lakeland, Florida

Property Overview

- Identification:** 27,600+ SF Light Manufacturing/Office Facility
- Tax ID:** 23-29-03-139563-000072
- Location:** 4151 South Pipkin Road, Lakeland, Florida 33811 (Polk County)
SW Corner S. Pipkin Rd. & Curry Moore Drive,
Parkway Corporate Center, a Class A restricted corporate park.
- Building Type:** LEEDS Certified, Class A concrete tilt wall. Fully air conditioned with heavy electric services, fully sprinkled, dock-high loading.
- Constructed:** 2008
- Access:** To I-4 – 4.7 Miles (Tampa & Orlando Connection)
.5 Mile to Polk Parkway connecting to I-4 east and west,
US 98 and neighboring cities.
- Neighborhood:** Within 1.6 miles - Lakeland Linder Regional airport, Publix Corporate Headquarters, Geico Regional Center, Lakeside Village Shopping Center, 5 hotels, Lockheed Martin Center, 12+ restaurants

Central Florida

Population: 10 Miles: 291,512 25 Miles: 1,145,201 60 Miles: 6,070,914

2016 Taxes: \$30,728

- Utilities:**
- Lakeland Electric at site
 - Lakeland Water: 8" along 2 frontages (6" & 2" connected)
 - Lakeland Sewer: 8' gravity main adjacent
 - Communication: Frontier
 - Natural Gas: TECO Peoples (1.6 miles)

Manufacturing Area Features:

- Concrete tilt wall construction
- 24' ceilings (21' clear under girder)
- 21,600 SF Manufacturing + 2300 SF Mezzanine (125 psi)
- Electric: 1000 Amp 3 ph 4 wire 227/480 V with sub feeds
- 40 tons manufacturing area air conditioning
- High intensity low energy lighting
- 2 - 8' x 9' dock loading doors with air seal and levelers
- 1 - 10' x 10' ground level door
- Wet sprinkler Class IV
- 2 - 1000 lb. hoist monorails (30' & 40')
- Copper piped compressed air system throughout
- 9 perimeter rooms - manufacturing support
- Numerous encased utility drops & 18 exhaust fans to work stations
- Many other ancillary features
- Rest rooms and break room
- Natural light - North wall high level windows and skylights



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Property Overview Continued

**Office Area
Features:**

- 6000 square feet deluxe finish
- 12 private offices
- 17 x 24 conference with AV, bar
- Formal reception
- 2 open work areas 25' x 30'
- Support rooms
- 10' high ceilings - 5' hall
- Ceramic tile floors
- Break room and kitchen
- 2 restrooms
- Geothermal heat pump - comfort and efficiency - 24 tons

Parking:

81 Cars - 4-6 trucks (120' truck court)

Security:

Full building system

**General
Comments:**

This is a Class A, purpose-built light manufacturing/assembly facility. LEEDS certified, it is energy efficient, with every conceivable manufacturing and administrative amenity. Like new condition. Located in a Class A restricted Corporate Park. One (1) mile to Lakeland Linder Regional Airport, with a modern terminal and restaurant, air services, 8500 ft. lighted runway with control tower. Available October 2017.

Price:

\$3,150,000

Contact:

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**About
Lakeland:**

A dynamic city centered on I-4, the High Tech Corridor, between Tampa and Orlando. Lakeland's greater population is 275,000 and 6 million reside within 60 miles. Lakeland has a diversified economy including major medical, five colleges and universities, corporate headquarters, manufacturing, distribution and agriculture. Cultural facilities, entertainment, recreation and regional-level shopping ensure an active and interesting lifestyle. Lakeland and Polk County are pro-business, offering expedited services, location incentives, and employee training.

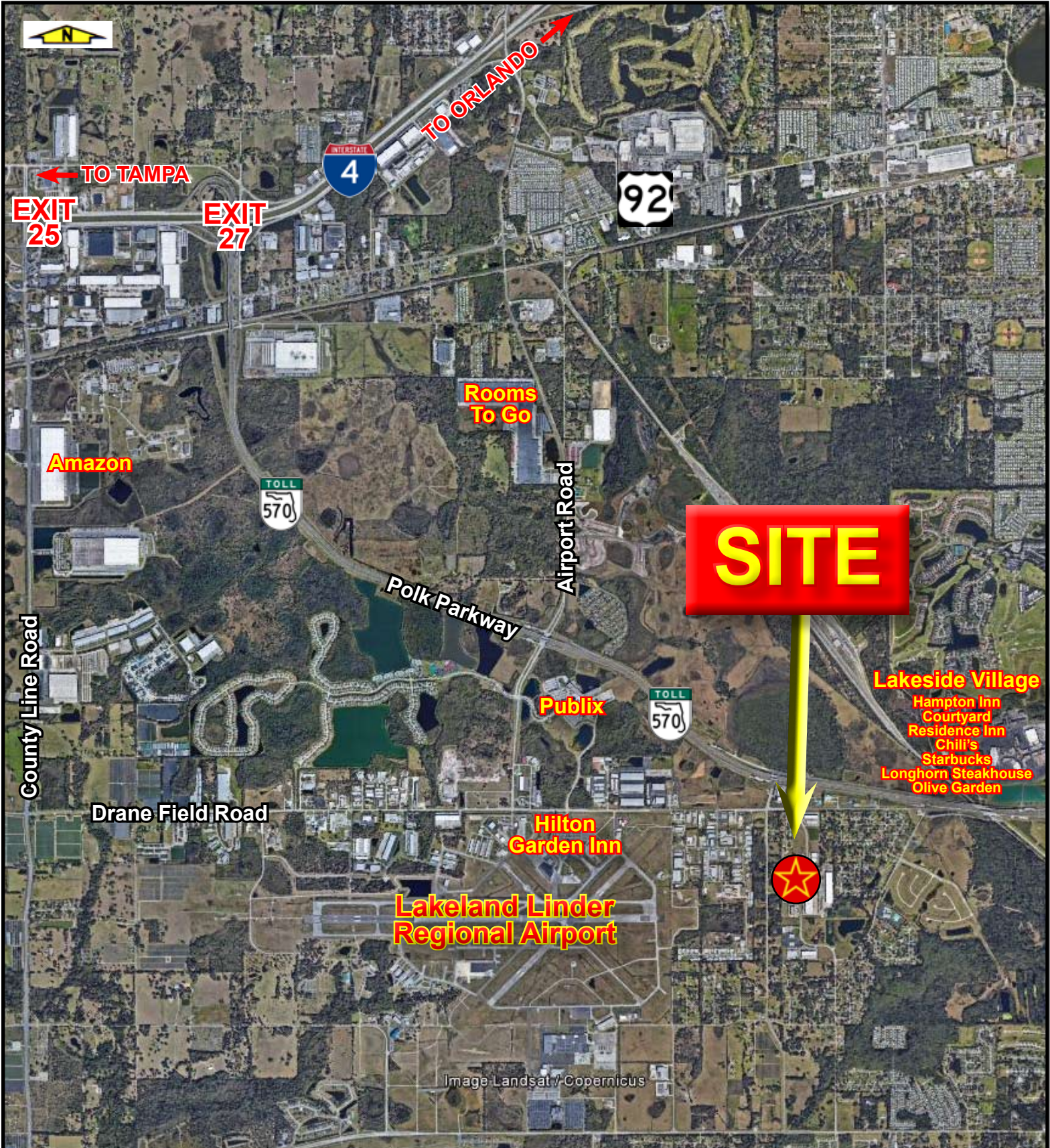


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Location Aerial





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Airport Area - Lakeland, Florida

1.6 Mile Radius Aerial



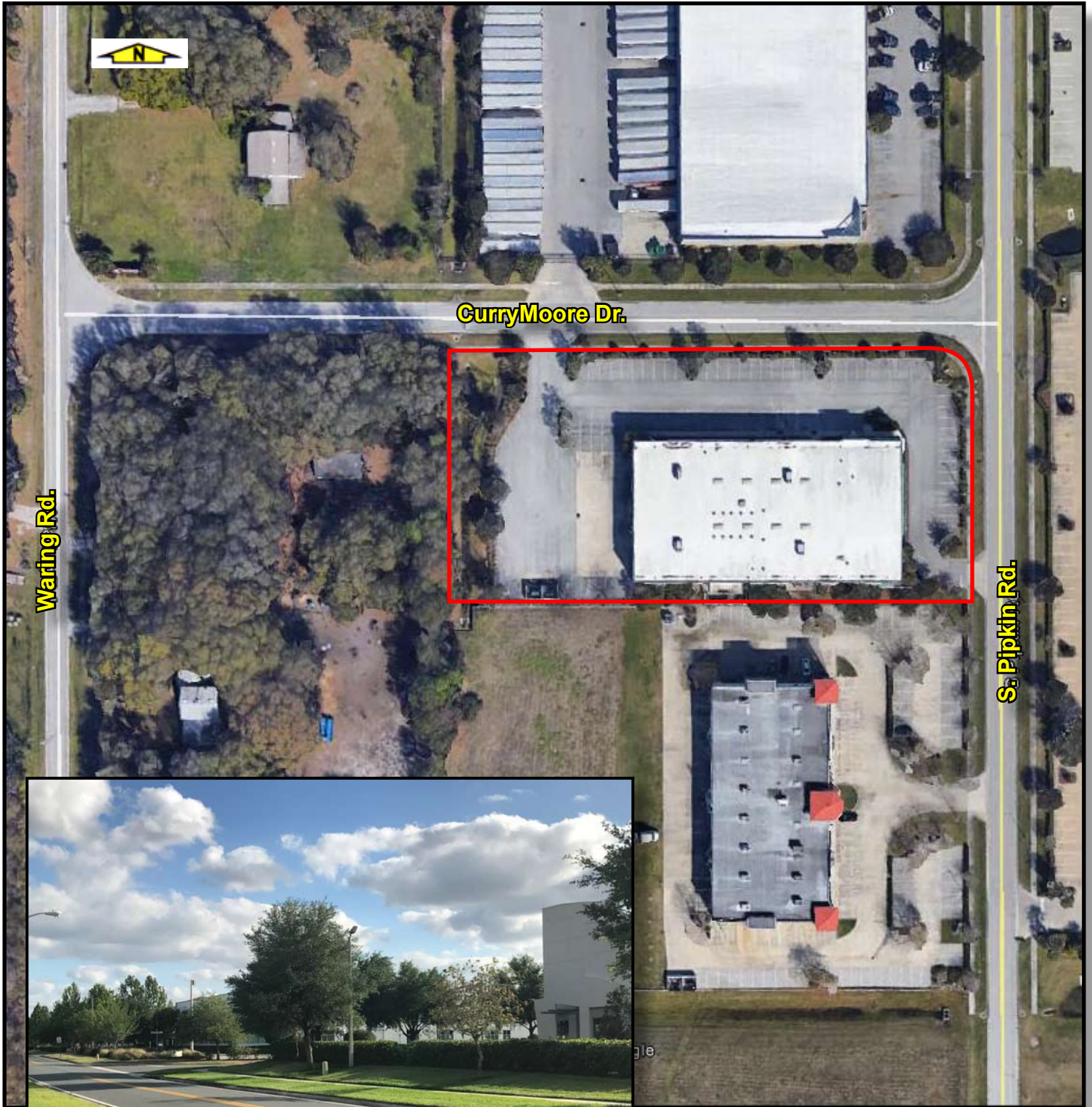


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Airport Area - Lakeland, Florida

Close Up Aerial





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Class A Manufacturing Facility

Airport Area - Lakeland, Florida

Photos





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Photos



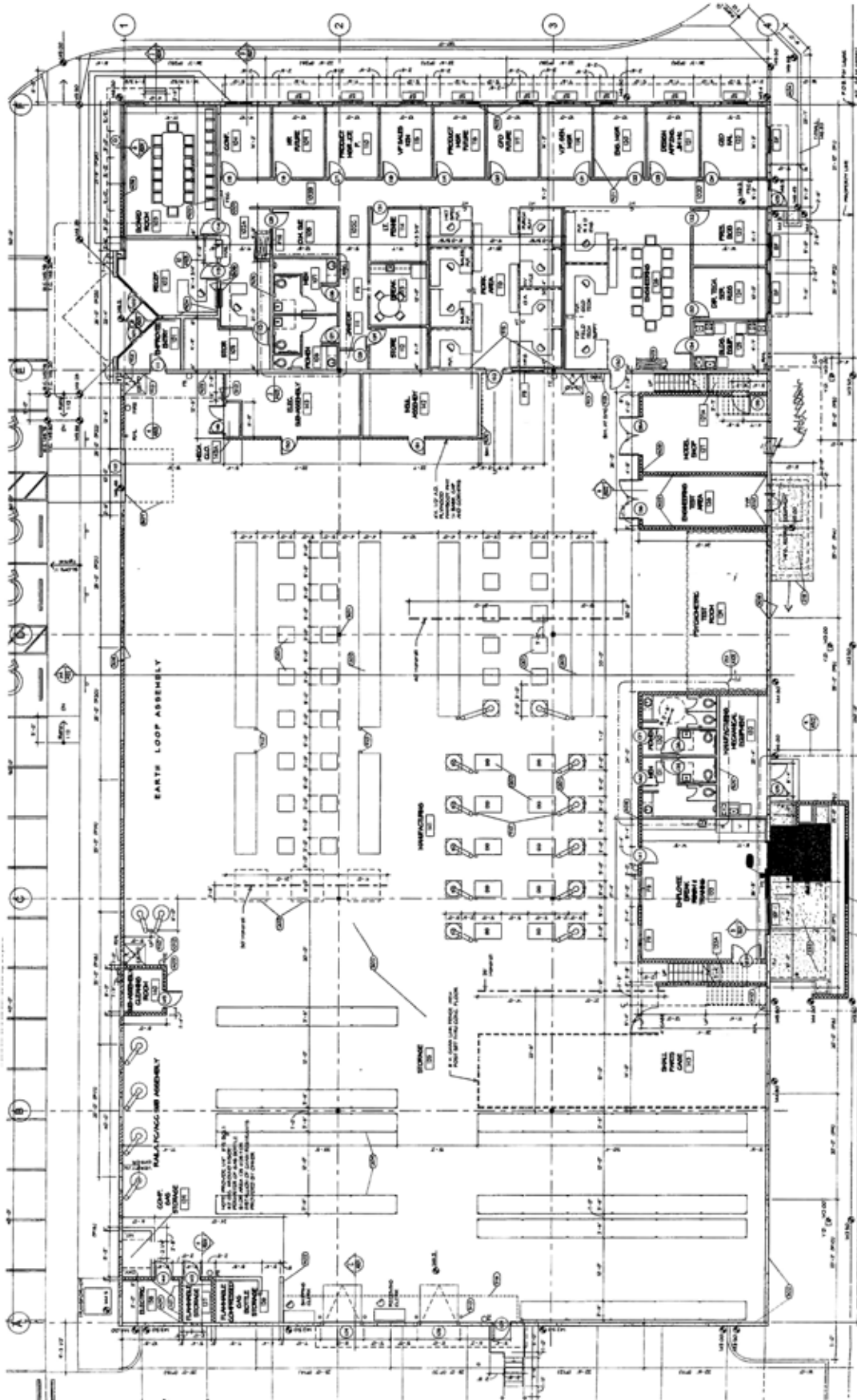


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Floor Plan





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Airport Area - Lakeland, Florida

Demographics ■ Executive Summary

	10 miles	25 miles	60 miles
Population			
2000 Population	234,346	823,278	4,655,899
2010 Population	274,972	1,058,763	5,608,125
2016 Population	291,512	1,145,201	6,070,914
2021 Population	308,544	1,230,345	6,527,638
2000-2010 Annual Rate	1.61%	2.55%	1.88%
2010-2016 Annual Rate	0.94%	1.26%	1.28%
2016-2021 Annual Rate	1.14%	1.44%	1.46%
2016 Male Population	48.5%	48.8%	48.8%
2016 Female Population	51.5%	51.2%	51.2%
2016 Median Age	38.8	38.6	41.3

In the identified area, the current year population is 6,070,914. In 2010, the Census count in the area was 5,608,125. The rate of change since 2010 was 1.28% annually. The five-year projection for the population in the area is 6,527,638 representing a change of 1.46% annually from 2016 to 2021. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 38.8, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	73.4%	71.9%	73.3%
2016 Black Alone	14.7%	15.6%	14.2%
2016 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2016 Asian Alone	2.1%	3.1%	3.3%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	6.5%	5.7%	5.6%
2016 Two or More Races	2.9%	3.2%	3.2%
2016 Hispanic Origin (Any Race)	19.9%	20.7%	22.7%

Persons of Hispanic origin represent 22.7% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 63.8 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	91,133	313,069	1,896,137
2010 Households	104,478	395,724	2,239,330
2016 Total Households	109,436	421,519	2,388,912
2021 Total Households	115,131	449,802	2,550,954
2000-2010 Annual Rate	1.38%	2.37%	1.68%
2010-2016 Annual Rate	0.74%	1.02%	1.04%
2016-2021 Annual Rate	1.02%	1.31%	1.32%
2016 Average Household Size	2.62	2.68	2.49

The household count in this area has changed from 2,239,330 in 2010 to 2,388,912 in the current year, a change of 1.04% annually. The five-year projection of households is 2,550,954, a change of 1.32% annually from the current year total. Average household size is currently 2.49, compared to 2.45 in the year 2010. The number of families in the current year is 1,528,229 in the specified area.



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Median Household Income			
2016 Median Household Income	\$45,827	\$50,550	\$47,380
2021 Median Household Income	\$52,170	\$56,105	\$53,905
2016-2021 Annual Rate	2.63%	2.11%	2.61%
Average Household Income			
2016 Average Household Income	\$62,637	\$66,666	\$66,932
2021 Average Household Income	\$68,480	\$73,095	\$73,676
2016-2021 Annual Rate	1.80%	1.86%	1.94%
Per Capita Income			
2016 Per Capita Income	\$23,946	\$24,978	\$26,864
2021 Per Capita Income	\$25,969	\$27,133	\$29,281
2016-2021 Annual Rate	1.64%	1.67%	1.74%

Households by Income

Current median household income is \$47,380 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$53,905 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$66,932 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$73,676 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$26,864 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$29,281 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	103,858	357,790	2,169,942
2000 Owner Occupied Housing Units	63,299	229,289	1,327,456
2000 Renter Occupied Housing Units	27,834	83,780	568,681
2000 Vacant Housing Units	12,725	44,721	273,805
2010 Total Housing Units	120,020	455,971	2,689,239
2010 Owner Occupied Housing Units	68,908	274,247	1,493,434
2010 Renter Occupied Housing Units	35,570	121,477	745,896
2010 Vacant Housing Units	15,542	60,247	449,909
2016 Total Housing Units	126,742	484,055	2,876,640
2016 Owner Occupied Housing Units	66,875	272,639	1,481,568
2016 Renter Occupied Housing Units	42,561	148,880	907,344
2016 Vacant Housing Units	17,306	62,536	487,728
2021 Total Housing Units	133,671	514,512	3,065,151
2021 Owner Occupied Housing Units	69,736	289,406	1,570,036
2021 Renter Occupied Housing Units	45,395	160,396	980,918
2021 Vacant Housing Units	18,540	64,710	514,197

Currently, 51.5% of the 2,876,640 housing units in the area are owner occupied; 31.5%, renter occupied; and 17.0% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 2,689,239 housing units in the area - 55.5% owner occupied, 27.7% renter occupied, and 16.7% vacant. The annual rate of change in housing units since 2010 is 3.04%. Median home value in the area is \$168,117, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.88% annually to \$203,343.

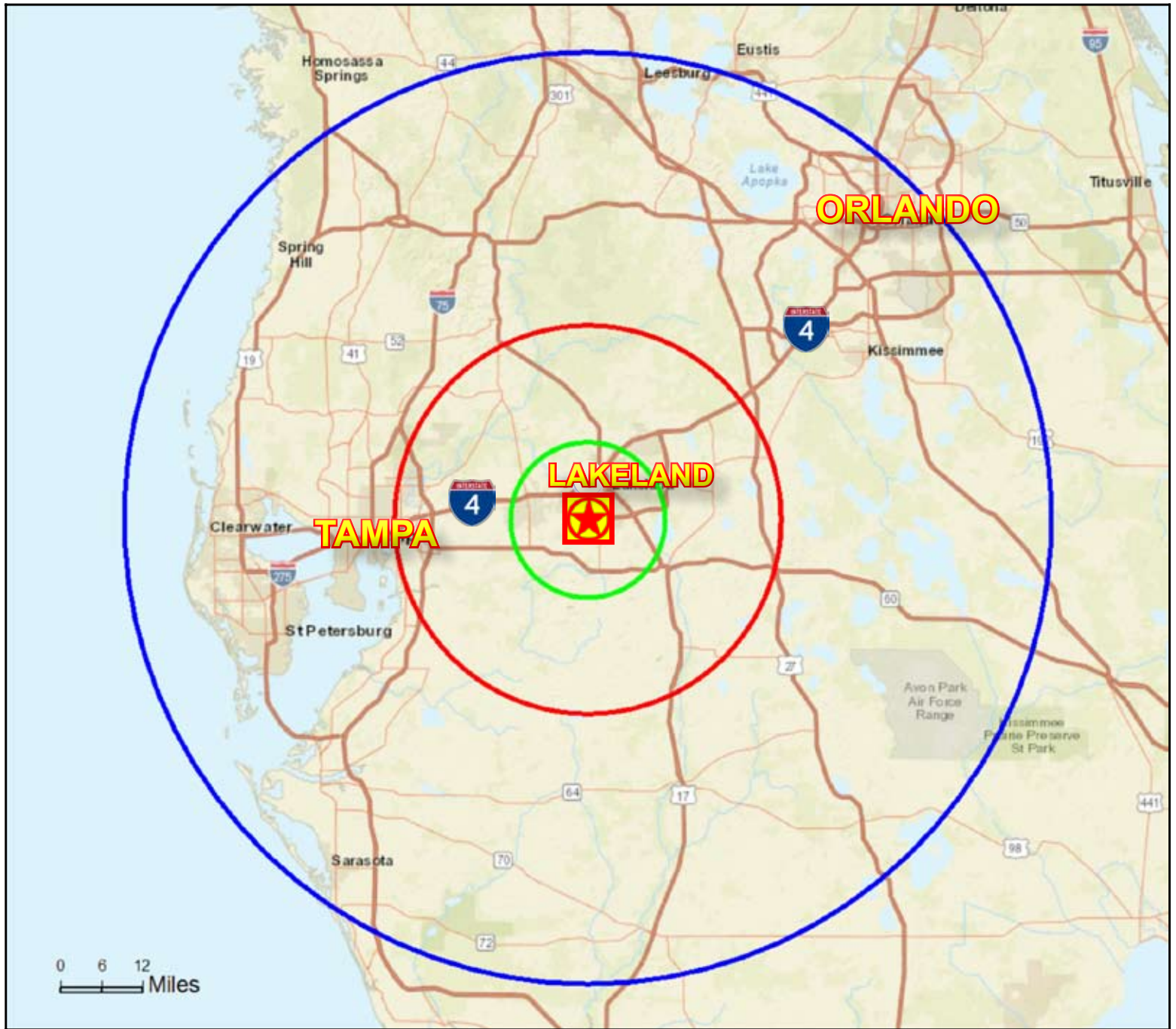


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Demographics ■ Site Map



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