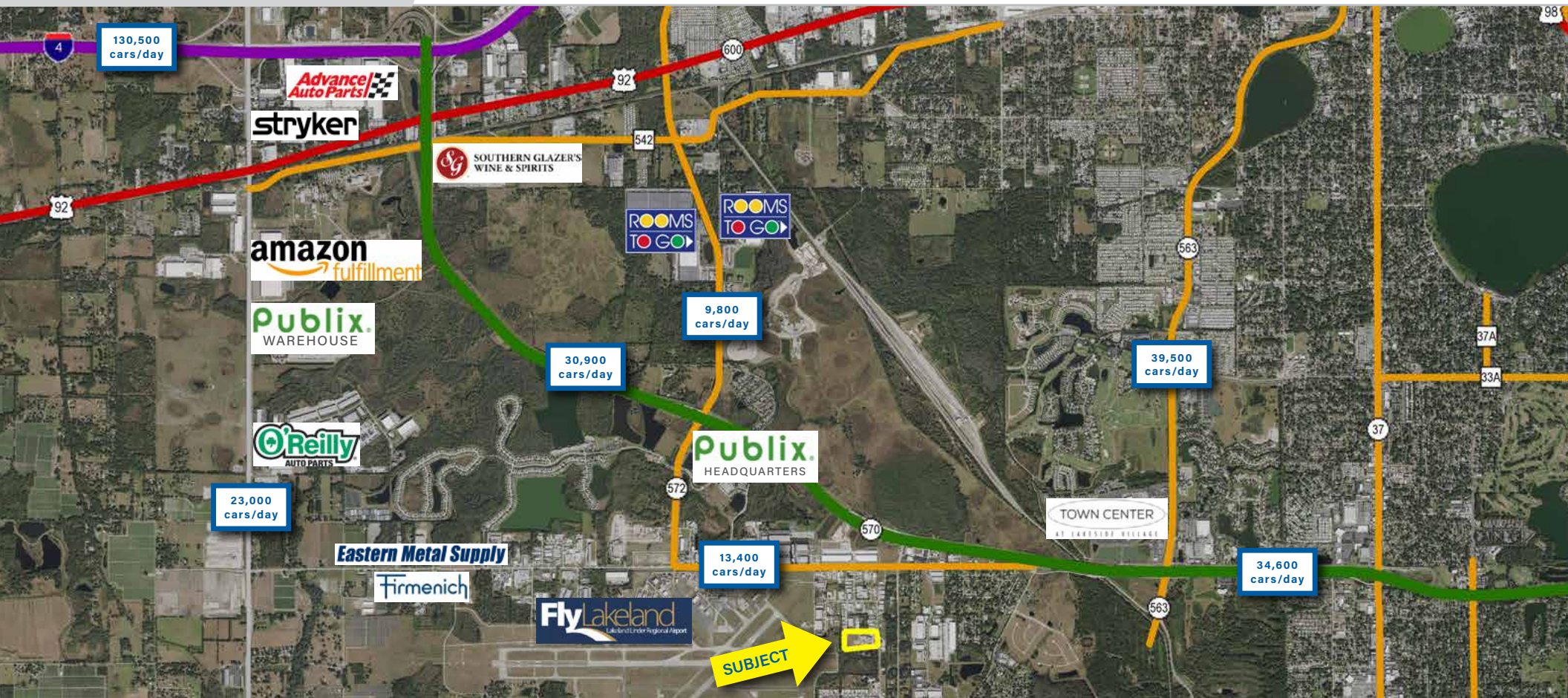


SAUNDERS RALSTON DANTZLER REALTY

Commercial Real Estate for Central Florida



PROPERTY FOR SALE

4101 HOLDEN RD., LAKELAND, FL 33811

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

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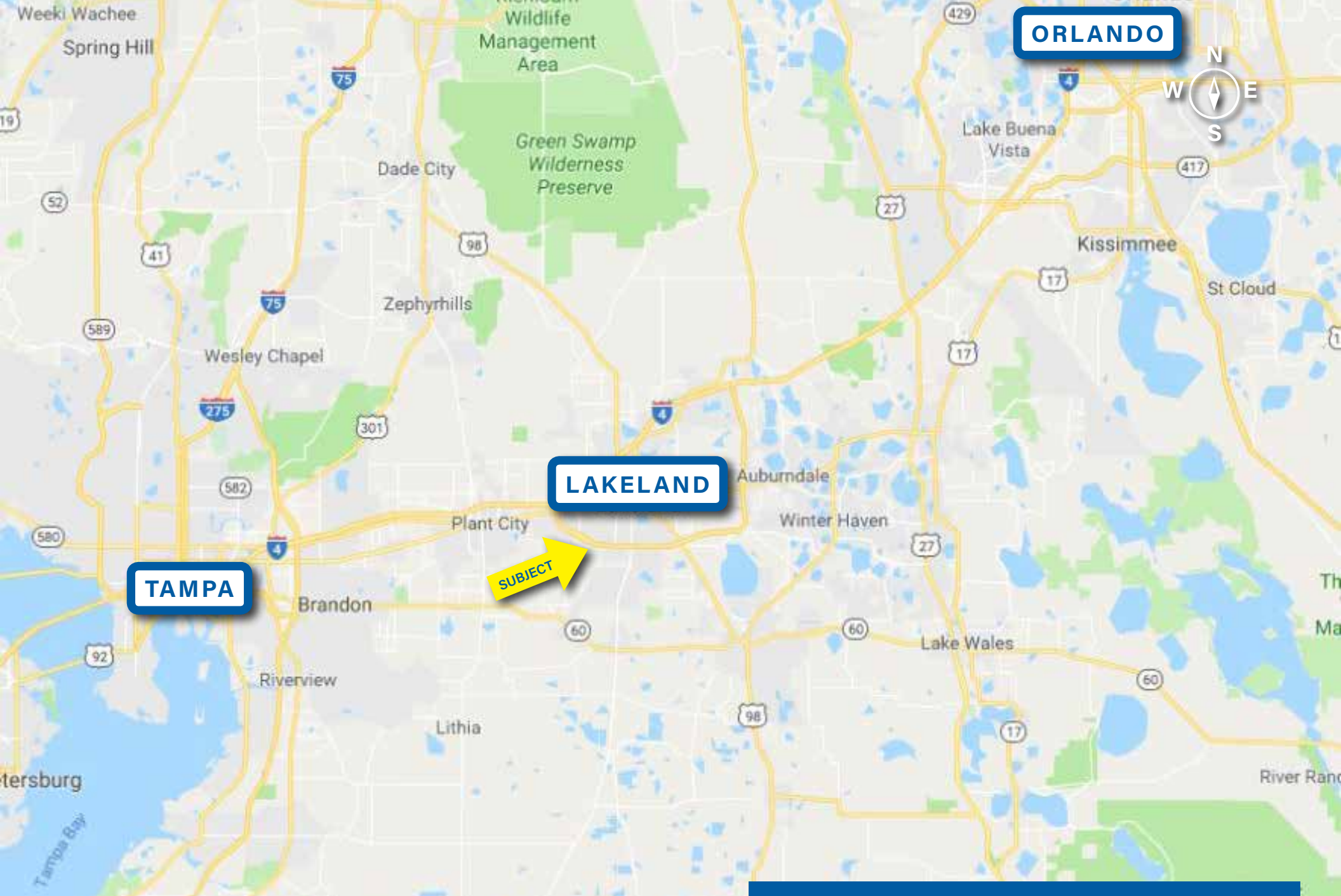
EXECUTIVE SUMMARY

4101 HOLDEN RD., LAKELAND, FL 33811

The subject property features approximately 25,650 +/- SF of steel manufacturing/warehouse buildings. The property also includes air conditioned office space with six offices, a reception area, restroom, and break room. There is ample space for lay-down yard, and a developer could potentially re-build with tilt-wall construction.

In addition to the land and building value, the site benefits from additional site improvements. There are multiple interior bridge-cranes and air and gas are piped throughout the facility for welding.

Site Address:	4101 Holden Rd.
County:	Polk
PIN (Property Identification Number):	232903000000032100 & 232903000000034010
Land Size:	10.01 Acres
Building Size:	25,650 +/- Total SF
Office Space:	1,300 +/- SF
Clear Height:	21' to lowest point of frame
Year Built:	1981
Property Use:	Light Manufacturing
Utilities:	City water / On-site septic
Electric:	3 Phase / 480 Volt / 2000 Amp
Zoning:	Business Park Center (BPC-2)
Taxes:	\$13,078.93 (2017)
Asking Price:	\$2,400,000



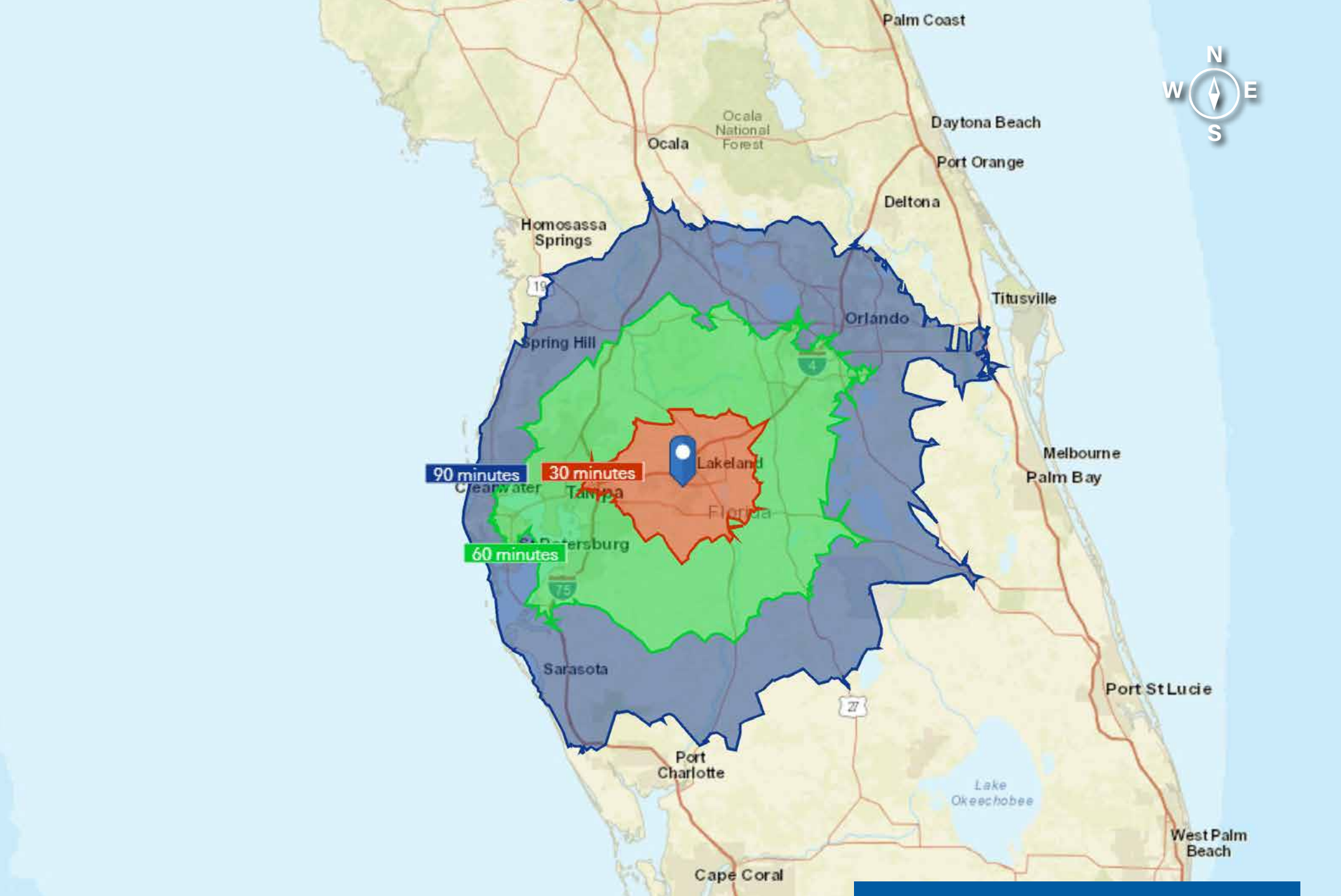
Located in the Lakeland - Winter Haven MSA, between Tampa and Orlando, in the center of the I-4 Corridor.

REGIONAL LOCATION MAP



The subject property has great accesibility to I-4 and the Polk Parkway.

LOCATION MAP



30, 60, 90 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	5 Mins	10 Mins	15 Mins	30 Mins	60 Mins	90 Mins	Polk	FL	US
Population	621	33,779	150,388	612,024	2,968,981	6,932,083	662,431	20,619,313	327,514,334
Households	212	14,585	57,535	224,038	1,115,881	2,727,188	247,585	8,064,657	123,158,887
Families	148	9,056	38,317	156,683	739,040	1,752,121	172,355	5,223,357	81,106,685
Average Household Size	2.93	2.31	2.57	2.69	2.61	2.49	2.62	2.50	2.59
Owner Occupied Housing Units	155	9,052	34,831	144,867	670,973	1,707,535	163,764	5,071,790	77,207,043
Renter Occupied Housing Units	57	5,534	22,703	79,171	444,908	1,019,653	83,821	2,992,867	45,951,844
Median Age	41.3	44.1	39.4	39.0	38.3	41.3	41.3	42.2	38.2
Income									
Median Household Income	\$50,340	\$46,884	\$49,489	\$48,978	\$51,004	\$48,254	\$45,704	\$50,606	\$56,124
Average Household Income	\$68,479	\$66,576	\$68,376	\$65,280	\$70,694	\$67,633	\$61,763	\$72,632	\$80,675
Per Capita Income	\$25,814	\$28,782	\$26,522	\$24,333	\$27,092	\$27,148	\$23,623	\$28,921	\$30,820
Trends: 2015 - 2020 Annual Growth Rate									
Population	0.76%	1.20%	1.16%	1.24%	1.70%	1.29%	1.28%	1.36%	0.83%
Households	0.65%	1.14%	1.07%	1.15%	1.60%	1.21%	1.19%	1.30%	0.79%
Families	0.67%	1.04%	1.01%	1.08%	1.55%	1.13%	1.13%	1.25%	0.71%
Owner HHs	0.51%	1.09%	0.93%	1.01%	1.47%	1.09%	1.09%	1.19%	0.72%
Median Household Income	2.21%	2.46%	1.89%	2.05%	2.08%	2.52%	2.46%	2.13%	2.12%

Great population density with more than 150,000 people within 15 minutes and almost 7,000,000 within 90 minutes.

BENCHMARK DEMOGRAPHICS

5 Mins 10 Mins 15 Mins 30 Mins 60 Mins 90 Mins Polk FL US

Households by Income

<\$15,000	8.50%	10.50%	11.40%	11.50%	11.20%	12.70%	12.30%	12.00%	11.50%
\$15,000 - \$24,999	12.30%	13.60%	12.40%	12.40%	11.50%	11.80%	12.90%	11.70%	10.00%
\$25,000 - \$34,999	12.70%	13.40%	11.50%	11.40%	11.20%	11.80%	12.20%	11.10%	9.70%
\$35,000 - \$49,999	16.00%	14.90%	15.10%	15.40%	14.90%	14.90%	16.20%	14.60%	13.10%
\$50,000 - \$74,999	21.70%	19.70%	19.50%	20.10%	19.50%	19.00%	19.80%	18.70%	17.80%
\$75,000 - \$99,999	12.70%	10.50%	11.60%	12.30%	12.20%	11.10%	12.10%	11.70%	12.40%
\$100,000 - \$149,999	8.00%	10.60%	11.00%	10.50%	11.40%	11.10%	9.20%	11.50%	13.90%
\$150,000 - \$199,999	4.20%	3.20%	3.80%	3.50%	4.00%	3.80%	2.70%	4.30%	5.70%
\$200,000+	3.80%	3.60%	3.70%	2.90%	4.10%	3.60%	2.50%	4.60%	6.10%

Population by Age

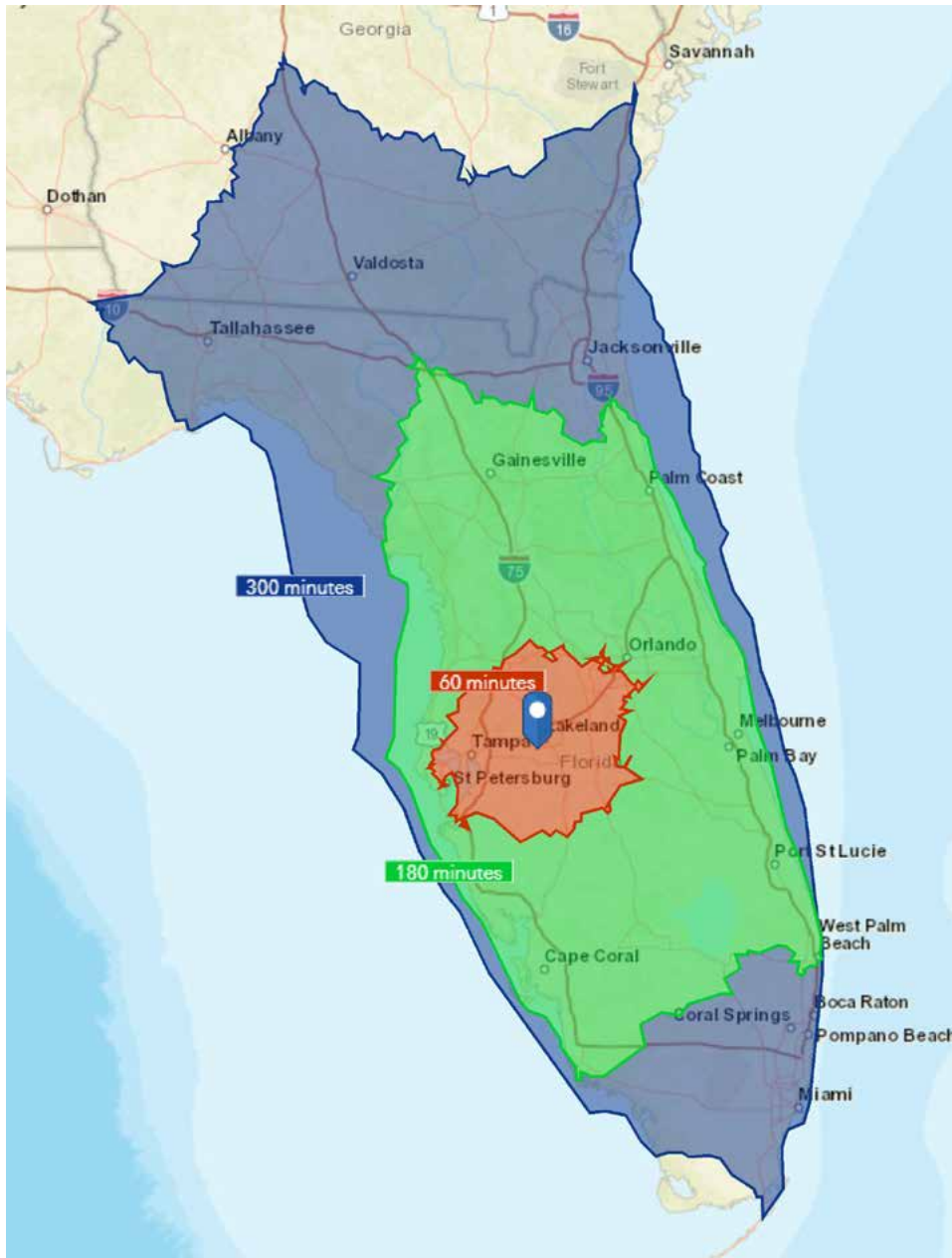
0 - 4	5.50%	5.50%	6.20%	6.40%	6.00%	5.50%	6.00%	5.30%	6.10%
5 - 9	5.80%	5.50%	6.20%	6.40%	6.10%	5.60%	6.10%	5.50%	6.30%
10 - 14	5.80%	5.50%	6.30%	6.40%	6.10%	5.80%	6.10%	5.60%	6.30%
15 - 19	5.50%	5.10%	6.30%	6.20%	6.20%	5.90%	5.90%	5.70%	6.40%
20 - 24	5.80%	5.50%	6.50%	6.40%	7.00%	6.70%	6.00%	6.40%	7.00%
25 - 34	13.50%	12.60%	13.20%	13.30%	14.30%	13.00%	12.60%	13.10%	13.80%
35 - 44	12.60%	11.20%	11.60%	11.90%	12.70%	12.00%	11.40%	11.80%	12.50%
45 - 54	13.70%	11.90%	12.30%	12.60%	13.00%	13.20%	12.00%	13.00%	13.00%
55 - 64	12.70%	13.40%	13.10%	12.90%	12.40%	13.20%	13.10%	13.50%	12.90%
65 - 74	10.20%	12.80%	10.50%	10.20%	9.60%	10.80%	12.00%	11.30%	9.20%
75 - 84	6.10%	7.40%	5.40%	5.20%	4.80%	5.80%	6.40%	6.20%	4.40%
85+	2.70%	3.60%	2.30%	2.10%	1.90%	2.50%	2.40%	2.70%	2.00%

Race and Ethnicity

White Alone	81.70%	80.60%	73.40%	73.70%	70.70%	73.80%	72.60%	73.10%	70.20%
Black Alone	5.50%	9.80%	15.50%	13.90%	14.80%	13.80%	15.30%	16.40%	12.80%
American Indian Alone	0.80%	0.40%	0.40%	0.50%	0.40%	0.40%	0.50%	0.40%	1.00%
Asian Alone	1.80%	1.80%	2.10%	2.20%	3.90%	3.40%	1.90%	2.80%	5.60%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.70%	4.20%	5.50%	6.60%	6.50%	5.40%	6.80%	4.20%	6.80%
Two or More Races	2.60%	3.10%	3.00%	3.00%	3.50%	3.20%	3.00%	3.00%	3.40%
Hispanic Origin (Any Race)	19.00%	17.40%	18.70%	21.30%	27.80%	22.20%	22.00%	25.50%	18.10%

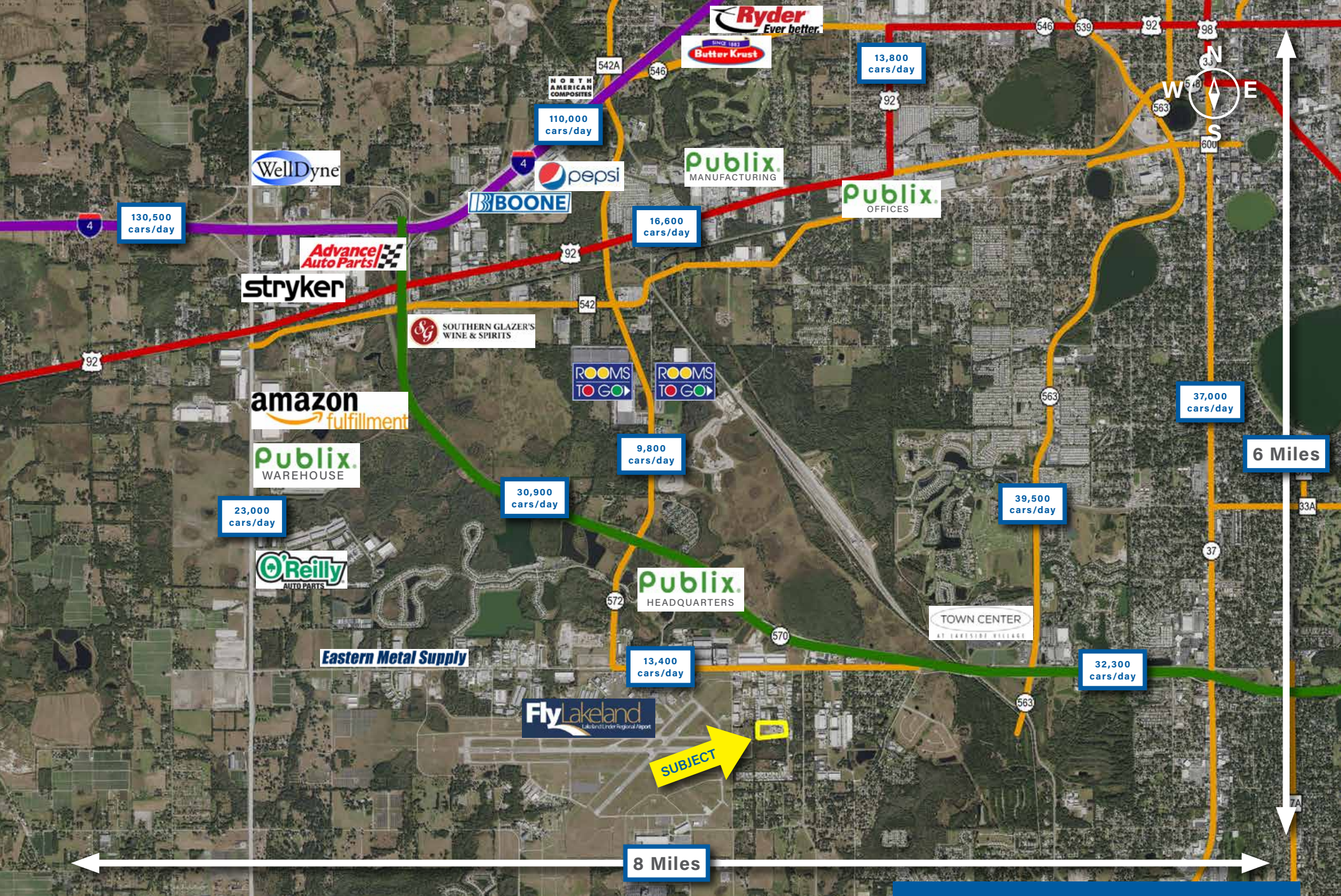
DISTRIBUTION DEMOGRAPHICS

1, 3, 5 Hour Drive Time



	1 Hour	3 Hours	5 Hours
Population	2,988,043	12,165,796	20,270,076
Households	1,122,574	4,882,194	7,914,695
Median Age	38.3	43.7	42.0
Median Household Income	\$50,927	\$49,939	\$50,264
Average Household Income	\$70,568	\$70,943	\$72,228
Per Capita Income	\$27,031	\$28,998	\$28,687

- More than 20,000,000 people within 5 hours!
- The 5 hour mark allows the truck driver 5 hours out, 1 hour to unload, and 5 hours back for an 11 hour trip.



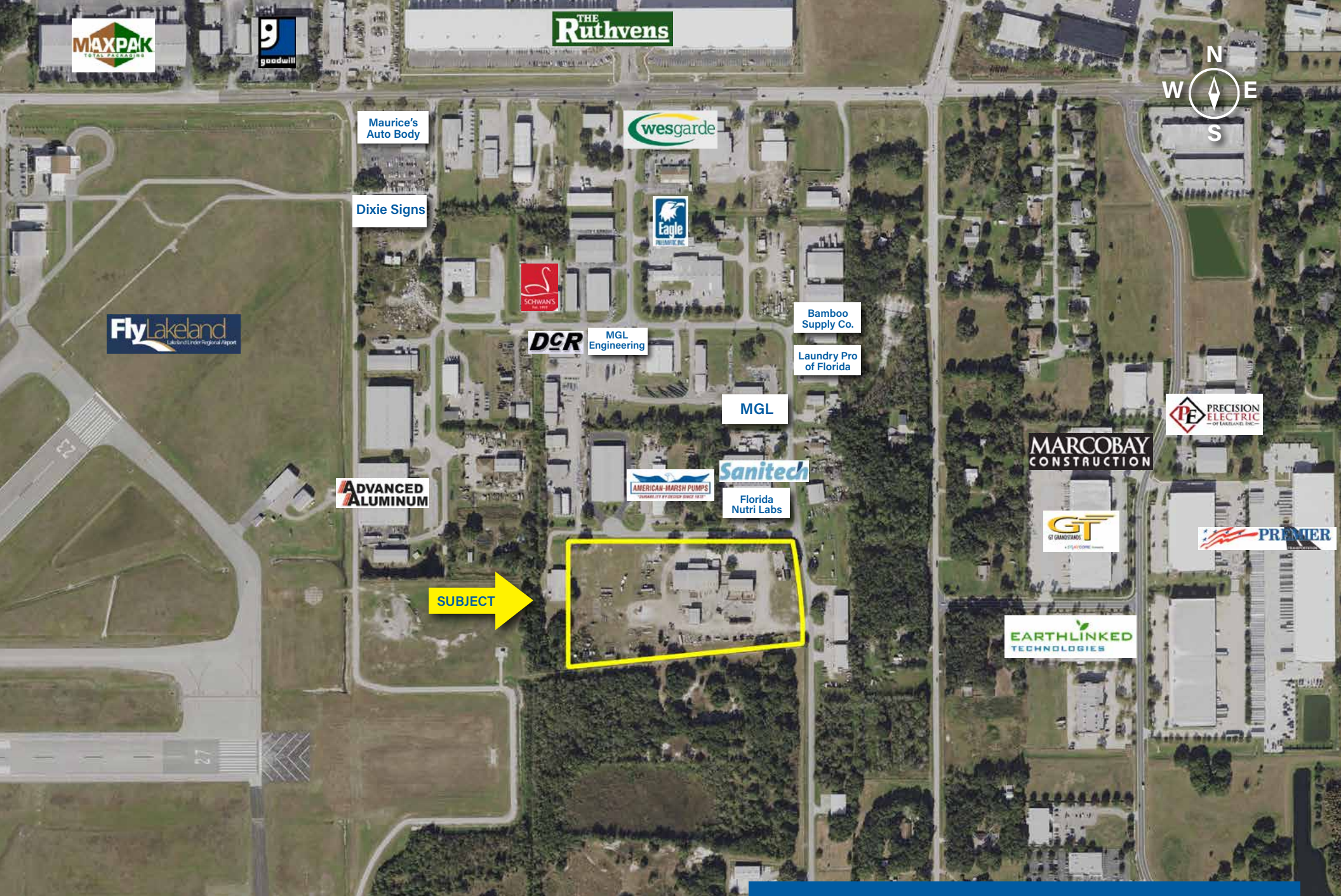
MARKET AREA MAP

The Southwest Lakeland market area is dominated by manufacturing, warehousing, and some of Lakeland’s largest employers.



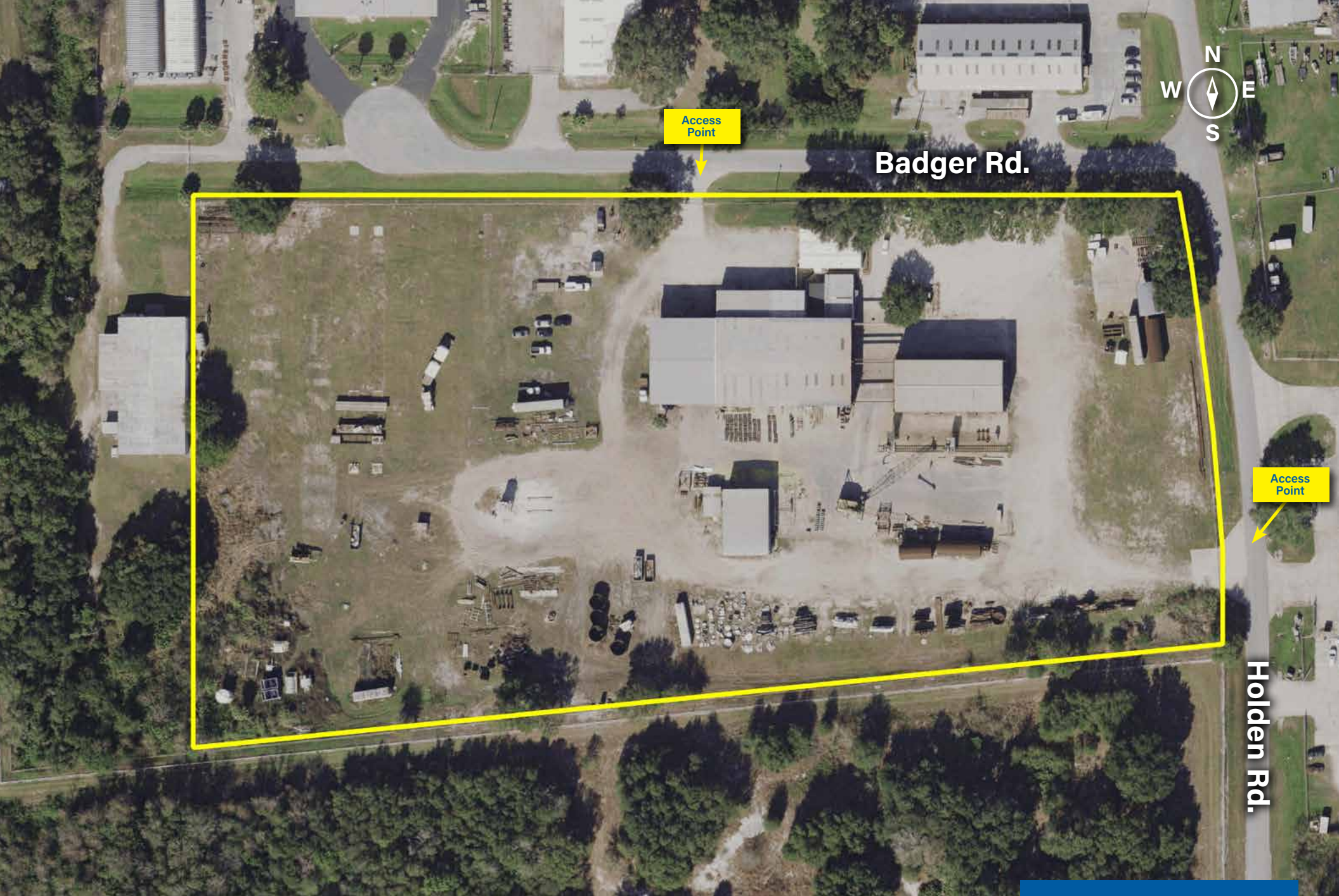
TRADE AREA MAP

Subject property is located directly east of the Lakeland Airport, with easy access to I-4 and the Polk Parkway.



The surrounding neighborhood market is dense with industrial uses.

NEIGHBORHOOD AERIAL



Subject property has access from both Holden and Badger Rd.

SITE AERIAL

Warehouse facility includes multiple bridge cranes with 35' column spacing.



SITE IMPROVEMENTS

Crane System

- 580 +/- ft of Rails
- (1) 10-ton crane
- (3) 5-ton cranes
- (1) 2-ton crane
- (1) 1-ton crane
- (2) 1/2-ton cranes
- 15' to crane hook

Other Improvements

- 8" thick concrete slab with 363,390 sf of compacted ground
- 2,800 ft of 6' chain link fencing with 3 truck entrances
- Security system with 16 cameras accessible via internet



Facility Infrastructure

The subject property features multiple improvements that will benefit fabrication/manufacturing users.

- Welding gas system piped throughout the manufacturing facility
- Compressed air system



*CRAWLER CRANE AND SUB-ARC WELDERS CAN BE
NEGOTIATED INTO THE PURCHASE.*

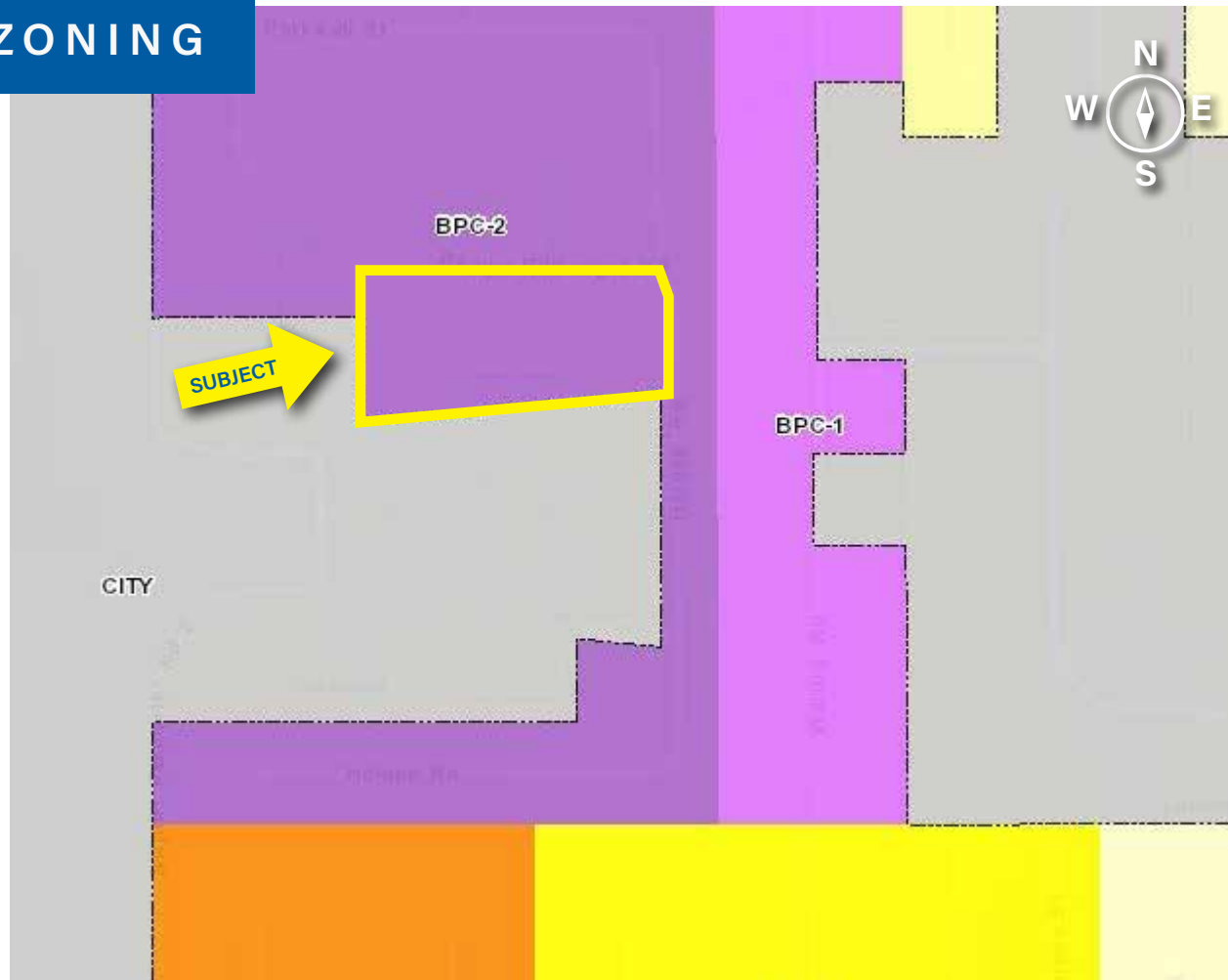


12' X 34' ROLL UP DOOR

Office area features a reception area, six offices, a restroom, and break room.



ZONING



Business Park Center (BPC-2) Polk County

The purpose of the BPC-2 district is to provide areas for light-industrial activities. The BPC-2 district permits light manufacturing, fabrication, assembly, distribution and wholesaling activities, and some retail uses to support the businesses and activities within the Business Park Center.



BPC-2



BPC-1



RL-4



RL-2



R-1



CITY ZONING



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