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1000 W. Beacon Rd., Lakeland, FL 33809

Lease Rate: \$3,600.00/ month modified gross

Main Bldg: 2,200 SF Office Space

Warehouse/ Storage: 1,580 SF

Outside storage: 4,000 SFT

Centrally located office / warehouse with extensive covered outside storage. Located less than .5 mi from SR 37 (Florida Ave.), .1 mile from Harden Blvd., and 1.5 miles from SR 570 (Polk Parkway). The Main building is comprised of 2,200 SF office space on two floors. The remainder of the building is comprised of 1,580 SF warehouse space, with a 15 ft. eve height. The first floor has two offices, one with an on-suite bathroom, reception area, kitchenette, and full bathroom. The second floor is composed of three large offices and a common area. The warehouse area layout is 50% clear 15 ft. eve height, and 50% is a two story storage area with one double walk door, and one 12'w x 10'h roll-up door.

The outside yard area is composed of two block storage buildings totaling 468 SF (1 - 200 SF, 1 - 268 SF), and four covered parking / storage areas, 1 - 20 x 65, 1 - 60 x 27, 1 - 38 x 18.5. Total of exterior storage is 4000+ SF.

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