

FOR SALE

2710 W MEMORIAL BLVD

Lakeland, FL 33803

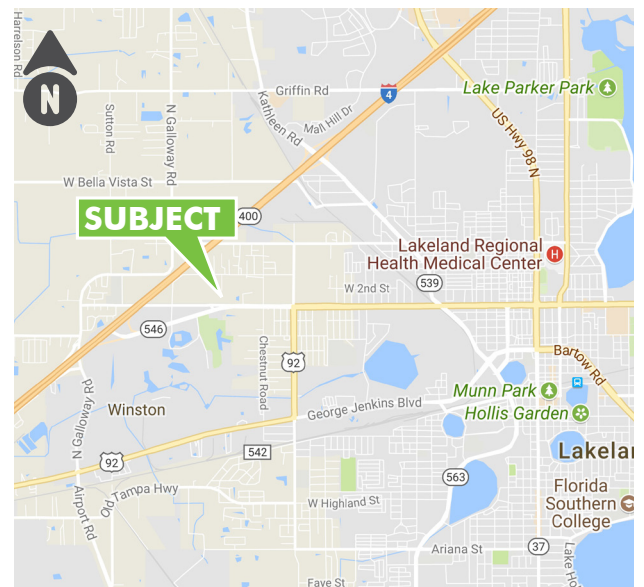


20,240 SF VACANT BUILDING

THE OFFERING

The vacant commercial building is located on two (2) parcels in Lakeland, FL. Construction consists of the original 10,000 SF building completed in 1975 and a 10,240 SF addition completed in 1985. The property is ideally located less than one (1) mile from Interstate 4.

- + \$1,890,000 Asking Price (\$93.38 PSF)
- + 2.13 total acres
- + Single-story office building
- + Zoned: O-1 Office
- + Concrete block and brick construction, in outstanding condition; open layout
- + Excellent parking ratio
- + 280 KW Cummins natural gas generator (ModelGFDA) with ASCO closed transition automatic transfer switch & automatic oiler for 2710 W. Memorial Blvd.



- + Great location:
 - Over 8.6 million people within a 100-mile radius
 - Less than 1 mile to Interstate 4
 - 32 miles from Tampa
 - 54 miles from Orlando
 - Tampa International Airport and Orlando International Airport within an hour's drive

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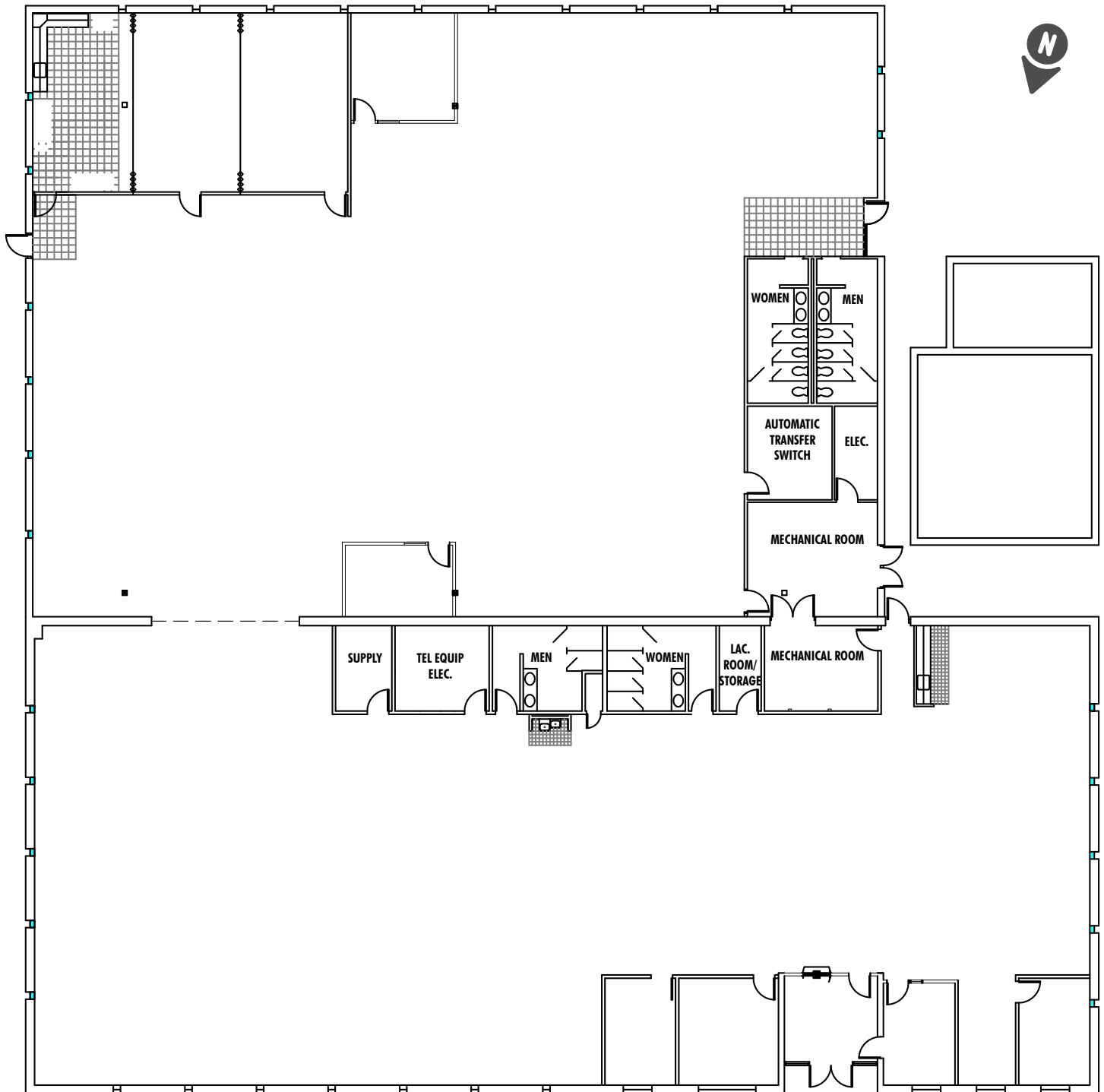
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FOR SALE 2710 W MEMORIAL BLVD

AERIALS



FLOOR PLAN



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2710 W MEMORIAL BLVD

LAKELAND, FL 33803



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