

FOR SALE OR LEASE

2700 & 2710 WEST MEMORIAL BLVD.

Lakeland, FL 33815-1060



27,192 SF TOTAL TWO BUILDING SALE

The offering consists of three (3) separate parcels with two (2) buildings on Memorial Blvd., in Lakeland, FL. There is a 6,952 SF building built in 1995 with an address of 2700 W. Memorial Blvd., and a 20,240 SF building with an address of 2710 W. Memorial Blvd., that was built in 2 phases: 10,000 SF in 1975 and 10,240 SF in 1984.

- + \$2,750,000 Asking Price
- + 5.507 total acres
- + Two (2) single-story office buildings
- + Zoned: commercial/industrial
- + Concrete block and brick construction, in outstanding condition; open layouts
- + Excellent parking ratio
- + Great location:
 - Over 8.6 million people within a 100-mile radius
 - Less than 2 miles to Interstate 4
 - 32 Miles from Tampa
 - 54 Miles from Orlando
 - Tampa International Airport & Orlando International Airport within a 1-hour drive



- + 85 KW Cummins natural gas generator (Model GGHG) with ASCO closed transition automatic transfer switch & automatic oiler for 2700 W. Memorial Blvd.
- + 280 KW Cummins natural gas generator (Model GFDA) with ASCO closed transition automatic transfer switch & automatic oiler for 2710 W. Memorial Blvd.

www.cbre.us/tampa

CBRE

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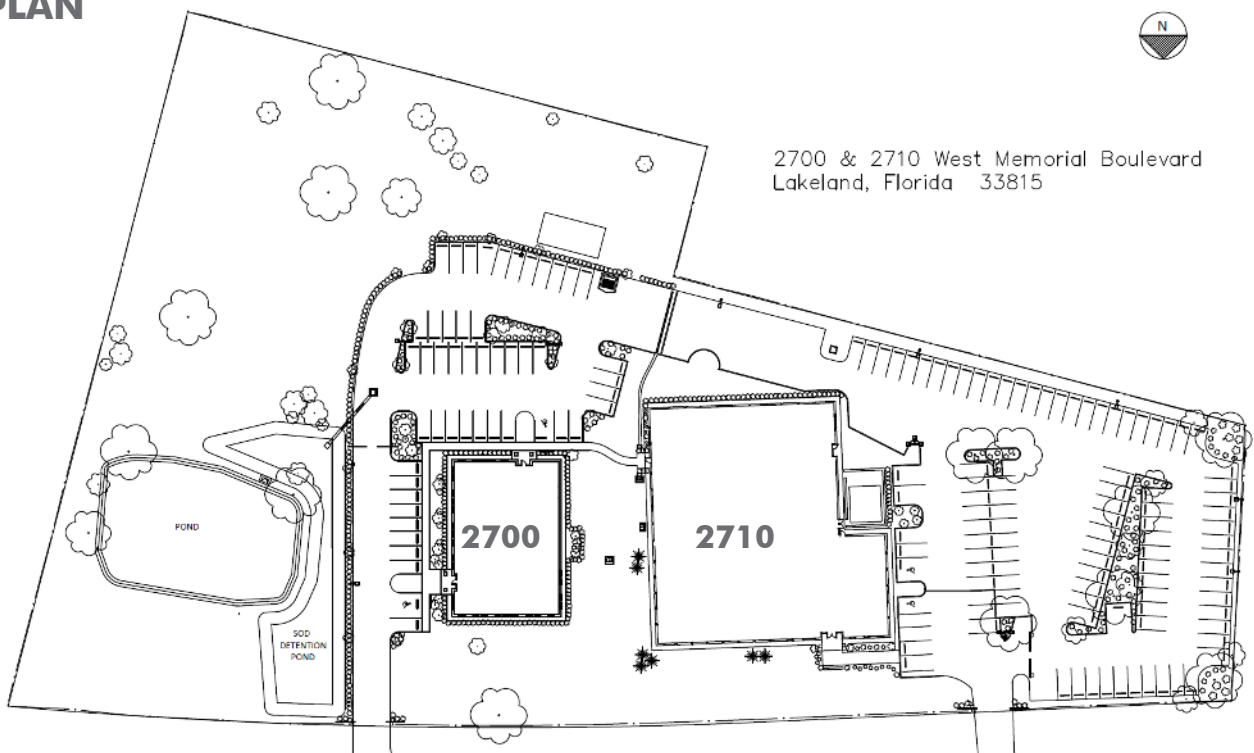
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AERIAL



SITE PLAN



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2700 W. MEMORIAL BLVD

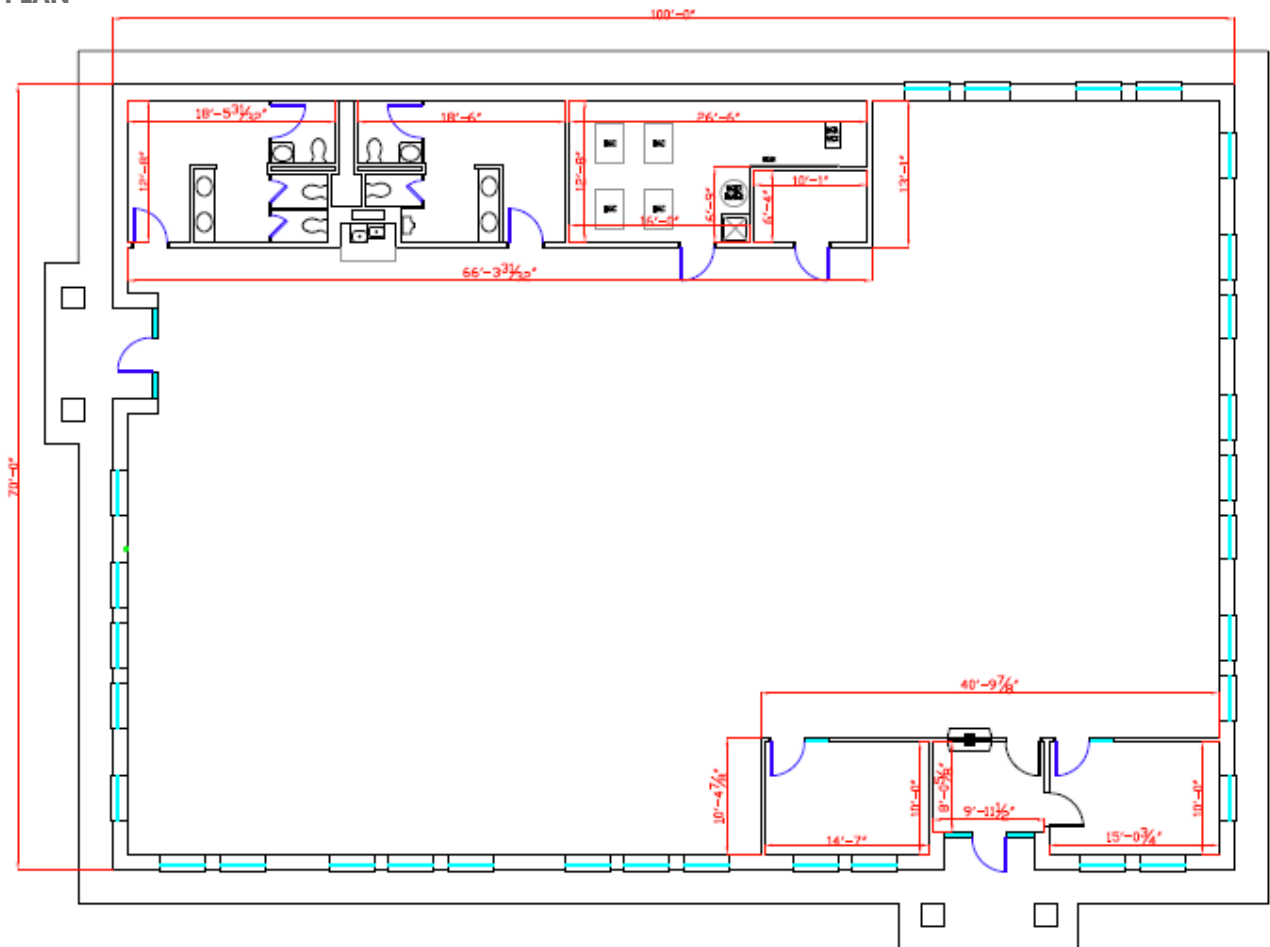


INTERIOR



EXTERIOR

FLOOR PLAN



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2710 W. MEMORIAL BLVD

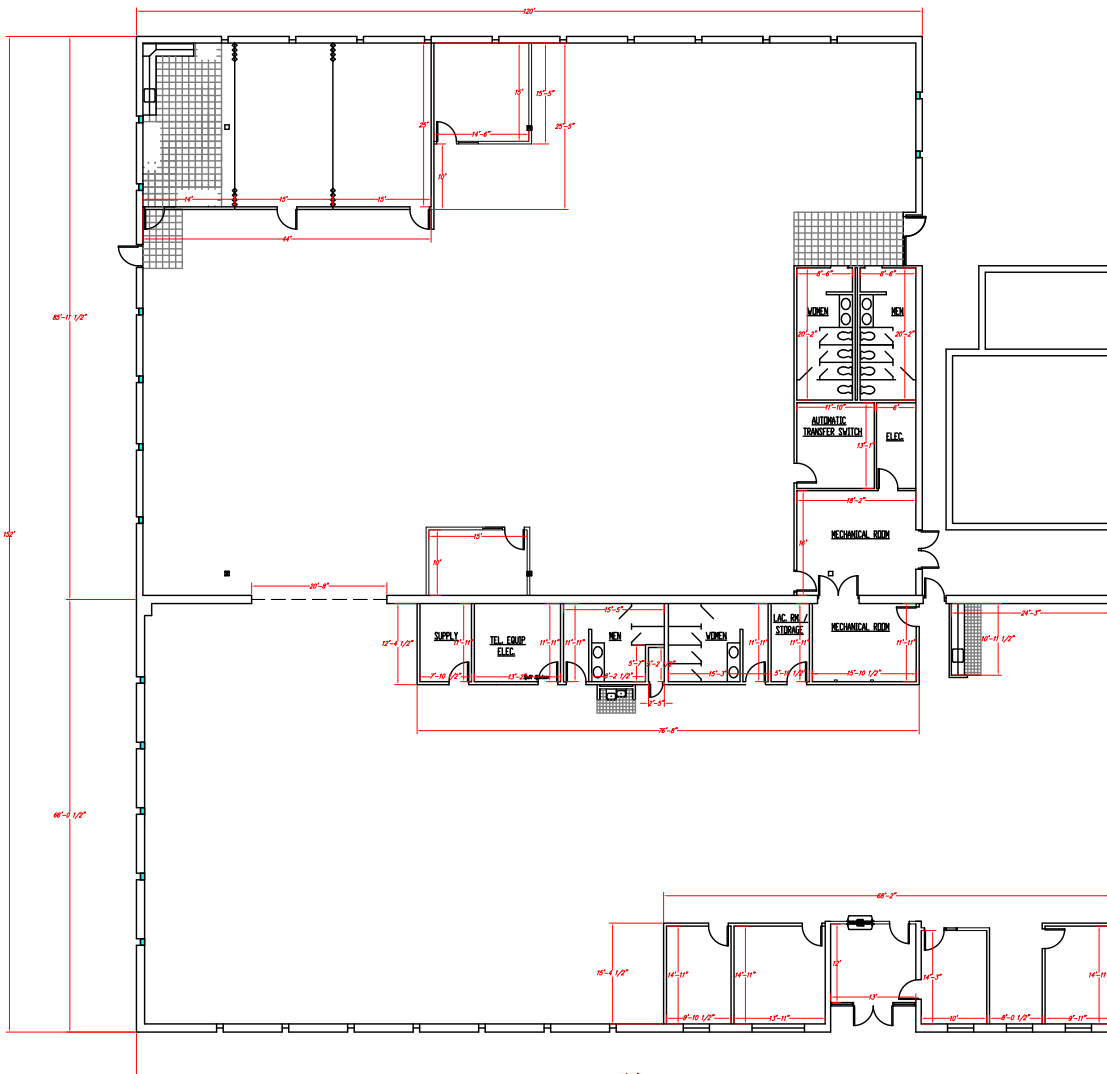


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