



**COLDWELL
BANKER
COMMERCIAL**
NRT

SALE / LEASE

CBCWORLDWIDE.COM

NORTH LAKELAND OFFICE/INDUSTRIAL BUILDING

SALE PRICE \$1,999,999
LEASE @ \$7.00 PSF MG

8201 Tomkow Road
Lakeland, FL 33809

AVAILABLE SPACE
16,750 SF Fully Air Conditioned , on 23.28 Acres

FEATURES

- Located Within 1 Mile of Interstate 4 and Between Tampa to the West (38 Miles) and Orlando to the East (40-50 Miles)
- Within 35 Minutes of Interstate 75 North and South
- 6,750 SF Office, 10,000 SF Warehouse

AREA

Interstate 4 As It Meets Exit 38.



OFFICE

Craig Morby
Comm Sales Associate
863 581 0059
craig.morby@cbcncr.com

Barbara Hoffman
Realtor
863 409 8964
barbara.hoffman@floridamoves.com

©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
NRT**

3003 S Florida Ave Ste 104, Lakeland, FL 33803
863.687.2233



NORTH LAKELAND OFFICE/INDUSTRIAL BUILDING

8201 Tomkow Road , Lakeland, FL 33809

SALE /
LEASE



OFFERING SUMMARY

Sale Price:	\$1,999,000 or \$7.00 PSF MG
Lot Size:	23.28 Acres. (11.64 Developable)
Year Built:	1990
Building Size:	16,750 SF
Zoning:	I2

PROPERTY OVERVIEW

Office/Industrial Site located within a half mile of Interstate 4 at Exit 38. This property is available for sale or lease (single user). Located approx. a half mile from the new Amazon and Pepsico Distribution Sites in the Centerstate Logistics Park, formerly the Lakeland Speedway site, this property offers ample space and flexibility while being halfway between Tampa and Orlando and within 30 minutes of Interstate 75.

6750 sq. ft. office has good finishes and can easily serve as a blank canvas for any user's specific plans - there are a multitude of room sizes, men's and ladies bathrooms with multiple stalls, a full kitchen area and small recording and art studio. The 10,000 sq. ft. FULLY AIR CONDITIONED warehouse space is currently split into two areas of 6,000 and 4,000 SF but can easily be opened up or divided further. 16' clear - ceiling is insulated throughout.

The I2 Industrial, City of Lakeland zoning offers excellent flexibility for a wide variety of uses. Uses include industrial, warehouse and auto. There are (2) 16 x 14 and (1) 10 x 12 ground level doors to the exterior.

Investor Buyers can realize an attractive return based on a \$6.50 - \$7.50 per square foot rate lease.

Survey, Site Plan, Floor Plans, Wetlands Report and current Phase 1 Environmental Report available. 3 phase power available.

CBCWORLDWIDE.COM

Craig Morby
Comm Sales Associate
863 581 0059
craig.morby@cbcncr.com

Barbara Hoffman
Coldwell Banker Realty
863 409 8964
barbara.hoffman@floridamoves.com



**COLDWELL
BANKER
COMMERCIAL**

NRT



**SALE /
LEASE**

NORTH LAKELAND OFFICE/INDUSTRIAL BUILDING

8201 Tomkow Road , Lakeland, FL 33809



LOCATION INFORMATION

Building Name	North Lakeland Office/Industrial Building
Street Address	8201 Tomkow Road
City, State, Zip	Lakeland, FL 33809
County	Polk
Cross-Streets	Tomkow Drive & State Road 33 aka Extension of Lakeland Hills Blvd.
Signal Intersection	No

BUILDING INFORMATION

Building Class	C
Occupancy %	0.0%
Number of Floors	1
Year Built	1990
Free Standing	Yes

PROPERTY HIGHLIGHTS

- Located Within 1 Mile of Interstate 4 (at Exit 38) between Tampa to the West (38 Miles) and Orlando to the East (40-50 Miles). 15-20 Minutes from Downtown Lakeland and close to Florida Poly Technic University.
- Within 35 Minutes of Interstate 75 North and South
- Within 1/2 Miles of New Amazon 700,000 SF Facility, PepsiCo, and Close to the Best Buy Warehouse in Polk City.
- Zoned I2 - City of Lakeland - Uses Include Light and Heavy Industrial, Warehousing & Storage, Transit Storage, Motor Vehicle Retail & Repair, Utility Service Facility and Office.
- 6,570 SF Office, and FULLY AIR CONDITIONED 10,000 SF Warehouse includes (2) 16 x 14, and 9 (1) 10 x 12 overhead door ground level to outside. 16' Clear. 2 Small Storage Sheds Also Outside Plus 960 SF Mobile Home.
- Daily Traffic Counts - State Road 33 at Tomkow Road - 14,900, Interstate 4 - 90,000
- City of Lakeland Services Electric and Water - Property on Septic Tank - Sewer is Available at Property Front.

CBCWORLDWIDE.COM

Craig Morby
Comm Sales Associate
863 581 0059
craig.morby@cbcncr.com

Barbara Hoffman
Coldwell Banker Realty
863 409 8964
barbara.hoffman@floridamoves.com



**COLDWELL
BANKER
COMMERCIAL**

NRT



NORTH LAKELAND OFFICE/INDUSTRIAL BUILDING

8201 Tomkow Road , Lakeland, FL 33809

SALE /
LEASE



CBCWORLDWIDE.COM

Craig Morby
Comm Sales Associate
863 581 0059
craig.morby@cbcncr.com

Barbara Hoffman
Coldwell Banker Realty
863 409 8964
barbara.hoffman@floridamoves.com



**COLDWELL
BANKER
COMMERCIAL**

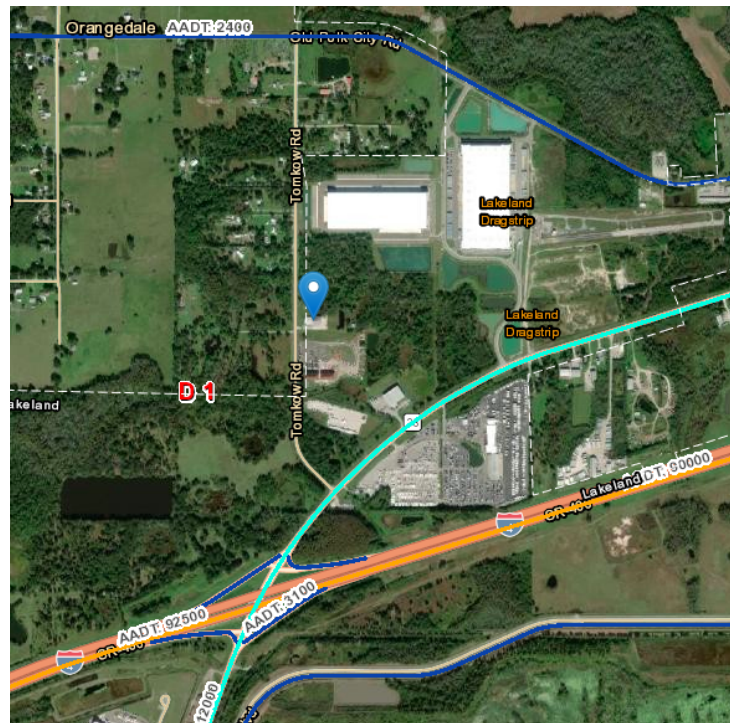
NRT



NORTH LAKELAND OFFICE/INDUSTRIAL BUILDING

8201 Tomkow Road , Lakeland, FL 33809

SALE /
LEASE



CBCWORLDWIDE.COM

Craig Morby
Comm Sales Associate
863 581 0059
craig.morby@cbcnr.com

Barbara Hoffman
Coldwell Banker Realty
863 409 8964
barbara.hoffman@floridamoves.com



**COLDWELL
BANKER
COMMERCIAL**

NRT



NORTH LAKELAND OFFICE/INDUSTRIAL BUILDING

8201 Tomkow Road , Lakeland, FL 33809

SALE /
LEASE



CBCWORLDWIDE.COM

Craig Morby
Comm Sales Associate
863 581 0059
craig.morby@cbcncr.com

Barbara Hoffman
Coldwell Banker Realty
863 409 8964
barbara.hoffman@floridamoves.com



**COLDWELL
BANKER
COMMERCIAL**

NRT



NORTH LAKELAND OFFICE/INDUSTRIAL BUILDING

8201 Tomkow Road , Lakeland, FL 33809

SALE /
LEASE



CBCWORLDWIDE.COM

Craig Morby
Comm Sales Associate
863 581 0059
craig.morby@cbcncrt.com

Barbara Hoffman
Coldwell Banker Realty
863 409 8964
barbara.hoffman@floridamoves.com



**COLDWELL
BANKER
COMMERCIAL**

NRT



NORTH LAKELAND OFFICE/INDUSTRIAL BUILDING

8201 Tomkow Road , Lakeland, FL 33809

SALE /
LEASE



CBCWORLDWIDE.COM

Craig Morby
Comm Sales Associate
863 581 0059
craig.morby@cbcncr.com

Barbara Hoffman
Coldwell Banker Realty
863 409 8964
barbara.hoffman@floridamoves.com



**COLDWELL
BANKER
COMMERCIAL**

NRT



NORTH LAKELAND OFFICE/INDUSTRIAL BUILDING

8201 Tomkow Road , Lakeland, FL 33809

SALE /
LEASE



CBCWORLDWIDE.COM

Craig Morby
Comm Sales Associate
863 581 0059
craig.morby@cbcncr.com

Barbara Hoffman
Coldwell Banker Realty
863 409 8964
barbara.hoffman@floridamoves.com



**COLDWELL
BANKER
COMMERCIAL**

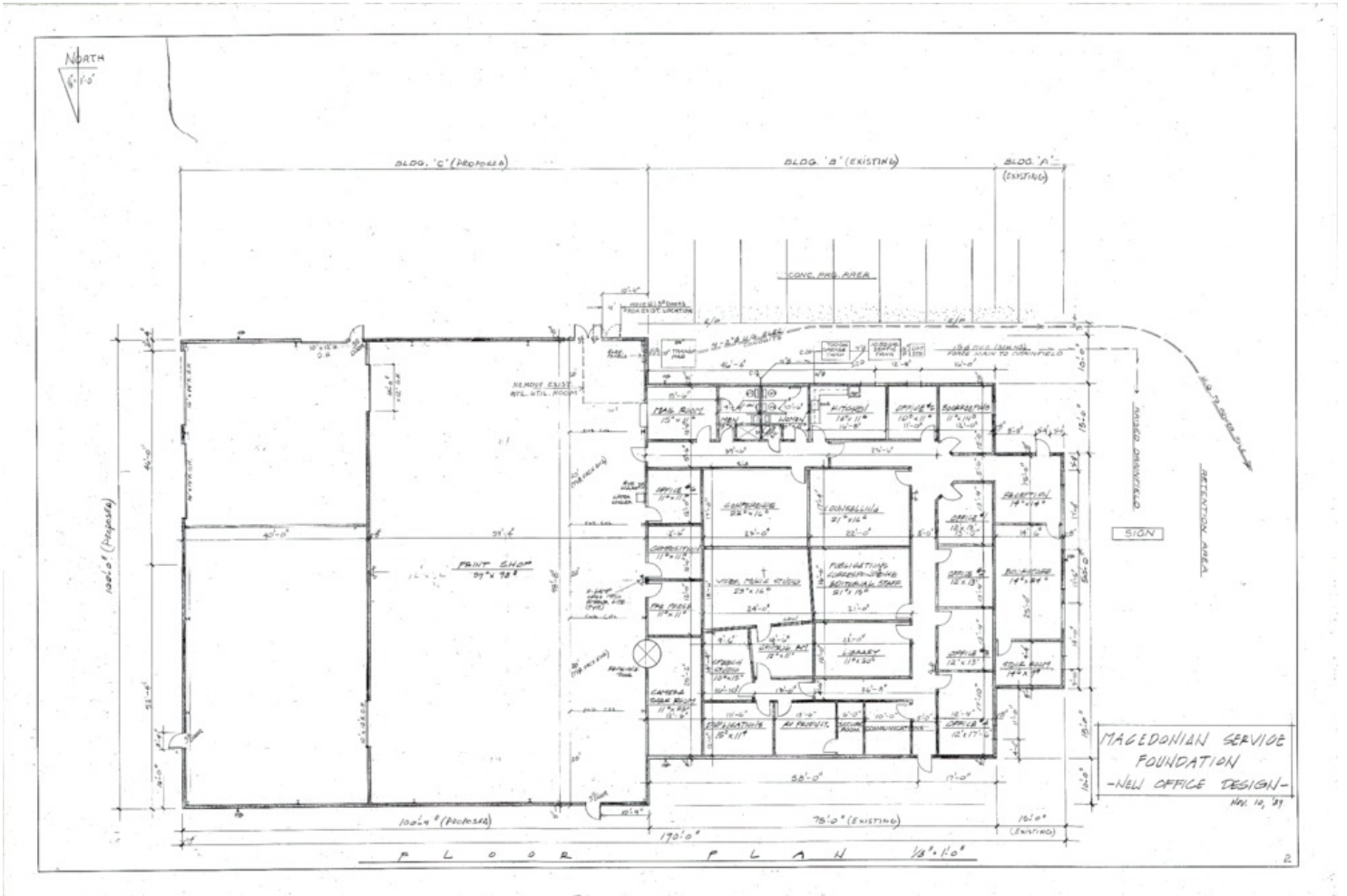
NRT



NORTH LAKELAND OFFICE/INDUSTRIAL BUILDING

8201 Tomkow Road , Lakeland, FL 33809

SALE /
LEASE



CBCWORLDWIDE.COM

Craig Morby
Comm Sales Associate
863 581 0059
craig.morby@cbcncr.com

Barbara Hoffman
Coldwell Banker Realty
863 409 8964
barbara.hoffman@floridamoves.com



**COLDWELL
BANKER
COMMERCIAL**

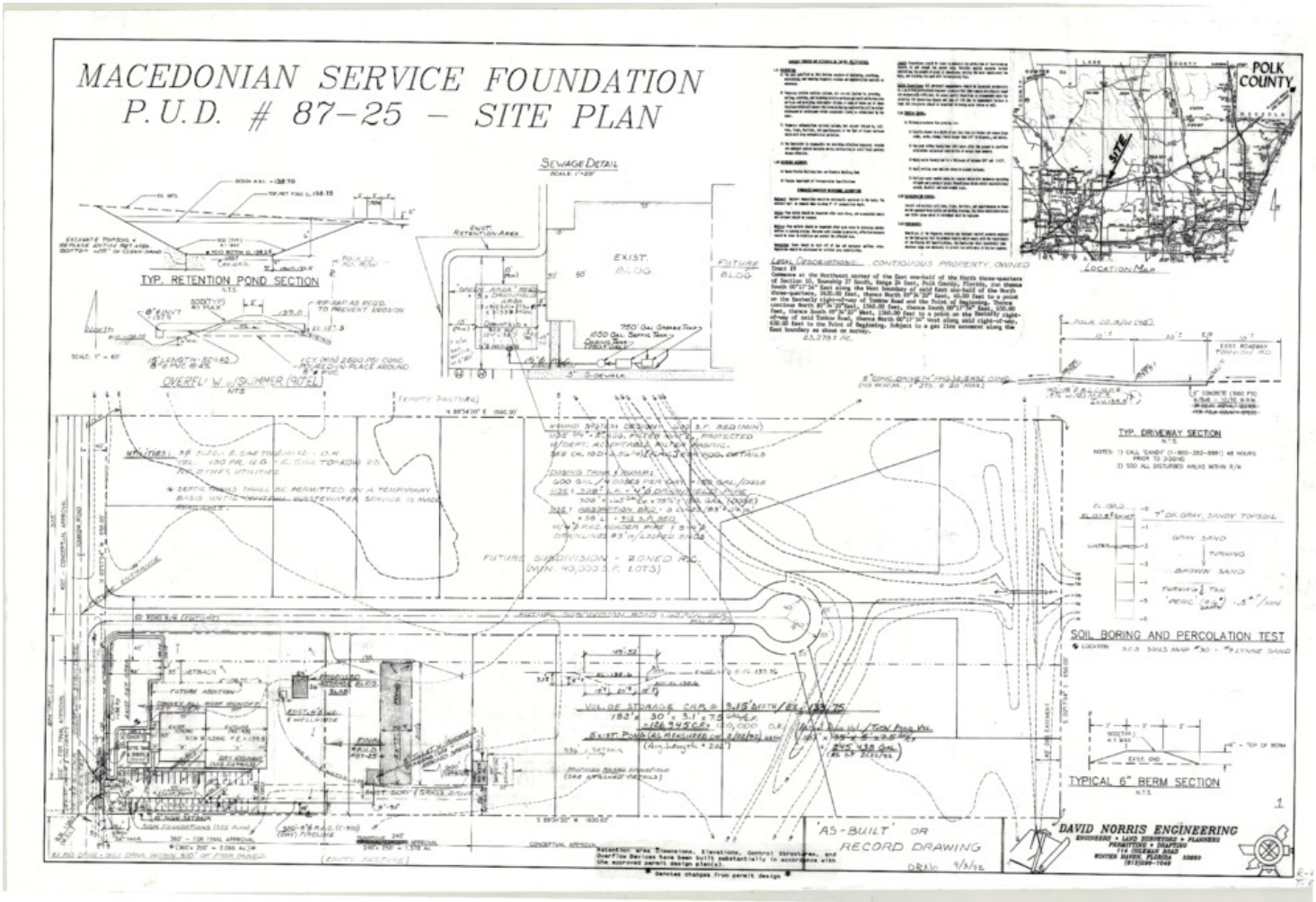
NRT



NORTH LAKELAND OFFICE/INDUSTRIAL BUILDING

8201 Tomkow Road, Lakeland, FL 33809

SALE / LEASE



CBCWORLDWIDE.COM

Craig Morby
 Comm Sales Associate
 863 581 0059
 craig.morby@cbcnr.com

Barbara Hoffman
 Coldwell Banker Realty
 863 409 8964
 barbara.hoffman@floridamoves.com

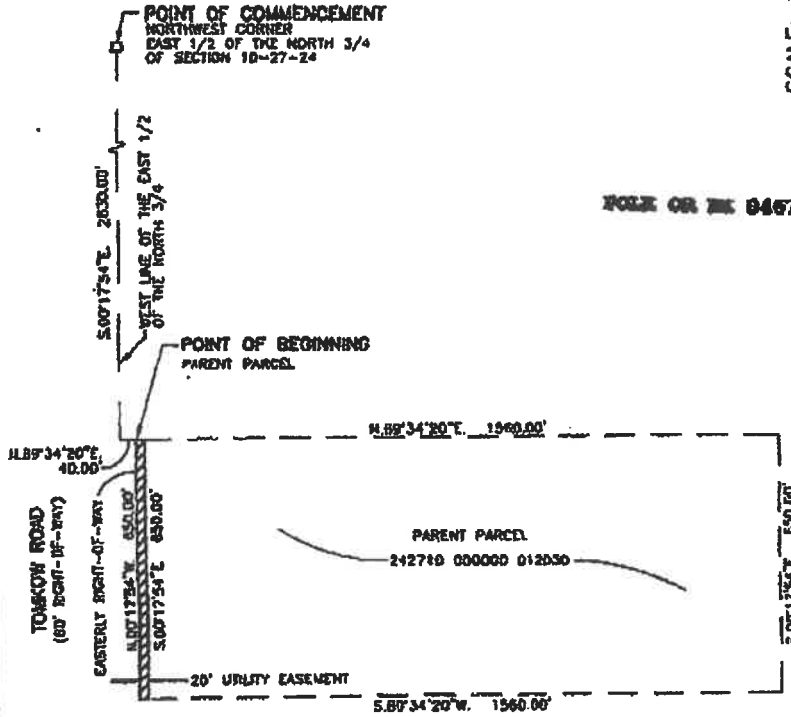


NRT

9-2

EXHIBIT A

"THIS IS NOT A BOUNDARY SURVEY"
SKETCH OF DESCRIPTION
20' UTILITY EASEMENT
PARCEL 242710 000000 012030
FOR THE
CITY OF LAKELAND



POLK OR BK 04676 PG 0699

DESCRIPTION:

A 20' WIDE UTILITY EASEMENT IN SECTION 10, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA LYING EASTERLY OF AND ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF TOMKOW ROAD; BEING THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE NORTH THREE-QUARTERS OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, RUN THENCE S 00°17'54"E, ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF THE NORTH THREE-QUARTERS, 2630.00 FEET, THENCE N 89°34'20"E, 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF TOMKOW ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°34'20"E, A DISTANCE OF 1560.00 FEET; THENCE S 00°17'54"E, 650.00 FEET; THENCE S 89°34'20"W, 1560 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID TOMKOW ROAD, THENCE N 89°34'20"W ALONG SAID RIGHT-OF-WAY, 650.00 FEET TO THE POINT OF BEGINNING.

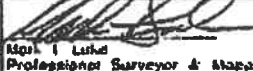
20' WIDE EASEMENT CONTAINS 13000 SQUARE FEET MORE OR LESS.

PARENT PARCEL: OFFICIAL RECORDS BOOK 2486, PAGES 259 & 280, POLK COUNTY, FLORIDA.

Please return to
City of Lakeland
City Clerk's Office
228 S Massachusetts Ave
Lakeland, FL 33801

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PAGE 3 OF 3

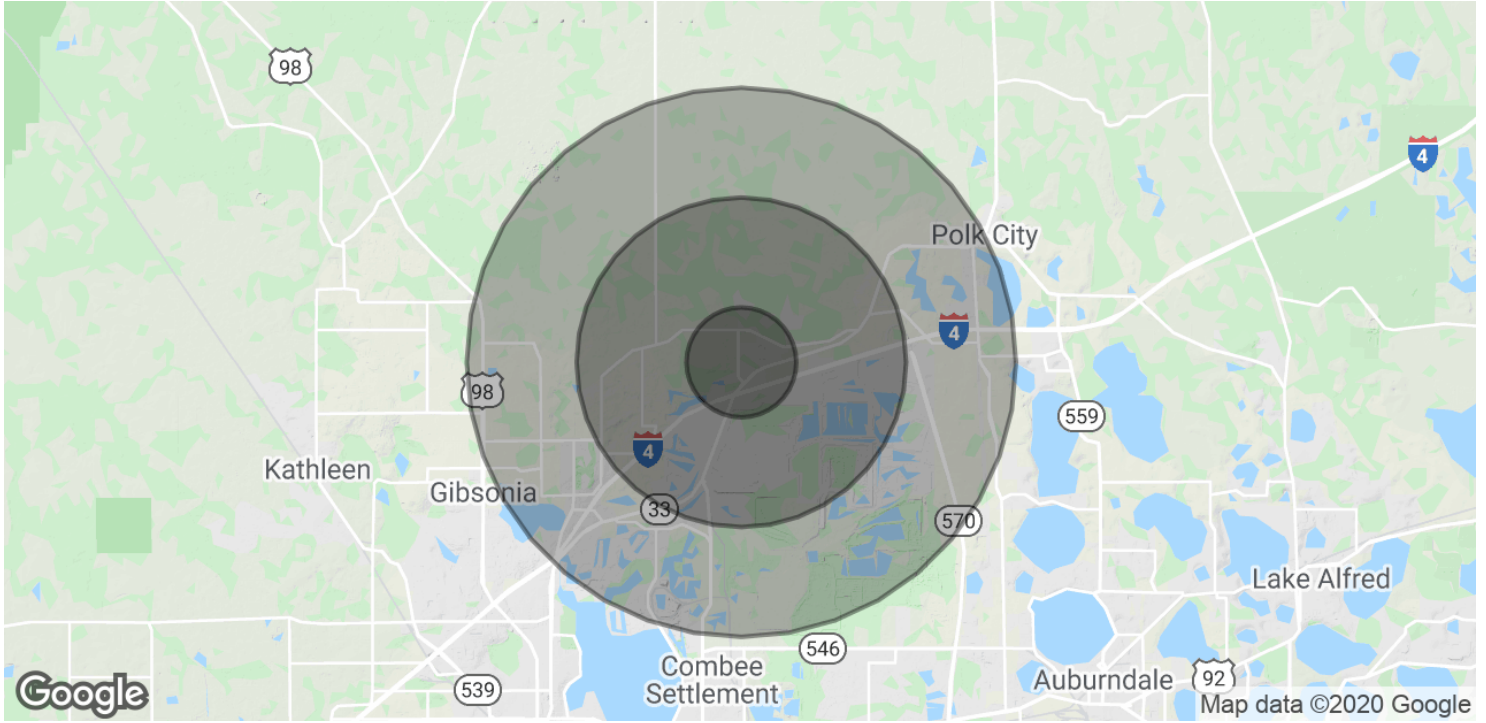
HARTMAN & ASSOCIATES, INC. SURVEYING, ENGINEERING, PLANNING & CONSTRUCTION CONSULTANTS 101 EAST WYOMING - SUITE 1000 - ORLANDO, FL 32801 407-255-3333 • FAX (407) 255-3344 LICENSED SURVEYOR NO. 28714	Job No: 91-287 05	 Michael J. Lakel Professional Surveyor & Mapper Florida Registration #5005
	Code File: 202726-012030	
	Drawn By: MMS	



NORTH LAKELAND OFFICE/INDUSTRIAL BUILDING

8201 Tomkow Road , Lakeland, FL 33809

SALE /
LEASE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,513	11,341	32,108
Average age	40.4	41.2	42.9
Average age (Male)	41.4	41.1	40.7
Average age (Female)	40.3	41.7	44.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	838	3,912	12,337
# of persons per HH	3.0	2.9	2.6
Average HH income	\$83,299	\$75,661	\$61,139
Average house value	\$244,200	\$220,310	\$188,278

* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Craig Morby
Comm Sales Associate
863 581 0059
craig.morby@cbcncr.com

Barbara Hoffman
Coldwell Banker Realty
863 409 8964
barbara.hoffman@floridamoves.com



**COLDWELL
BANKER
COMMERCIAL**

NRT