



**38,880 ± SF  
Available!**

**FOR LEASE**  
**US HIGHWAY 98 INDUSTRIAL**

6070 US HIGHWAY 98  
LAKELAND, FL 33846

Augie Schmidt  
Senior Advisor  
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# Property Summary



Lease Rate: **\$6.75 SF/YR**

Estimated NNN's: **\$1.10 SF/YR**

## OFFERING SUMMARY

Available SF:	38,880 SF
Total SF:	96,480 SF
Lot Size:	6.3 Acres
Year Built:	2021
Zoning:	BPC-1
APN:	24-29-13-000000-042110

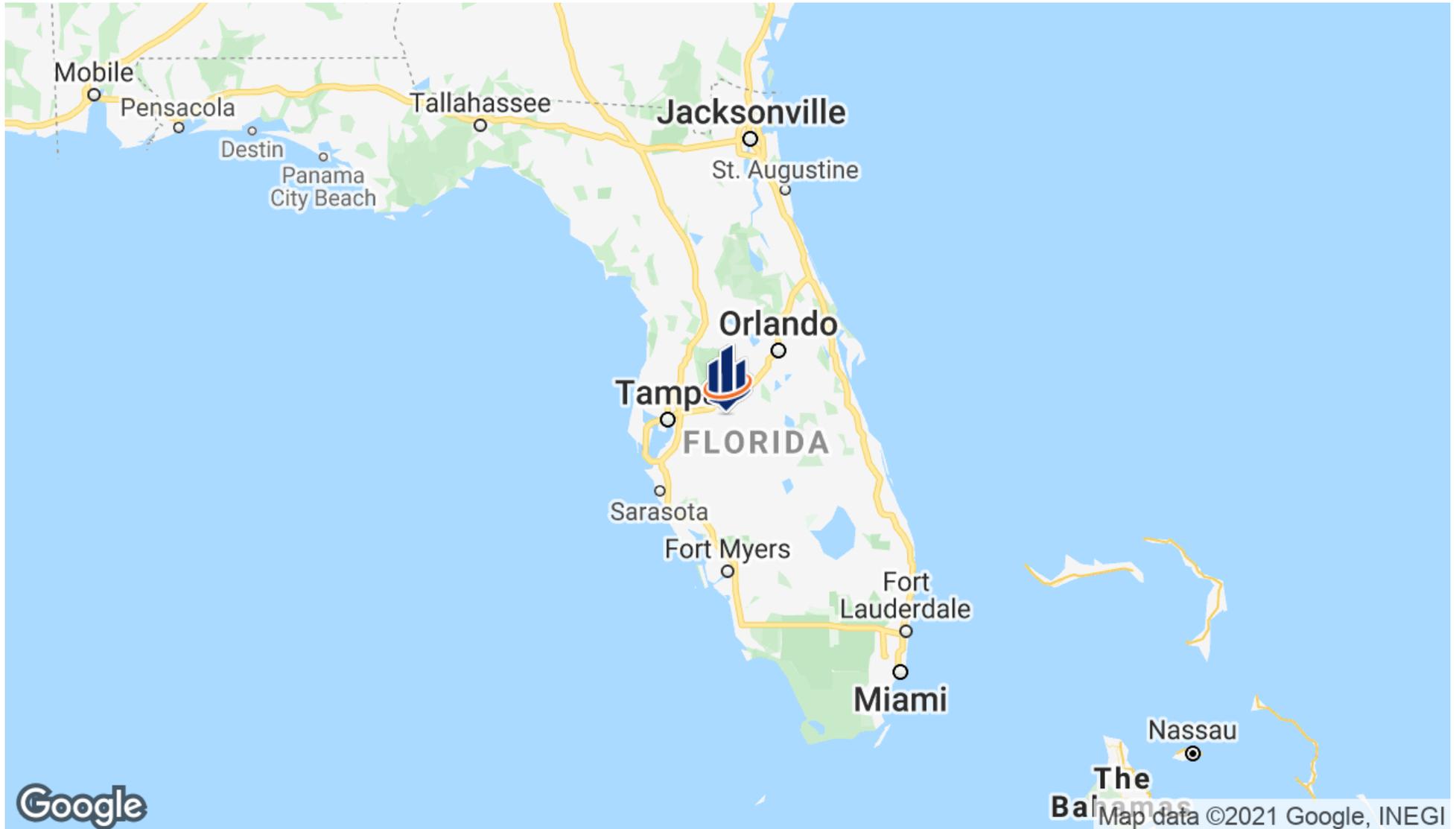
## PROPERTY OVERVIEW

This Class A Industrial facility is located in one of the fastest-growing industrial sectors in the nation, just south of Interstate 4 in Central Florida in what's known as the I-4 corridor. This asset's strategic location provides easy access to Florida's major roadways such as Interstate 4, the Polk Parkway, Interstate 75, Interstate 95, State Road 60, and Florida's Turnpike. From this site, there are more than 20,000,000 people within a 5 hour drive-time.

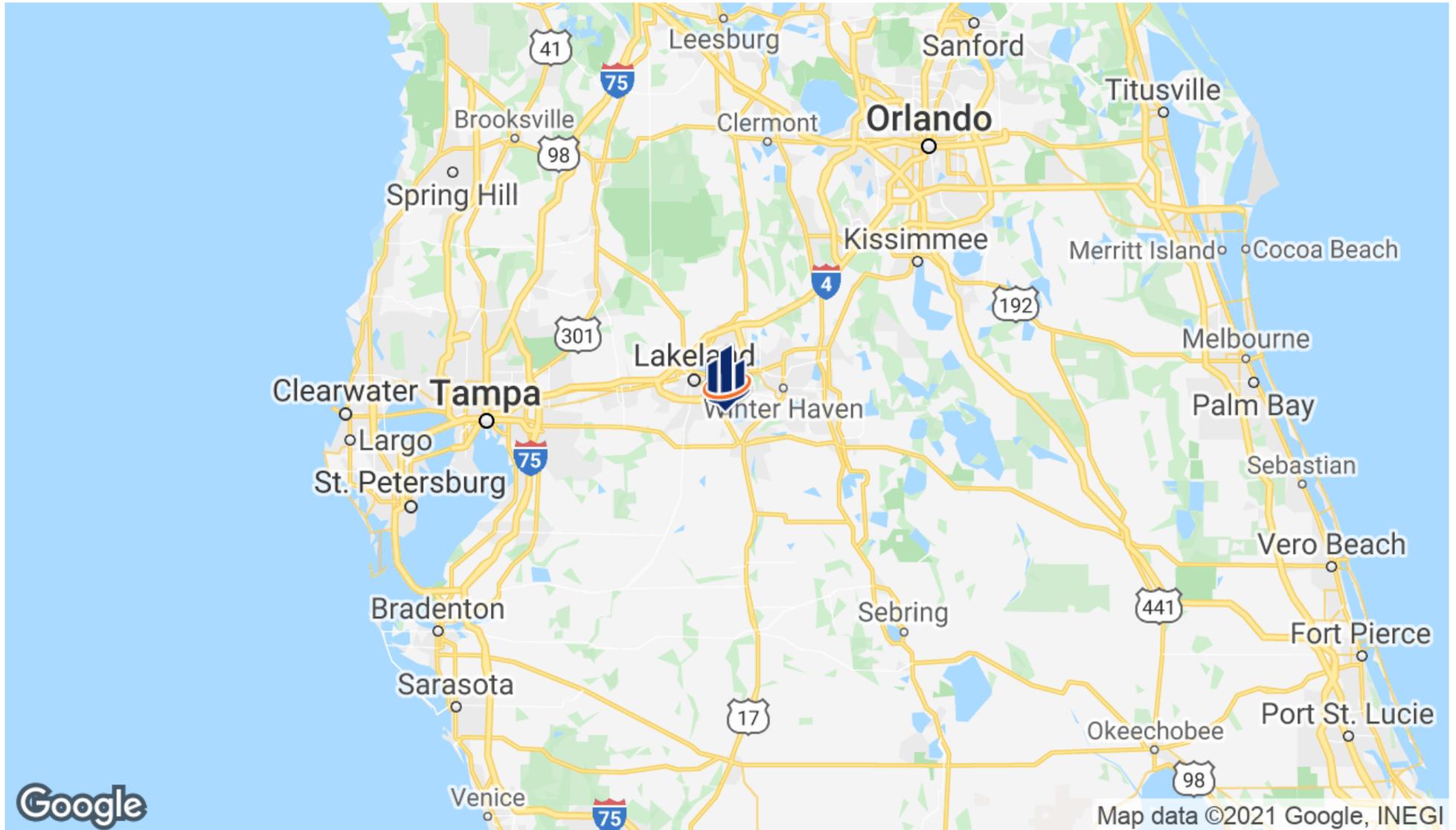
## PROPERTY HIGHLIGHTS

- Build to suite office
- 25' clear height
- 3 Phase / 1,200 Amp Electrical Service
- 4 Dock High Doors (can add 2 more) / 1 Drive-in Bay Door
- ESFR fire sprinkler system

# Regional Map



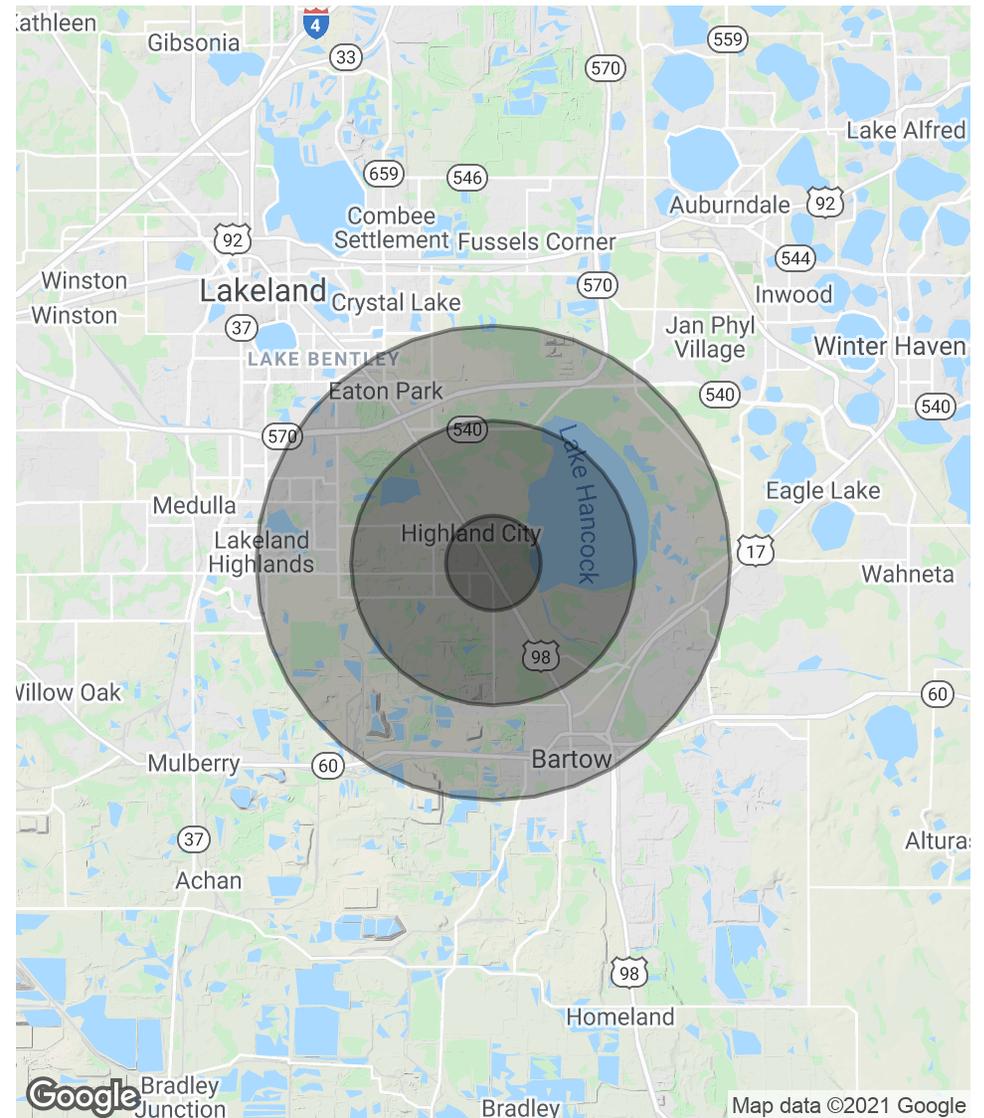
# Location Map



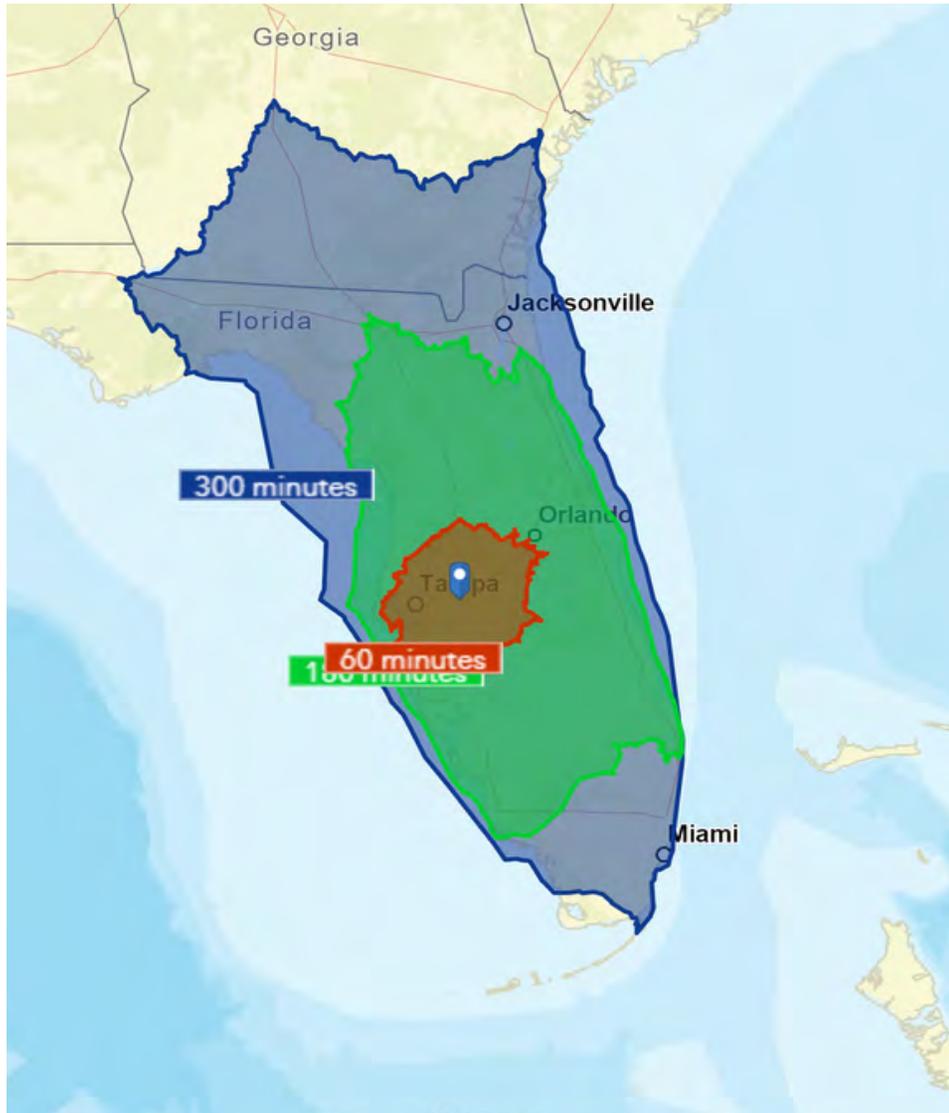
# Workforce Demographics Map

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	5,624	48,009	91,729
Average age	43.4	41.8	39.2
Average age (Male)	40.7	38.9	36.8
Average age (Female)	45.8	44.3	41.1
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	2,434	18,950	34,493
# of persons per HH	2.3	2.5	2.7
Average HH income	\$54,085	\$56,561	\$54,451
Average house value	\$152,564	\$168,722	\$169,952

\* Demographic data derived from 2010 US Census



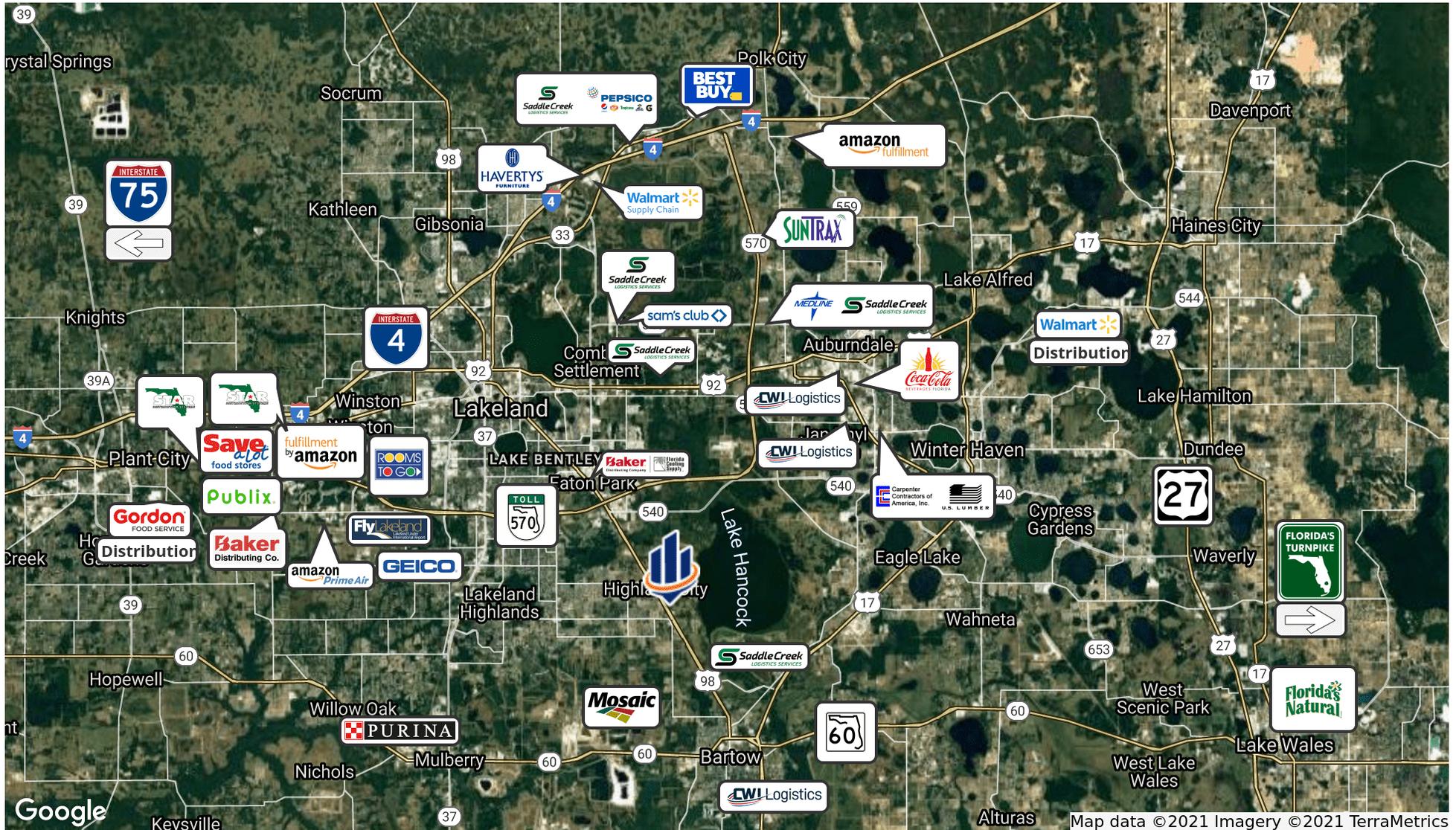
# Distribution Demographics



	1 HOUR	3 HOUR	5 HOUR
Population	3,360,316	12,640,638	20,923,173
Households	1,271,921	5,063,502	8,159,928
Families	834,056	3,254,631	5,287,202
Median Age	39.1	44.1	42.3
Median Household Income	\$54,820	\$53,441	\$53,725

- 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.

# Industrial Market





# Exterior Photos



# Interior Photos



# Aerial Facing Northwest





## AUGIE SCHMIDT

Senior Advisor

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### PROFESSIONAL BACKGROUND

Augie Schmidt is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate – the premier commercial services provider throughout Central Florida and the I-4 corridor.

During Q3 of 2020, Augie was ranked #3 out of 1,600+ Advisors Nationwide

Augie specializes in industrial properties, tailoring custom strategic plans to advise his clients through the acquisition, disposition, and leasing of industrial commercial real estate. He formerly served as the firm's Director of Research and oversaw a team of research analysts that evaluated commercial assets and determined their value to maximize clients' returns.

Augie is a Southeastern University Alumni where he received his MBA and was also a founding member of the university's Football Program. He was a three-year team captain, leading the team to win three conference championships in four years.

Augie lives in Lakeland with his two children AJ and Baylin. They are proud members of The King's church. He is also a member associate of SIOR, a member of the National Association of Realtors®, The International Council of Shopping Centers (ICSC), and The Lakeland Chamber of Commerce.

### EDUCATION

Master's in Business Administration - Southeastern University

SVN | Saunders Ralston Dantzler  
1723 Bartow Rd  
Lakeland, FL 33801

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