

1248 George Jenkins Blvd



Warehouse - Polk County
Submarket
Lakeland, FL 33815

96,000
SF RBA

9.06
AC Lot

1980
Built

4,500 - 16,300
Available SF

11,800
Max Contig SF

\$10.00 - 12.50/IG
Asking Industrial Rent

Sale

Sold Price **\$1,179,200 (\$12.28/SF)**
Date **Mar 1998**

Building

Type	3 Star Industrial Warehouse		
Location	Suburban		
RBA	96,000 SF	Tenancy	Multi
Stories	1	Owner Occup	No
Typical Floor Class	96,000 SF B		
Docks	5 ext 1 int	Clear Height	18'
Drive Ins	14 tot.	Elevators	None
Cross Docks	None	Rail Spots	Yes
Levelers	None	Rail Line	Yes
Construction	Masonry		
Truck Wells	None		
Year Built	1980		
Power	800a/480v Heavy		
Utilities	Sewer - City, Water - City		
Taxes	\$0.21/SF (2023)		
Opportunity Z...	Yes		
Walk Score®	Car-Dependent (34)		
Parking Ratio	0.68/1,000 SF		
Parking Spaces	Surface - 65 Covered - Available		

Loan

Origination Am... **\$400,000** Multi Properties? **No**
Origination Date **8/4/2021**
Originator **Global Developm...**
Doc Number **000000206639**

Land

Land Acres **9.06 AC** Land SF **394,654 SF**
Bldg FAR **0.24**
Zoning **IH**

Tenants

Name	Exp Date	SF Occupied
Chef's Warehouse	Feb 2026	11,800
Praxair	-	6,720
Tint By Tyler	-	4,800
Compassionate Pet Cremation	-	4,520
Crossfit OCI Fitness	-	4,220

1 Other Tenant

Source: CoStar Research

For Lease

Smallest Space	4,500 SF	Flex Avail	4,500 SF
Max Contiguous	11,800 SF	Industrial Avail	11,800 SF
# of Spaces	2	Total Avail	16,300 SF
Vacant	16,300 SF		
% Leased	83.0%		
Rent	\$10.00 - 12.50		
Service Type	Industrial Gross		

Space

Floor	Available	Use	Rent	Services
P 1st	11,800 SF	Industrial	\$12.50	IG
P 1st	4,500 SF	Flex	\$10.00	IG

Leasing Highlights

- Conveniently situated within a short commute from downtown Tampa, providing easy access to major highways and transportation hubs.
- Offerings include a variety of industrial spaces tailored to different needs, ranging from warehouses to manufacturing facilities.
- Many of these industrial spaces feature modern amenities such as high ceilings, ample loading docks, and advanced security systems.
- A collaborative community environment, offering opportunities for networking and synergies with other businesses in the area.
- Less than an hour from Orlando and 35 minutes from Tampa.
- Tenant buildout for AC is available.

Lease Activity

Sign ...	Leased	Use	Rent	Services	Rent T...
Jan 2...	11,800 SF	Flex	\$10.00	IG	Starting
Dec 2...	6,500 SF	Indust...	\$10.15	IG	Starting
Jun 2...	1,800 SF	Indust...	\$10.00	IG	Starting
Oct 2...	2,890 SF	Indust...	\$9.90	-	Asking
Oct 2...	1,800 SF	Indust...	\$10.50	-	Asking

13 Other Leases

Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	17.0%	↔ 0.0%
Submarket 2-4 Star	6.5%	↓ -0.5%
Market Overall	7.2%	↓ -1.3%

Market Asking Rent Per Area

Subject Property	\$11.65/SF	↑ 1.5%
Submarket 2-4 Star	\$9.25/SF	↑ 3.4%
Market Overall	\$9.15/SF	↑ 3.4%

Submarket Leasing Activity

12 Mo. Leased	3,500,381 SF	↓ -26.1%
Months on Market	6.4	↑ 0.4 mo

Submarket Sales Activity

	Current	Prev Year
12 Mo. Sales Volume	\$314.48M	\$524.13M
Market Sale Price Per Area	\$106/SF	\$101/SF

About the Owner

Stanley Properties of Central Florida

1000 W Beacon Rd
Lakeland, FL 33803
United States
(863) 665-4900 (p)
(863) 665-7135 (f)

www.stanley-properties.com

Since Apr 10, 2017

Amenities

24 Hour Access Monument Signage
Air Conditioning Security System

Public Transportation

Airport	Drive	Distance
Tampa International	52 min	39.4 mi

Location

Postcode	33815
Submarket	Polk County
Submarket Cluster	Polk County
Location Type	Suburban
Market	Tampa/St Petersburg
County	Polk
State	Florida
CBSA	Lakeland-Winter Haven, FL
DMA	Tampa-St Petersburg (Sarasota), FL
Country	United States

Property Contacts

Recorded Owner	Lakeland Industrial Park I Llc
True Owner	Stanley Properties of Central Florida INC
Owner Type	Developer - Regional
Primary Leasing	Landsearch LLC

Public Record

Total Value	\$1,360,416	\$4.35/SF	115% of last sale
Parcels	23-28-14-000000-022020		

Demographics

	1 mile	3 miles
Population	9,351	71,335
Households	3,961	28,301
Median Age	40.10	37.50
Median HH Income	\$30,689	\$43,336
Daytime Employees	3,538	44,621
Population Growth '24 - '29	↑ 20.22%	↑ 19.53%
Household Growth '24 - '29	↑ 20.32%	↑ 20.08%

Traffic

Collection Street	Cross Street	Traffic ...	Last Me...	Distance
George Jenkins ...	N Brunnell Pkwy E	16,614	2025	0.23 mi
S Central Ave	Olive St N	4,561	2025	0.31 mi
George Jenkins ...	N Veterans Ave W	15,639	2025	0.34 mi
Olive Street	S Cornelia Ave W	3,143	2025	0.39 mi
South Central Av...	Oakhill St S	4,277	2025	0.51 mi
Lake Beulah Drive	S Webster Ave W	2,470	2025	0.54 mi
Olive Street	Southern Ave W	3,146	2025	0.61 mi
George Jenkins ...	S Lincoln Ave SE	15,720	2025	0.63 mi
George Jenkins ...	Strain Blvd E	13,803	2025	0.72 mi
North Brunnell P...	Candyce St N	4,260	2025	0.74 mi

Made with TrafficMetrix® Products

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	12105C0311G
FIRM ID	12105C
FIRM Panel Number	0311G
FEMA Map Date	Dec 22, 2016

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

Property ID: 49687

Images



Primary Photo



Building Photo



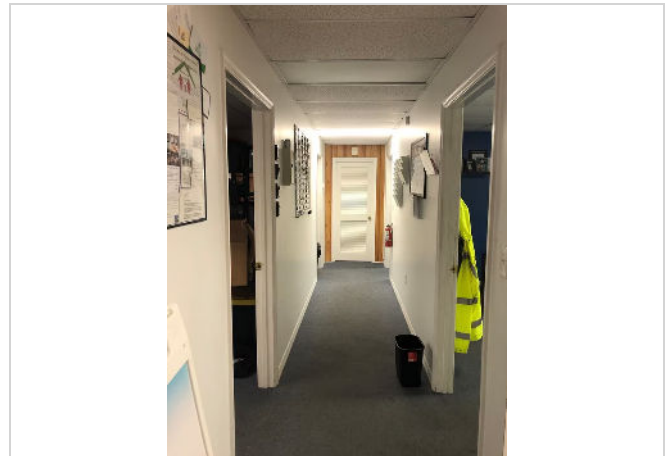
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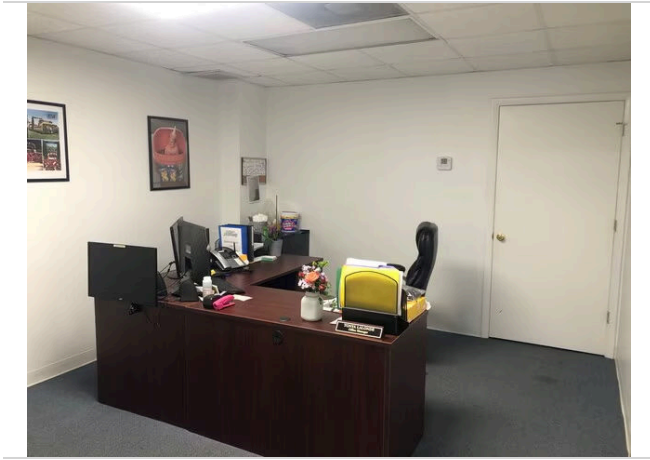
Interior Photo



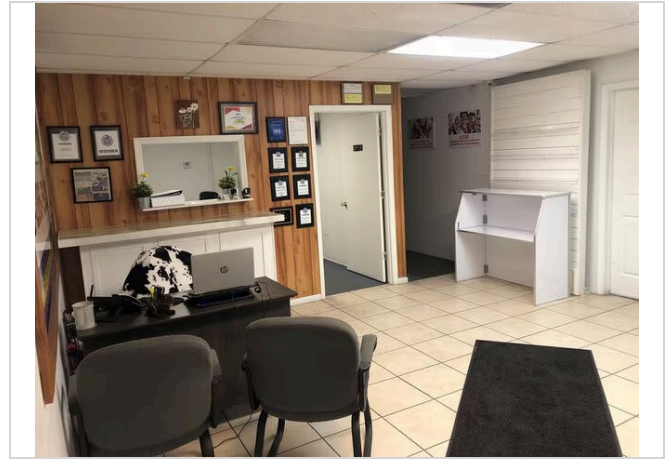
Interior Photo



Interior Photo



Interior Photo



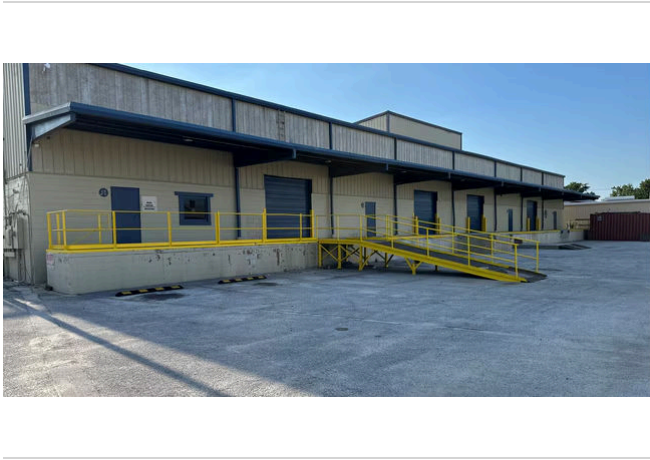
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Interior Photo