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PROGRESS RD

Industrial Cold Storage Building on I-4 Corridor

Lakeland MSA, Florida



For Sale or For Lease

PRICE REDUCED ~~\$4,250,000 (\$72 PSF)~~ \$3,800,000 (\$64 PSF)

Asking Lease Rate: \$7.50 PSF NNN

For Sale

302 Progress Road, Auburndale, Polk County, FL 33823

58,918 SF

PROPERTY SPECIFICATIONS

- **Building SF:** 58,918 SF
- **Free-Standing Freezer/Cooler/Warehouse Building:** 49,990 SF
- **Office (Incl. 2nd Story Mezzanine):** 8,928 SF
- **Construction:** Steel frame with metal walls
- **Ceiling Heights:** 16' – 25' clear height
- **Year Built:** 1981
- **Site Size:** 2.44 acres
- **Zoning:** Light Industrial

EXISTING IMPROVEMENTS

- **Cold Storage:** Five freezer cooler rooms with temperature between 0° and 36°
- **Loading Docks:** Ten dock wells with climate-controlled loading (front and rear load)
- **Access Ramps:** Two ramps
- **Power:** 2000 amps (120/280 volts) & 1200 amps (120/208 volts)
- **Parking & Storage:** Adjacent fenced lot for outside storage or additional parking
- **Nearly \$1M in Capital Upgrades!**
 - **Refrigerator Replacement & Upgrade:** \$710,000 (2018)
 - **New Roof with a 20-year Warranty:** \$275,000 (2019)

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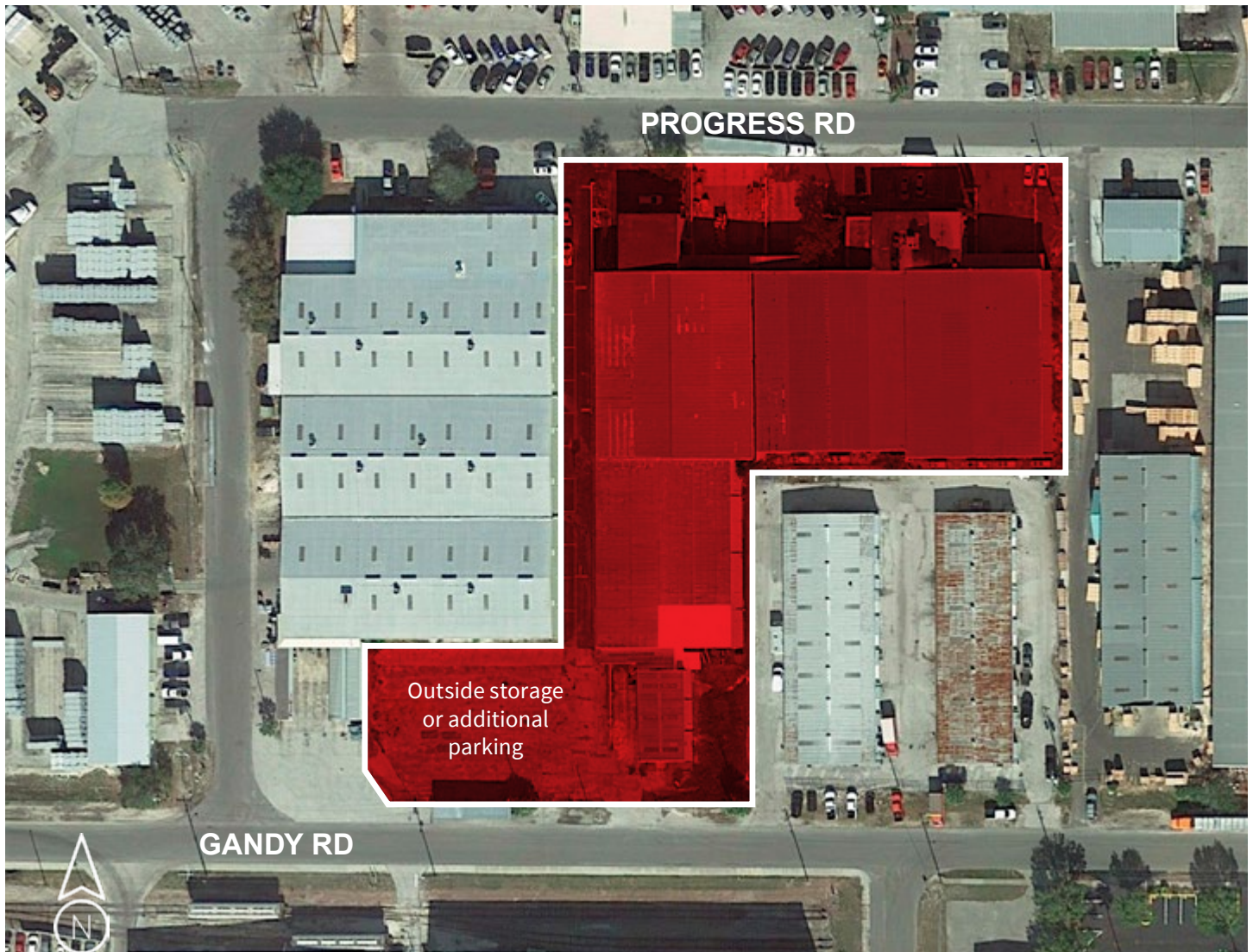
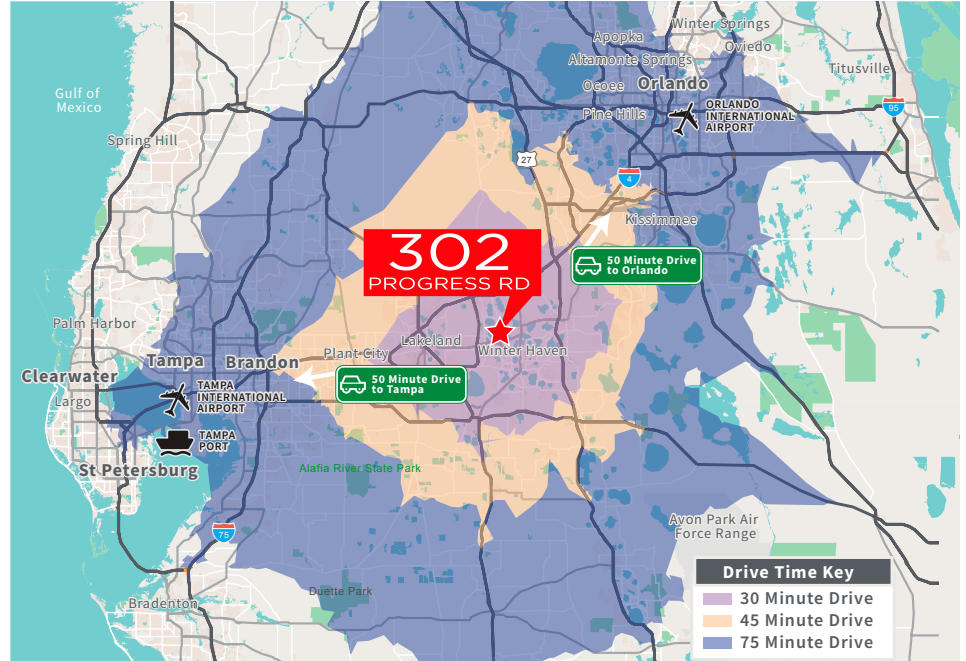
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AERIAL & MAP

LOCATION

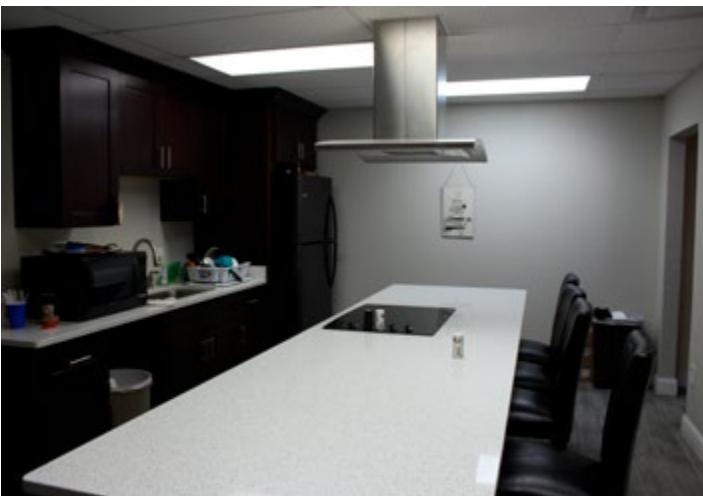
- Less than 50 minutes from Port of Tampa Bay, Downtown Tampa, and Downtown Orlando
- Excellent access to US Highway 192 and minutes from Polk Parkway (SR 570)
- Less than 15 minutes from Interstate 4, Florida Polytechnic University, and SunTrax, a new state-of-the-art transportation technology testing facility
- High density industrial market. Neighbors include, Amazon (under construction), Coca Cola, Sysco, Publix, and Cantex



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PROPERTY PHOTOS



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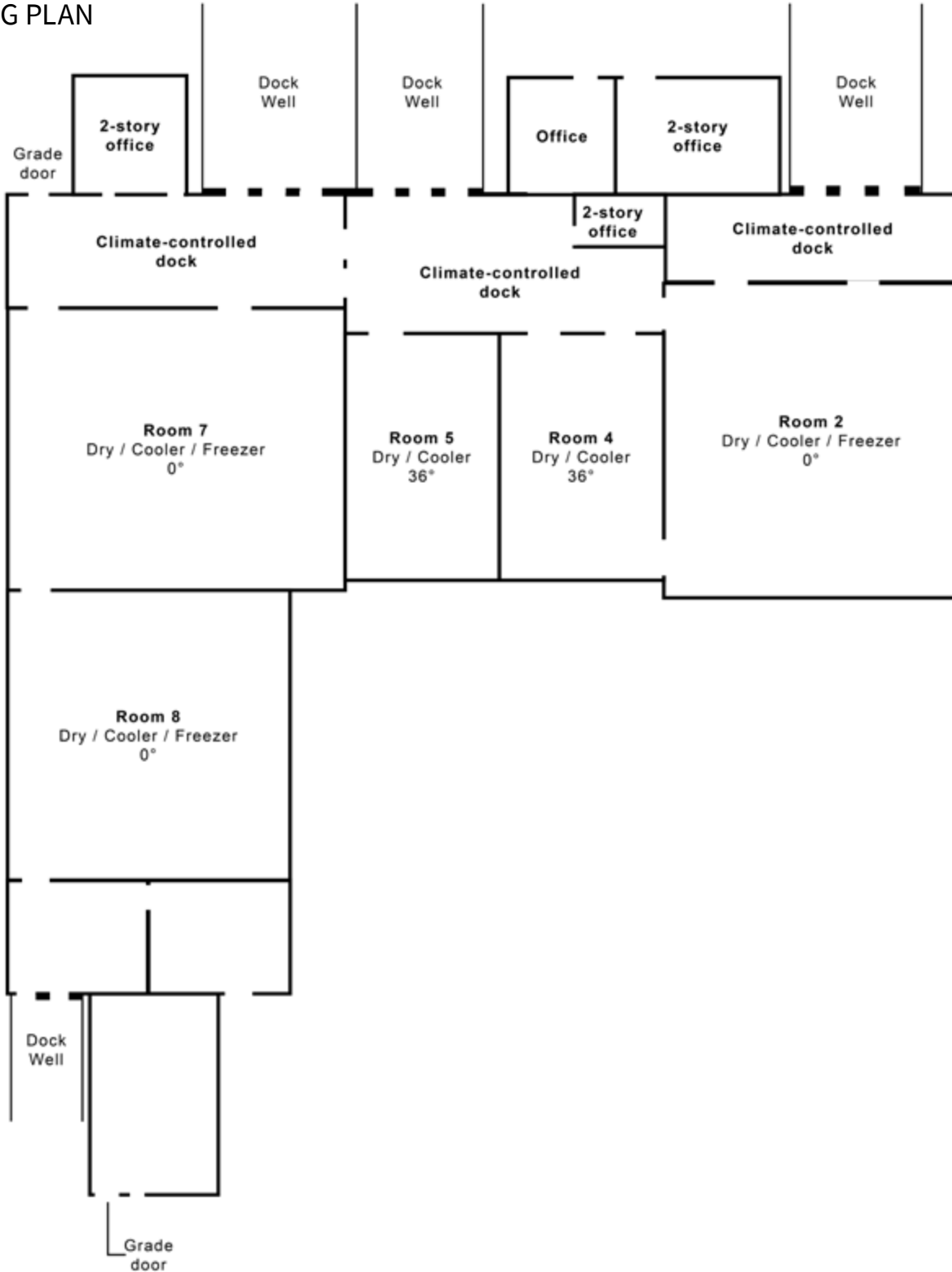
PROPERTY PHOTOS



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BUILDING PLAN



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