



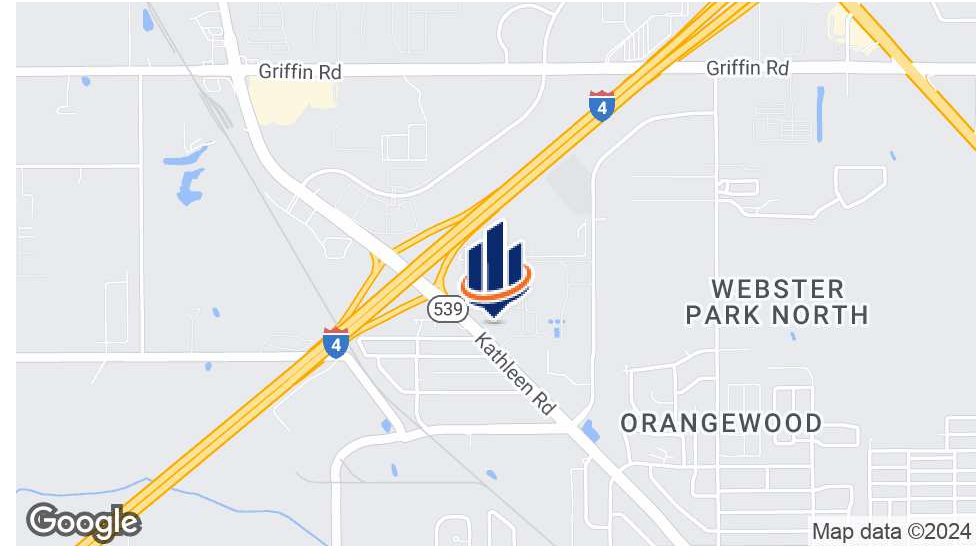
PRE-LEASING NEW 30,000 SF A/C FLEX WAREHOUSE

1530 KENDRICK LANE
LAKELAND , FL 33805

Sid Bhatt, CCIM, SIOR
C: 704.930.8179
sid.bhatt@svn.com

Trace Linder
C: 863.287.3281
trace.linder@svn.com

Property Summary



OFFERING SUMMARY

Lease Price:	\$16/SF (NNN)
Available SF:	30,000 SF
Minimum Divisible Unit	5,000 SF
Lot Size:	1.53 Acres
Zoning:	I-1
Traffic Count:	33,500
APN:	232802020505000010

****Owner/Users - Call for Purchase Info****

PROPERTY OVERVIEW

Completely air-conditioned 30,000 SF flex warehouse. Open glass facade with frontage on Kathleen Rd. Customization available to fit tenant requirements.

PROPERTY HIGHLIGHTS & POTENTIAL PROPERTY USES

- Build-to-Lease Development Lot off Kathleen Road, Lakeland, FL
- Industrial Flex Luxury Warehouse - 30,000 ± SF
- Additional Adjacent Lot Available - 2.52 Acres [BTS 40,000 SF]
- Class A Industrial | Block construction | Dock-wells
- Sports Facilities: Pickleball courts | Health Clubs | Yoga Studio | Jiu-Jitsu
- Healthcare : Urgent Care | Guide-Well | Emergency Care | Medical Laboratories
- Dealerships : Cars | ATVs : Boats | RVs | Auto parts Suppliers | Classic cars
- Showrooms : Kitchen Cabinetry | Lighting | Flooring | Athletic equipment
- Open Space Use : Daycare | Event Center | Party facilities | Pool supplies | Outdoor Furniture |

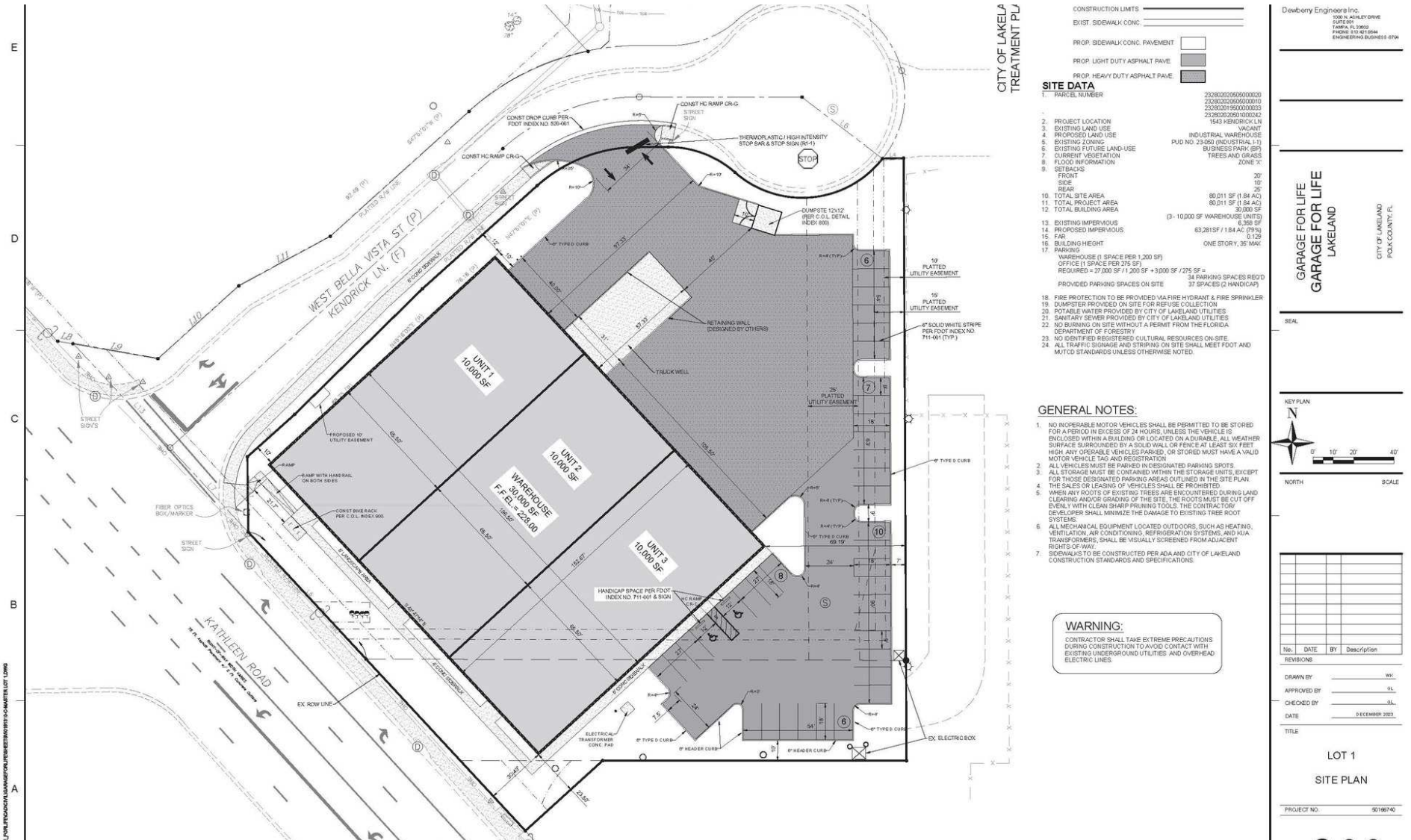
Front Conceptual Rendering



Rear Conceptual Rendering



Site Plans





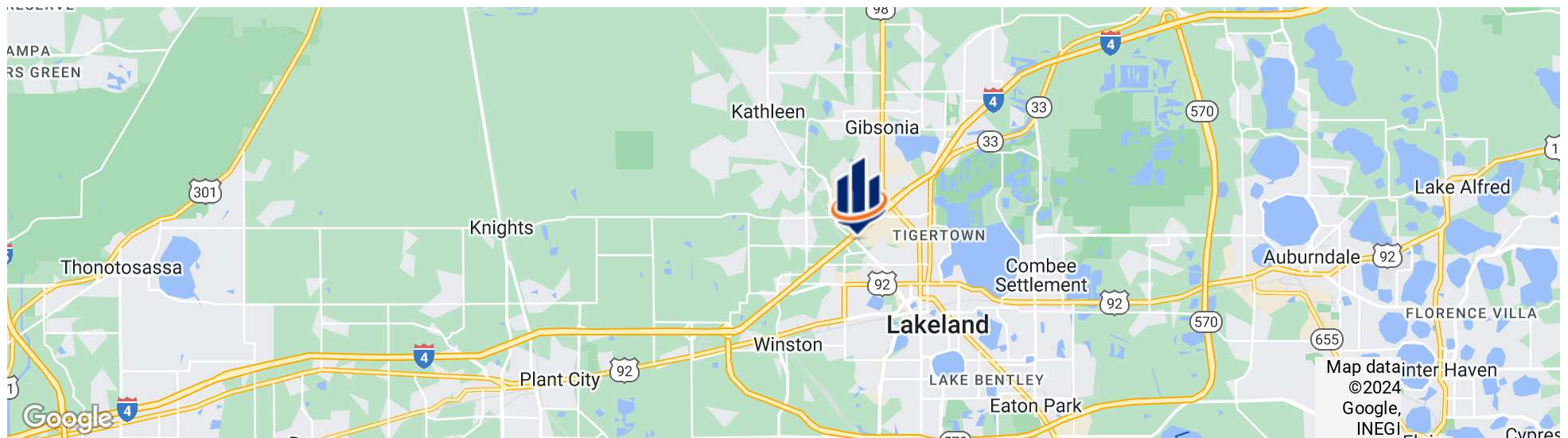
LOCATION & DRIVING DIRECTIONS

Parcel: 232802020505000010

GPS: 28.0707547, -81.983251

Driving Directions: From I4 take Kathleen Road exit South to intersection of Kendrick Lane. Lots are split by Kendrick Lane at the intersection of Kathleen Rd.

Showing Instructions: Contact Sid Bhatt or Trace Linder for Showings





111,500 ±
Cars/Day

40,000 ± SF

SUBJECT

30,000 ± SF

Kathleen Road

33,500 ±
Cars/Day



Conceptual Rendering



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Conceptual Rendering



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Industrial Market Map



Trade Area Map





EXIT 31

MCKESSON



KATHLEEN ROAD



Developer Media Coverage

Lakeland, FL is in the News

A sampling of coverage we're getting for our Lakeland Development



- Garage For Life featured in various news outlets highlighting recent move to Lakeland, and upcoming development projects.
- Website
Link: <https://www.garageforlife.com/lakeland>





Luxury Warehouses Give the Kiss of Life to Commercial Real Estate

A new and exciting luxury warehouse development project is set to launch.

LAKELAND, FL, UNITED STATES, April 12, 2023/[EINPresswire.com/](https://www.einpresswire.com/) – The [commercial real state](#) project, which is being developed by a leading real estate development company, is expected to set a new standard for warehouse space in the area.

The luxury warehouse development is set to feature an exclusive collection of warehouse condos, each of which is being designed and constructed to the highest possible standards. Unit sizes are ranging from 2,500 to 10,000 square feet. They are offered as [small warehouses for rent](#) and [warehouses for sale](#). A total of 70,000 square feet will be offered.



Progress is Happiness”

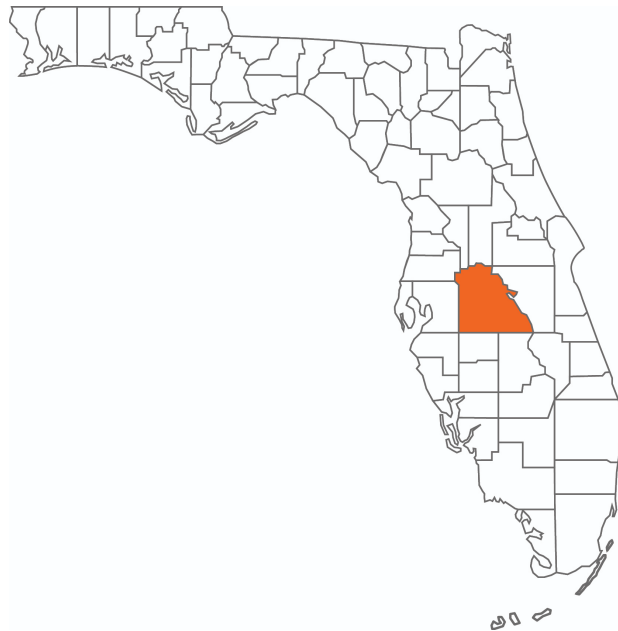
– Robert Jenny CEO Garage For Life

Located in the heart of Lakeland, on Kathleen Road at the I-4 interchange. This luxury warehouse development project is ideally situated between Tampa and Orlando with Lakeland - Linder International Airport just minutes away.



Luxury Warehouse Development Lakeland FL

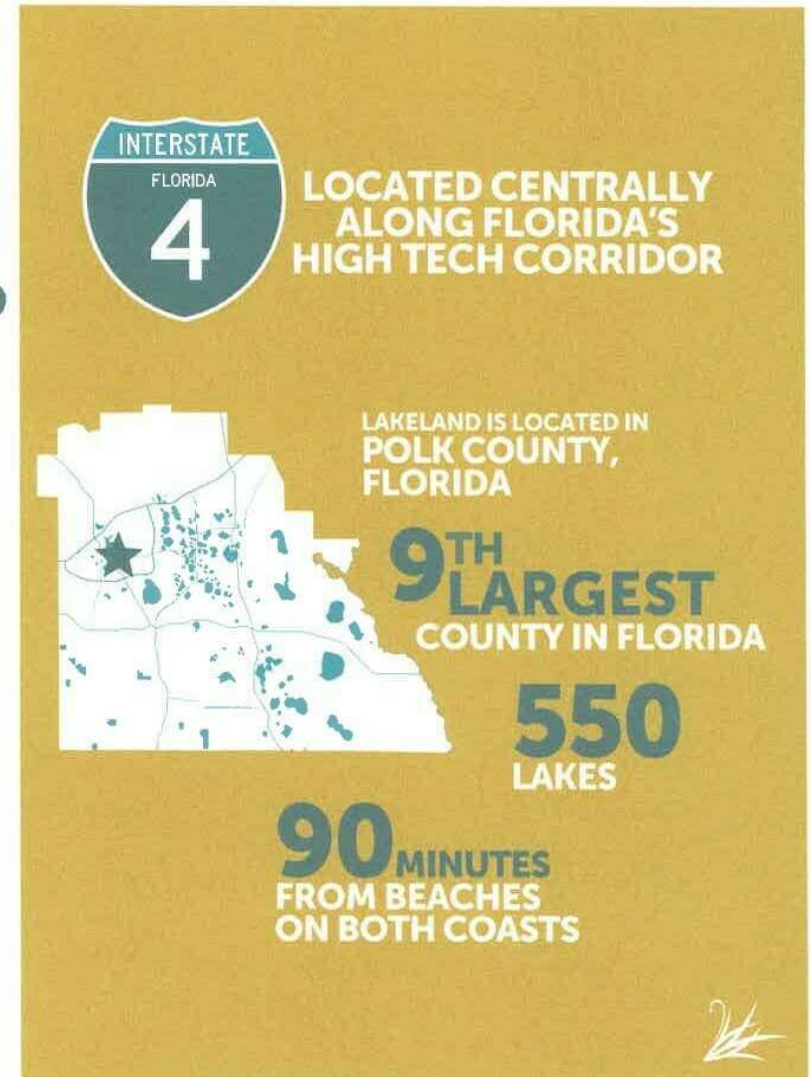




POLK COUNTY FLORIDA

Founded	1861	Density	386.5 [2019]
County Seat	Bartow	Population	775,084 [2023]
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



LAKELAND

by the numbers 2023



41

MEDIAN
AGE



\$53,151

MEDIAN
HOUSEHOLD
INCOME



307,320

LAKELAND ELECTRIC
CUSTOMER SERVICE
AREA POPULATION



3

LIBRARIES
INCLUDING
OVER
**1 Million
Titles**



27

PLAYGROUNDS

+

MILES OF TRAILS
RECREATION FACILITIES
TENNIS COURTS
PLAYFIELDS
DOG PARKS



70+

NEIGHBORHOOD
ASSOCIATIONS



46,562

HOUSEHOLDS



\$341,083

AVERAGE HOME
SALE PRICE



Lakeland's Labor Force



46,562
of households



\$53,151
median household income

LAKELAND'S LABOR FORCE



50,212
employed

3.4%
Lakeland
unemployment

1,553
unemployed



Lakeland's Top 10 Employers

Lakeland's TOP 10 EMPLOYERS

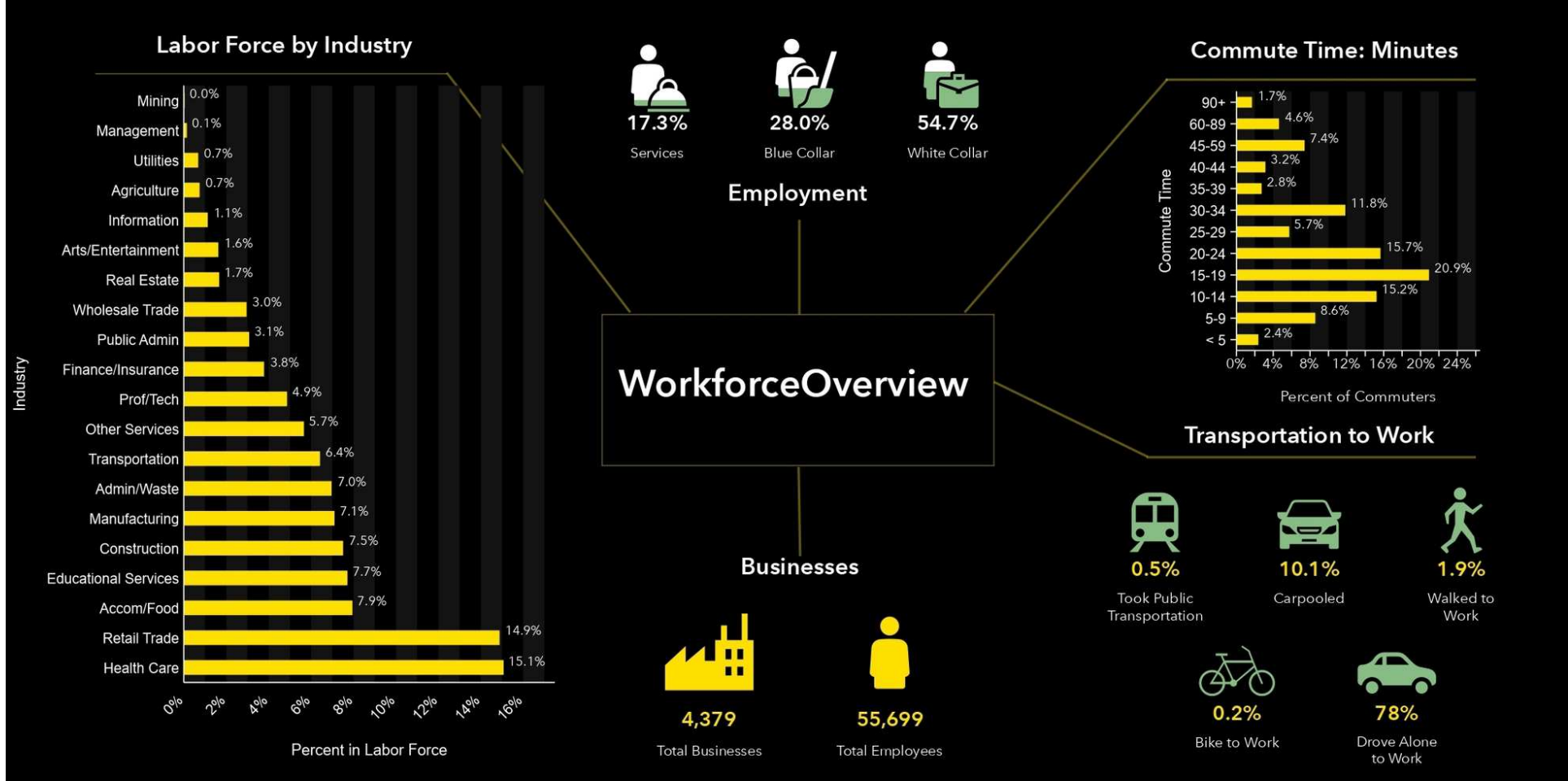
Publix Super Markets, Inc	8,008
Lakeland Regional Health Systems	6,000
GEICO	3,800
City of Lakeland	2,183
Amazon	2,000
Watson Clinic	1,857
Saddle Creek Corporation	1,289
Southeastern University	1,072
Rooms To Go	827
Advanced Auto Parts	615

2023

Economic Development Profile

Economic Development Profile

Kendrick Lane AC Flex Warehouse
Drive time of 10 minutes



Community Summary

COMMUNITY SUMMARY

Kendrick Lane AC Flex Warehouse
Drive time of 10 minutes

107,170	0.80%	2.41	76.2	39.7	\$50,851	\$204,557	\$72,371	20.3%	56.9%	22.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



17.3%
Services

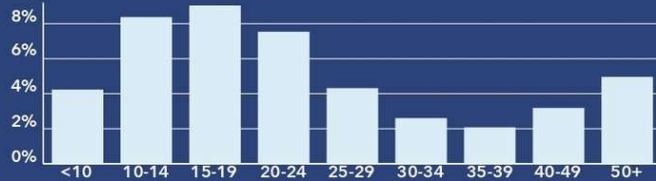


28.0%
Blue Collar

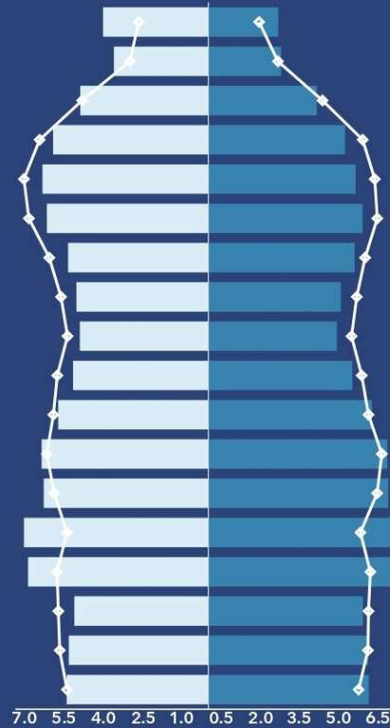


54.7%
White Collar

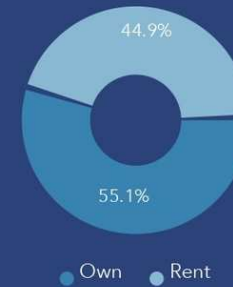
Mortgage as Percent of Salary



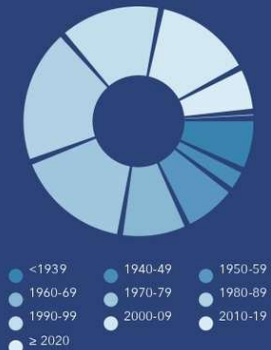
Age Profile: 5 Year Increments



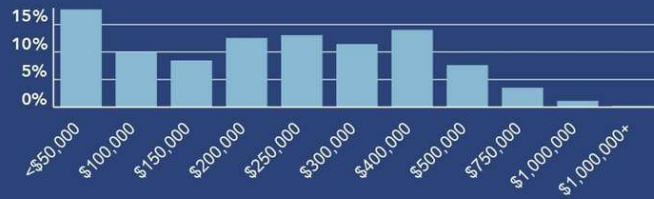
Home Ownership



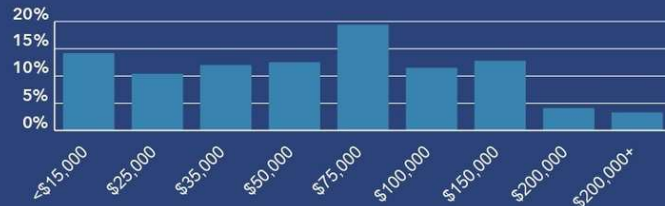
Housing: Year Built



Home Value



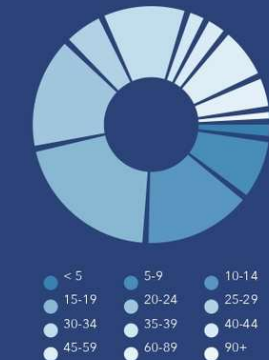
Household Income



Educational Attainment



Commute Time: Minutes



esri Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

Dots show comparison to Polk County

Key Facts

Kendrick Lane AC Flex Warehouse (10 minutes)

1536 Kendrick Ln, Lakeland, Florida, 33805

Drive time of 10 minutes

Prepared by Esri

Latitude: 28.07040

Longitude: -81.98234

Key Facts

Kendrick Lane AC Flex Warehouse
Drive time of 10 minutes

KEY FACTS

107,170

Population



2.4

Average Household Size

39.7

Median Age

\$50,851

Median Household Income

EDUCATION

12.1%

No High School Diploma



36.7%

High School Graduate



29.5%

Some College/
Associate's Degree



21.8%

Bachelor's/Grad/
Prof Degree

BUSINESS



4,379

Total Businesses



55,699

Total Employees

EMPLOYMENT



54.7%

White Collar



28.0%

Blue Collar



Services

17.3%



3.5%

Unemployment Rate

INCOME



\$50,851

Median Household Income



\$28,090

Per Capita Income



\$72,371

Median Net Worth

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.4%)

The smallest group: \$200,000+ (3.3%)

Indicator ▲	Value	Diff		
<\$15,000	14.2%	+3.6%		
\$15,000 - \$24,999	10.4%	+1.7%		
\$25,000 - \$34,999	12.0%	+2.3%		
\$35,000 - \$49,999	12.5%	-0.7%		
\$50,000 - \$74,999	19.4%	-0.2%		
\$75,000 - \$99,999	11.5%	-1.7%		
\$100,000 - \$149,999	12.8%	-1.9%		
\$150,000 - \$199,999	4.1%	-1.1%		
\$200,000+	3.3%	-1.7%		

Bars show deviation from Polk County

Demographic Profile

Demographic Profile

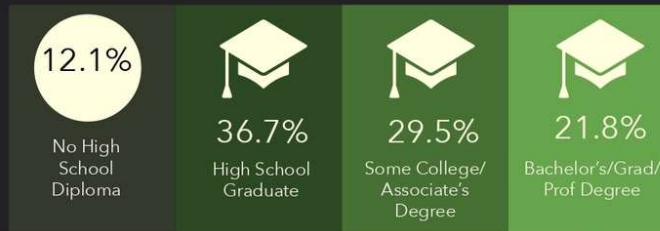
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DEMOGRAPHIC PROFILE

Kendrick Lane AC Flex Warehouse
 Drive time of 10 minutes

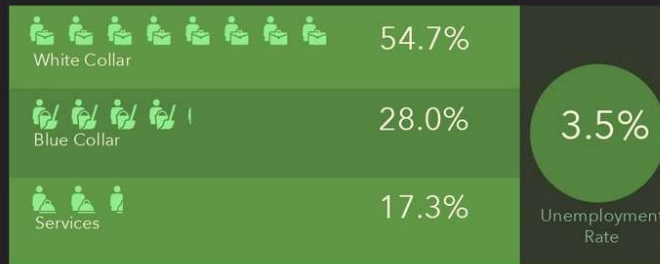
EDUCATION



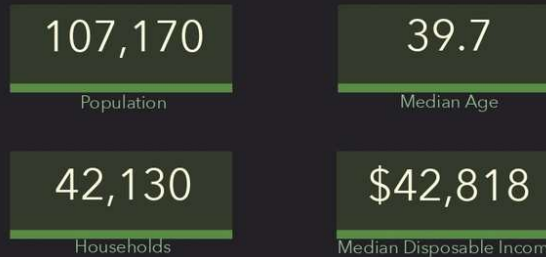
INCOME



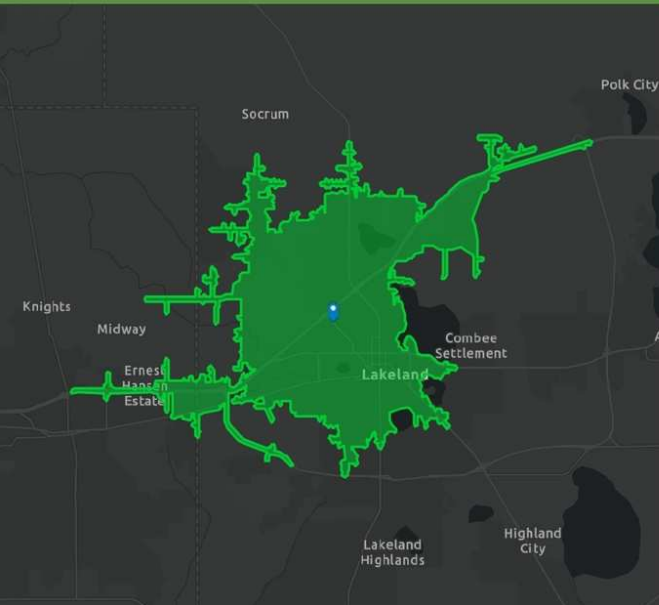
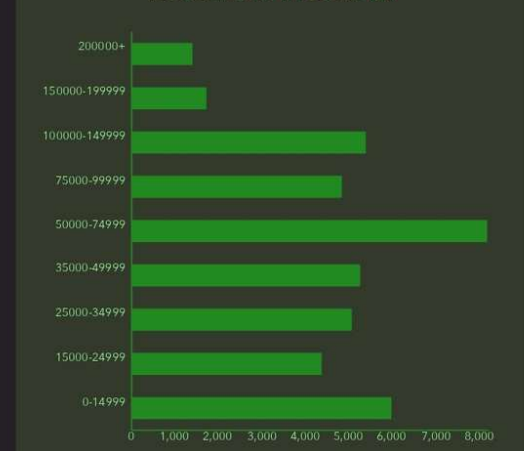
EMPLOYMENT



KEY FACTS



HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2023, 2028).
 © 2024 Esri



SID BHATT, CCIM, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate operating out of Tampa, Florida.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM [Certified Commercial Investment Member] designation in 2010 and the SIOR [Society of Industrial & Office Realtors] in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.



TRACE LINDER

Associate Advisor

trace.linder@svn.com

Direct: **877.518.5263 x463** | Cell: **863.287.3281**

FL #SL3562516

PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial



For more information visit www.SVNsaunders.com

HEADQUARTERS

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863.648.1528

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Orlando, Florida 32801
386.438.5896

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Lake City, Florida 32055
352.364.0070

GEORGIA

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Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

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