

Developer Closeout - New Flex Warehouse

AUCTION



Thursday, October 15th 11am Lakeland, FL

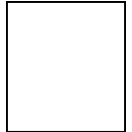


6000 sf

New



3809 CR 542 East, Lakeland, FL 33801



Terms: 10% buyers premium, \$50,000 binder deposit day of auction, balance at closing within 45 days.
Auction conducted by Randy Kincaid CCIM, Lic R E Broker - FL lic ab551/au905

Cooperating Broker



Lisa Parks AICP
(863) 682 6147

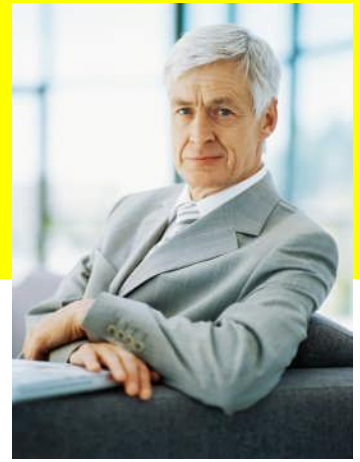
www.kincaid.com



(863) 666 1977

AUCTION

Thursday, October 15th 11am
3980 S Pipkin Rd, Lakeland, FL 33811



Locate your business among Lakeland's corporate elite in a Class A business park at auction prices!

Parkway Corporate Center

Type: Warehouse/Light Industrial condo
Deed-restricted Class A Corp Park

Building Specifications:

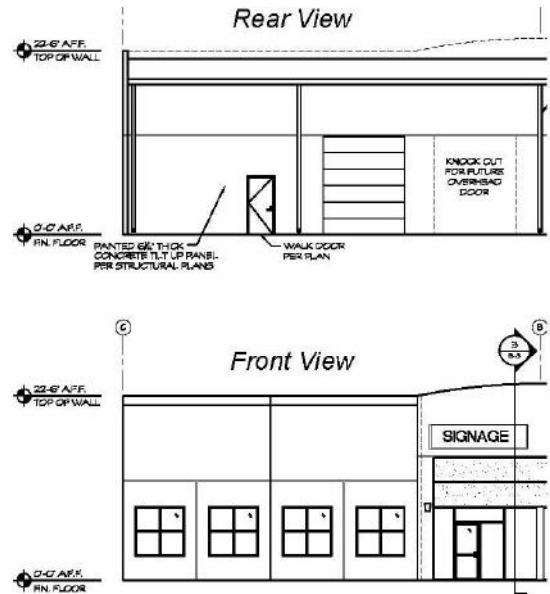
- ◆ 51' x 118' (6,018 sf)
- ◆ 16' Ceiling height
- ◆ Ground level door (knock-out panel for the 2nd)
- ◆ Ready for build out to suit
- ◆ Restrooms (2)
- ◆ 10 parking spaces in front
- ◆ Truck court at rear

Taxes: \$7,775.69 (2008)

Zoning: City of Lakeland: Light Industrial
Uses: Warehouse; Flex space; Light industrial

Access: Park entrances at Drane Field, Waring, and South Pipkin Roads
At Polk Parkway; Direct connection to Interstate 4, approx. 6 miles

- Utilities:**
- ◆ Water & Sewer: City of Lakeland (Park has City water & sewer allocations)
 - ◆ Electric: City of Lakeland
 - ◆ Gas: Natural Gas - 125 psi line on Drane Field Rd at Park entrance (buyer should verify)
 - ◆ Fiberoptics (buyer should verify)



Directions: Exit Polk Parkway at the Waring Rd exit, go South 1 block to Drane Field Rd, then East (left) to entrance of Parkway Corporate Center. Then South 1/4 mile to auction site.

Inspection:
Call Lisa Parks (863) 682 6147
or Randy Kincaid (863) 666 1977

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