

Auburndale, FL . Polk County

8,750 +/- SF Warehouse w/Separate Office Building Prime Frontage & Access on Hwy 92!



New Price September 2009

Land · Commercial · Conservation · Land Management 5120 S. Lakeland Drive, Suite 3 · Lakeland, FL 33813 Phone: 863-648-1528 · Toll Free: 1-877-518 LAND www.saundersrealestate.com



Hwy 92 Warehouse Lease • Auburndale, FL • Polk County

Centrally located near Hwy 92 and the Polk Parkway, this one-story warehouse offers 8,750 +/- SF storage space plus reception entrance and break room. A separate office building is on the property and prime road frontage is available on Hwy 92! Easy access to I-4, Tampa, Orlando, Lakeland and Winter Haven.

Size: 8,750 +/- SF Warehouse

720 SF Office Building

Acres: 2.38 +/-acres

Lease Price: \$5.07 PSF per year/NNN

NEW PRICE

\$4.25 PSF per year/Gross

Lease Type: Industrial Gross + Utilities

Location: 507 Hwy 92 E

Auburndale, Polk County, FL

Available: Immediately

Year Built: 1980

Road Frontage: Frontage and access

on Hwy 92

Ceiling Height: 15 FT clearance

Parking: Large lot with

40 parking spaces

Doors: 5 doors, grade level

Zoning: Light industrial

Utilities/Water: City of Auburndale

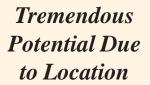






Parkway!





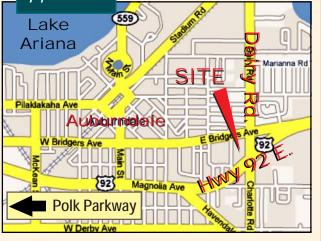
Driving Directions:

- Take Hwy 92 east to the east side of Auburndale
- Property is on the north side of Hwy 92, just west of Dairy Rd.



• Polk Parkway

Location Maps



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