

East Winter Haven Commercial
5.72 +/- Commercial Acres
Office and Fleet Maintenance

To I-4

Haines City

US 92

Lake
Alfred

US 27

SR 544 **SITE**

Wal-Mart
Distribution

US 27

Winter Haven

To SR 60



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East Winter Haven Commercial • Polk County

This 5.72 +/- acres with office and truck shop facility is located next to Ridge Vo-Tech and the Wal-Mart distribution facility. Only 1/2 mile to US 27 makes it a 15 minute drive to I-4 or SR 60. Has a modern office with shops and fueling facility for truck fleets. Property can be subdivided into smaller parcels.

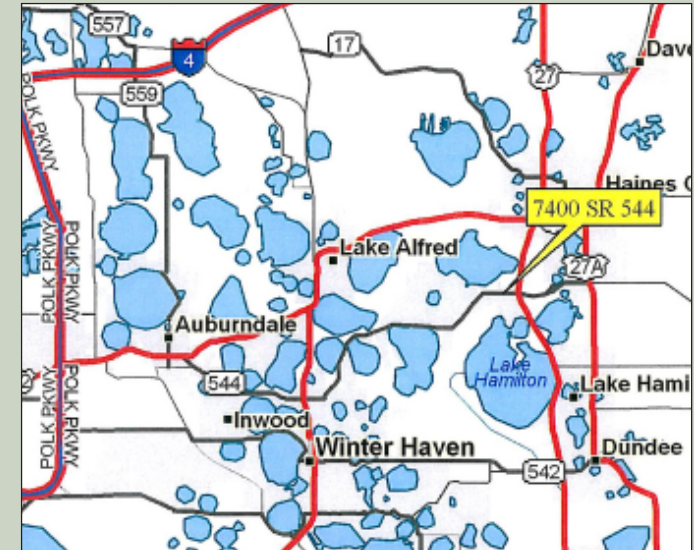
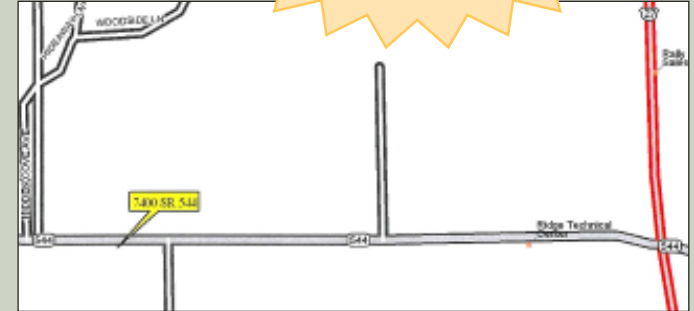
Acreage: 5.72 +/- acres
Sale Price: \$1,300,000
Building Size: 3,264 SF Office
6,480 SF Shop
6,600 SF Equipment Storage
3,000 SF Additional Equipment Storage
20,000 gal. permitted diesel tank
5,000 gal. permitted gasoline tank
Location: 7400 SR 544, Winter Haven, FL
Zoning: C-4
Road Frontage: 412 +/- ft. on SR 544
Water & Utilities: City of Winter Haven; 4" Well
Uplands: 100% uplands
STR: 6-28-27
Parcel ID: 272806 000000 032030



Frontage on SR 544

*Possible Owner
Financing!*

**SR 544 daily traffic
count 11,000
US 27 daily count
is 39,000**



Driving Directions:

- In Winter Haven go east on SR 544
- Property is .3 miles from US 27
- Property is on the south side of road
- Near Ridge Vo-Tech Center

Less than 1/2 mile to US 27



Near Ridge Vo-Tech Center, Wal-Mart distribution facility.

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