



## 1040 County Line Road

1040 County Line Road, Lakeland, FL 33815

### CLIGGITT REALTY

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# 1040 County Line Road

\$585,000

2.5 acre (mol) site with 330' of frontage along County Line Road. There is a 12,000 SF (dock high and clearspan) block and metal office warehouse building formerly utilized as climate controlled/cold storage space. Building is in need of renovation/retrofit for new user.

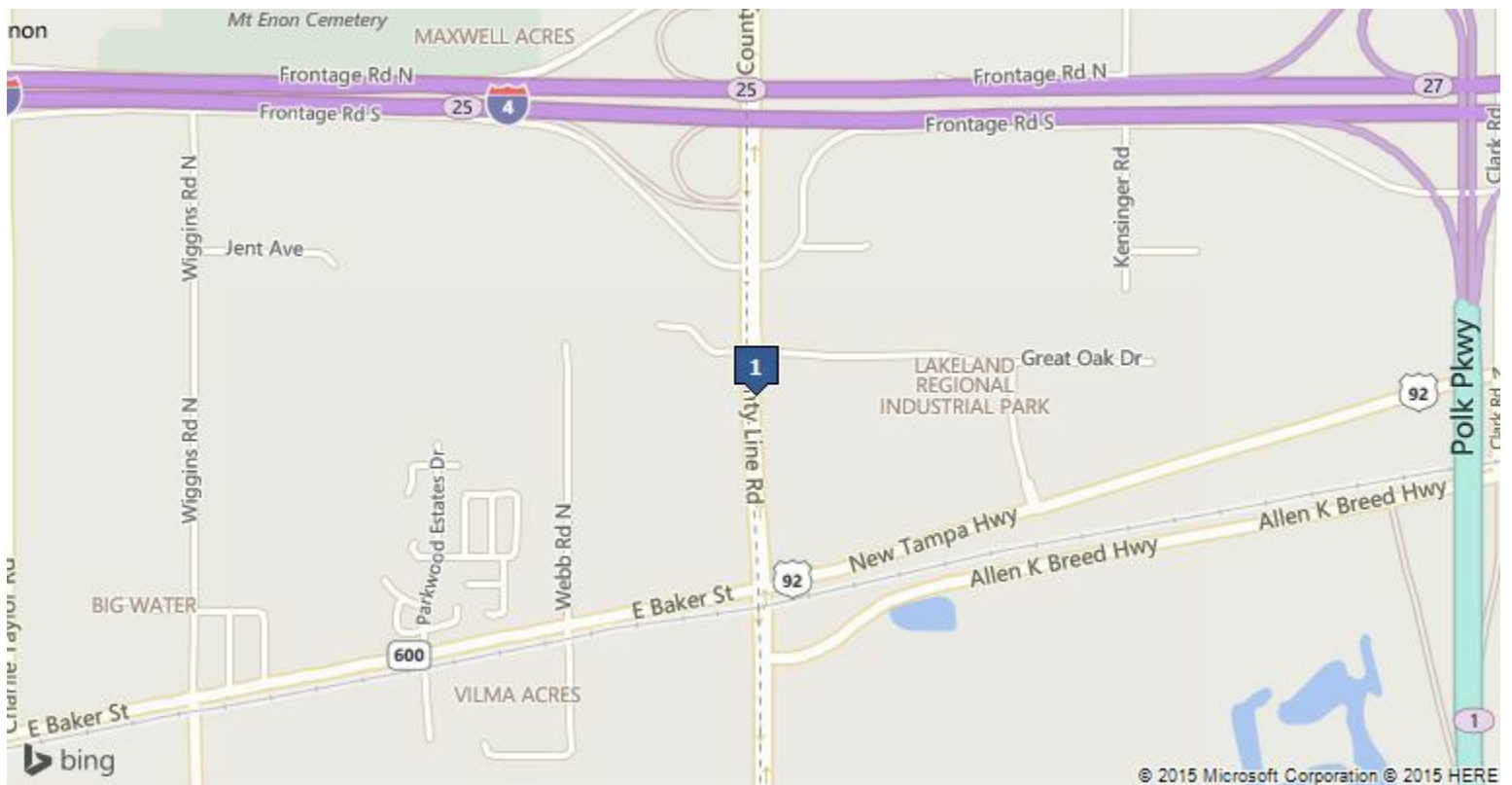
- Clear span building
- Dock high building
- Large site area for many purposes / owner may divide
- Industrial (I-2) zoning / Business Park (BP) Future Land Use



Major Central Florida Logistics Hub and Home To Many Distribution Centers

Price:	\$585,000
Building Size:	12,000 SF
Price/SF:	\$48.75
Property Type:	Industrial
Property Sub-type:	Warehouse
Additional Sub-types:	Manufacturing, Truck Terminal/Hub/Transit, Refrigerated/Cold Storage
Property Use Type:	Vacant/Owner-User
Commission Split:	3%
No. Stories:	1
Year Built:	1981

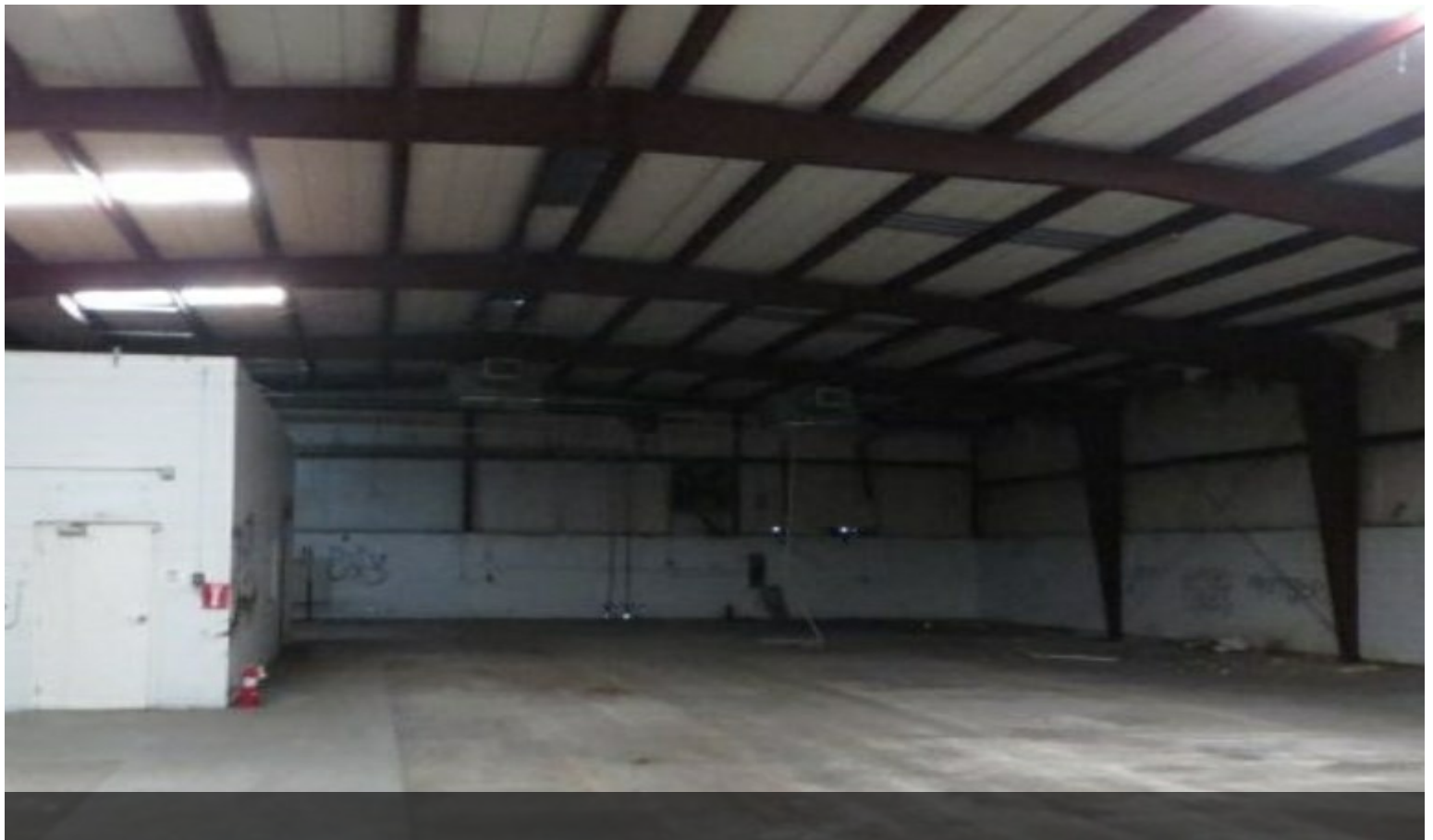
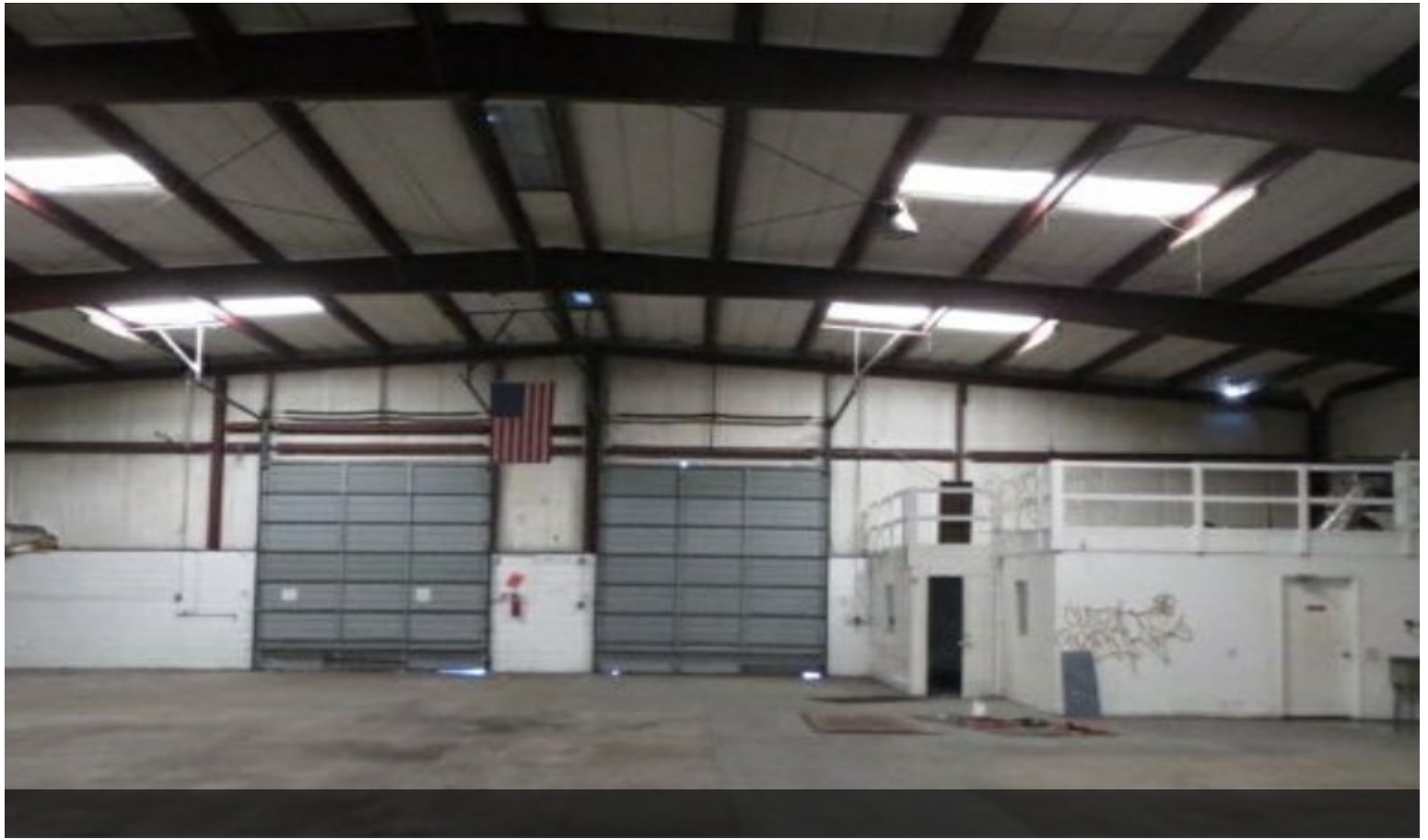




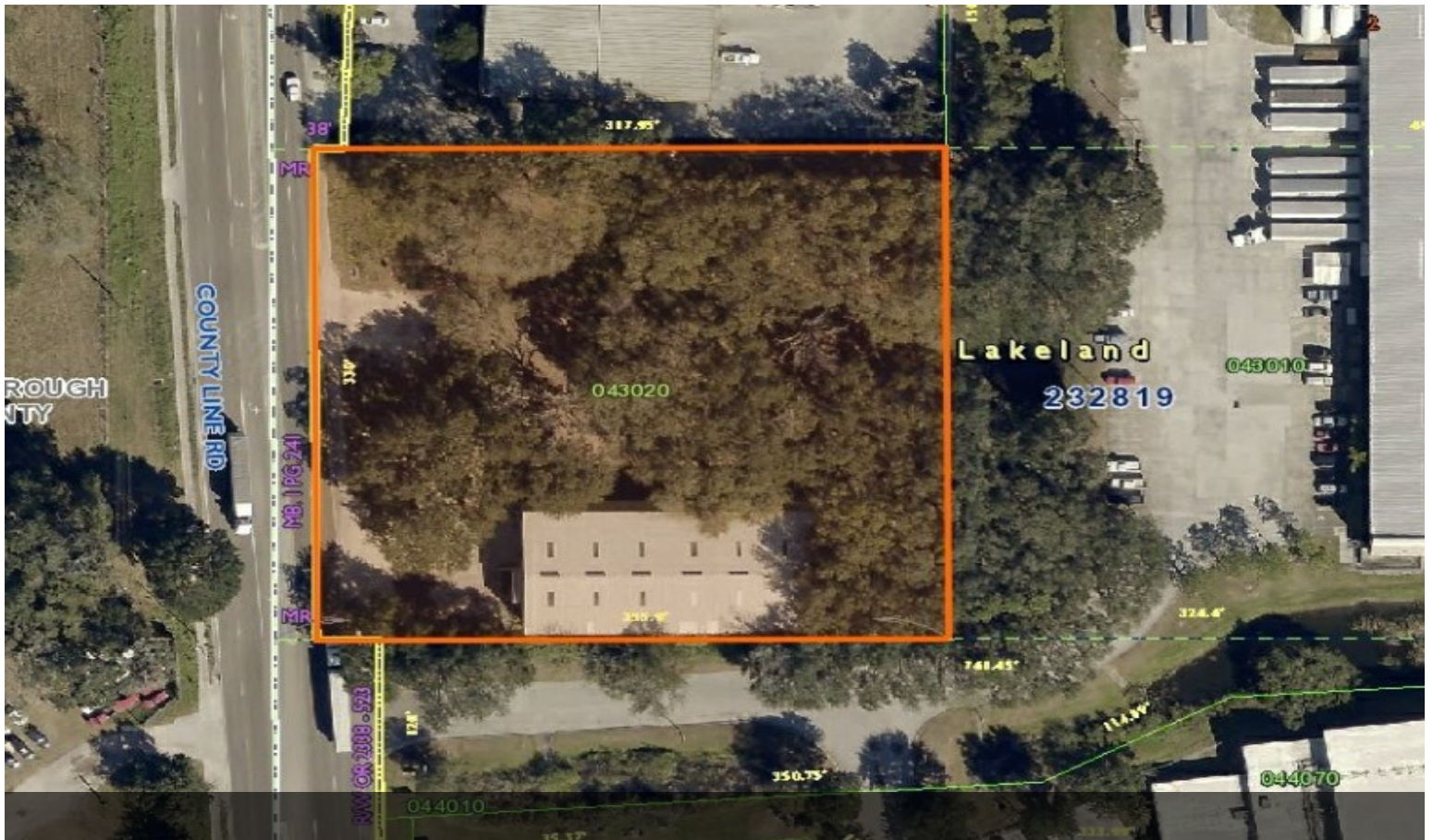
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This property is in the heart of Central Florida's main warehousing and distribution market. The property is 1/3 of a mile south of Interstate 4 along the east side of County Line Road. Additionally, this property is less than one mile north of the newly developed Lakeland Amazon distribution facility. Join Amazon and other major logistics/distribution centers along the County Line Road corridor and only a short drive to Tampa and Orlando.

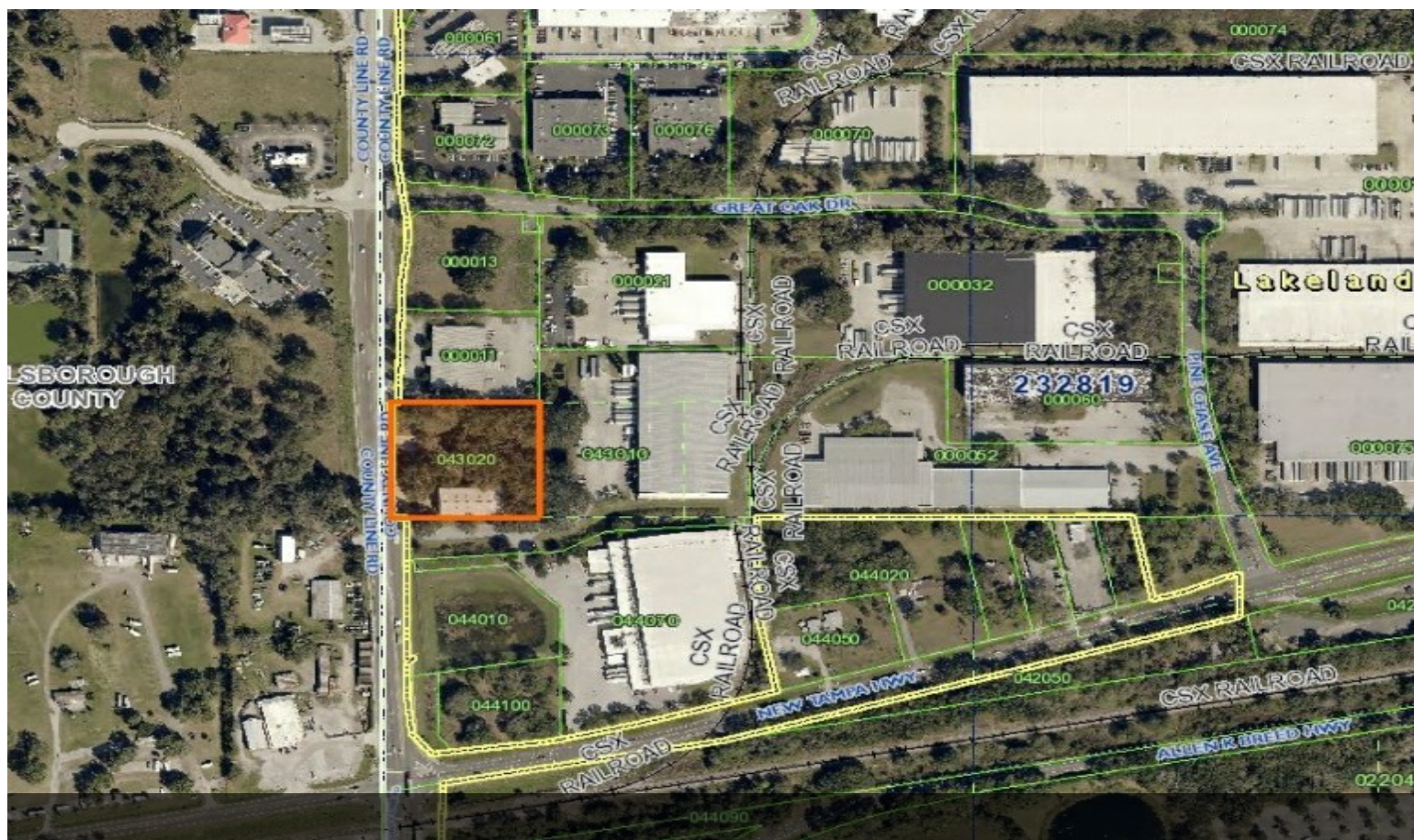
# Property Photos



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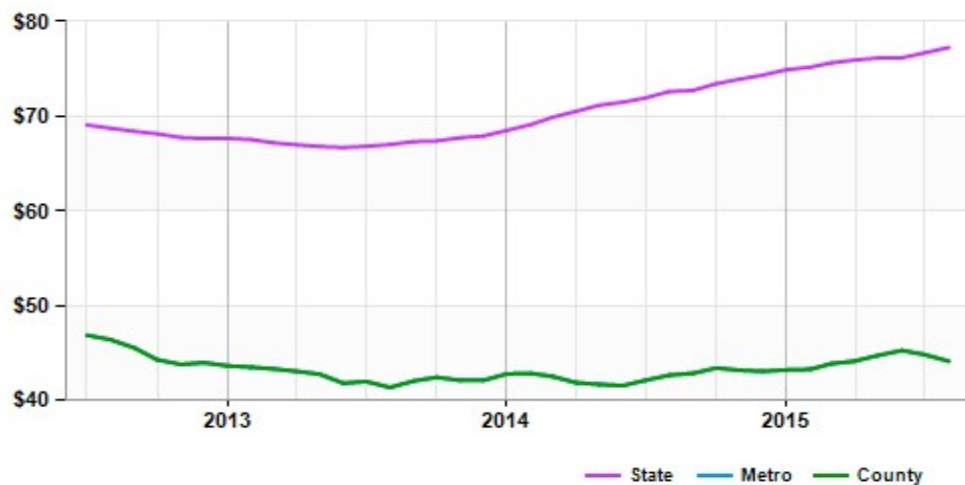


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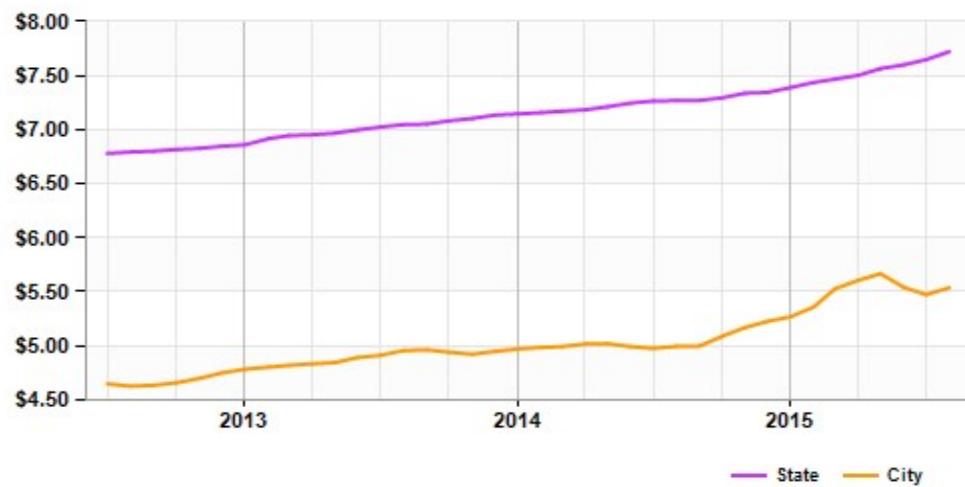
# Market Trends

Asking Prices Industrial for Sale Lakeland, FL (\$/SF)



	Aug 15	vs. 3 mo. prior	Y-O-Y
State	\$77	+1.5%	+6.4%
Metro	\$44.10	-1.4%	+3.5%
County	\$44.10	-1.4%	+3.5%

Asking Rent Industrial for Lease Lakeland, FL (\$/SF/Year)



	Aug 15	vs. 3 mo. prior	Y-O-Y
State	\$7.72	+2.1%	+6.2%
City	\$5.54	-2.3%	+10.8%