



BUSINESS PARK CENTER –1 OFFICE / DEVELOPMENT LAND



8514 NORTH STATE ROAD 33, LAKELAND, FL 33809

BUILDING: 2,470 SF Concrete Block Office Building (converted ranch)
LAND: 9.144 acres (M.O.L.)
ZONING: BPC – 1 (Business Park Center)
SALE PRICE: \$395,000
LEASE RATE: \$2,900 per month for Office Building and Outdoor Storage

This property is in the area of the new USF campus to be constructed and is close to Interstate 4. The property has road frontage on the south side of the property on Highway 33N. The property also has road frontage on the north side bounded by Old Polk City Road. The property has a ranch style building that has been converted for office space. The building is currently used as office space with 7 large offices, kitchen, two bathrooms, and lots of storage. The property is fenced and has chain link and barbed wire across the front with a gated driveway. Property can be re-developed for commercial purposes, there are approximately 6 developable acres.

Brett A. Vogeler

Licensed Real Estate Broker

RE/MAX EXPERTS – COMMERCIAL DIVISION

190 Fitzgerald Road, Suite #3

Lakeland, FL 33813

PH#: 863-255-1613

FX#: 863-583-0685

bvogeler@tampabay.rr.com

www.FloridaCommercialExperts.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Reference to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.