



## 10,250 SF AIR CONDITIONED WAREHOUSE/OFFICE



**3610 Ventura Drive, Lakeland, FL 33811**

**LAND:** ¾ Acre M.O.L.  
**ZONING:** Light Industrial  
**DATE BUILT:** 1985  
**WAREHOUSE:** 8,737 SF M.O.L. Air conditioned  
**OFFICE:** 1,513 SF M.O.L. Air conditioned  
**CONSTRUCTION:** Concrete Block Walls, Metal Roof (updated 2005)  
**UTILITIES:** City Water, Septic (updated 2006), Lakeland Electric

**PRICE:** \$820,000

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.

## DESCRIPTION:

- Concrete block and steel frame building with metal roof
- Finished ceiling in warehouse/manufacturing area with 11'-5" ceiling height
- All air conditioned space throughout warehouse/manufacturing/office spaces
- 480V/3PH/60 Power
- City water, septic system and Lakeland Electric
- Building wired with fiber optic cable
- Two dock height 10' x 10' metal roll-up doors
- One ground level 10' x 10' metal roll-up door
- 12' x 12' warehouse/manufacturing office
- 15'-7" x 22'-5" warehouse/manufacturing lunch room
- Two restrooms in warehouse/manufacturing area
- 10' x 10' office
- 10' x 13'-3" office
- 9' x 10' office
- 10' x 13' office
- 10' x 13'-5" office
- Storage room
- Two restrooms in office area

## FINANCIALS:

This property currently has a single tenant lease that expires January 2009. The lease is for \$55,375 annual.

Gross Income:	\$55,375	(Below market rate)
Property Tax:	\$ 6,700	
Insurance:	\$ 4,000	
Net Operating Income:	\$44,675	

**TERMS:** Seller will finance with suitable down payment and credit

## COMMENTS:

This property is located in the Springtree Industrial Park in Western Lakeland/Western Polk County. The property is near the Lakeland Airport and many large and small companies including: the new Publix Corporate Offices, Publix Distribution Centers, Nation Rents and numerous other distribution centers and small businesses in the Business Park Center around Lakeland Airport. The property has easy access to Interstate 4, Hwy 60 and Polk County Parkway from County Line Road.

## FOR DETAILS, CALL:

**Brett A. Vogeler**

Licensed Real Estate Broker

**RE/MAX EXPERTS – COMMERCIAL DIVISION**

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