

# FOR SALE

3485 REYNOLDS ROAD AND  
0 ROEBUCK ROAD  
LAKELAND, FL 33803

**INDUSTRIAL PARCELS**  
**FROM 1.56 UP TO 4.11 +/- ACRES**  
**\$156,000 - \$411,000**



## Site Facts

**Lakeland Electric is the service provider for Electricity,  
Water and Sewer provided in this area by Lakeland Water Utilities**

**Bob Atkins**  
*Broker*  
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**COMMERCIAL REAL ESTATE**

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**Commercial Sales & Leasing | Tenant Representation | Real Estate Consulting | Development Management | Asset Management**  
[www.atkinscre.com](http://www.atkinscre.com) 2700 Westhall Lane, Suite 120, Maitland, FL 32751 407-875-8040

# SITE AERIAL



**Site Development Potential Under Hwy 98 SAP - .65 FAR**  
**1.56 +/- acres at .65 FAR ~ 44,000 SF**  
**4.55 +/- acres at .65 FAR ~ 116,000 SF**

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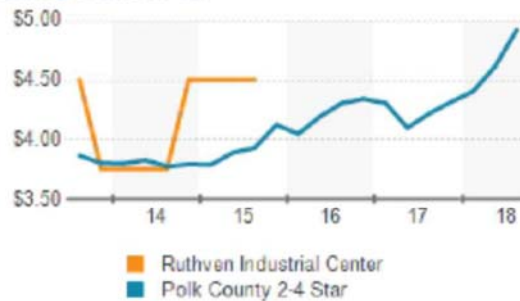
# MARKET REPORT—COSTAR DATA

Industrial	Ruthven Industrial Center	Polk County 2-4 Star	Polk County	Lakeland
Buildings	1	889	1,418	1,415
Existing SF	32,500	48,692,657	58,533,876	58,527,876
Average Building SF	32,500	54,772	41,337	41,362
Under Construction	-	53,800	2,093,808	2,093,808
<b>Leasing</b>				
Rent Per SF	-	\$4.92	\$4.89	\$4.89
Vacancy Rate	57.7%	4.7%	5.9%	5.9%
Available Spaces	0	83	106	142
Available SF	18,750	3,254,124	6,212,057	6,259,097
12 Mo. Absorption SF	0	2,175,280	3,265,334	3,265,334
12 Mo. Leasing SF	0	1,247,141	3,066,570	3,066,570
<b>Sales Past Year</b>				
Properties	-	52	72	72
Sales Volume (Mil.)	-	\$68	\$145	\$145
Avg Sale Price (Mil.)	-	\$1.5	\$2.2	\$2.2
Sale Price Per SF	-	\$36	\$52	\$52
Cap Rate	-	7.6%	7.3%	7.3%

Vacancy Rate



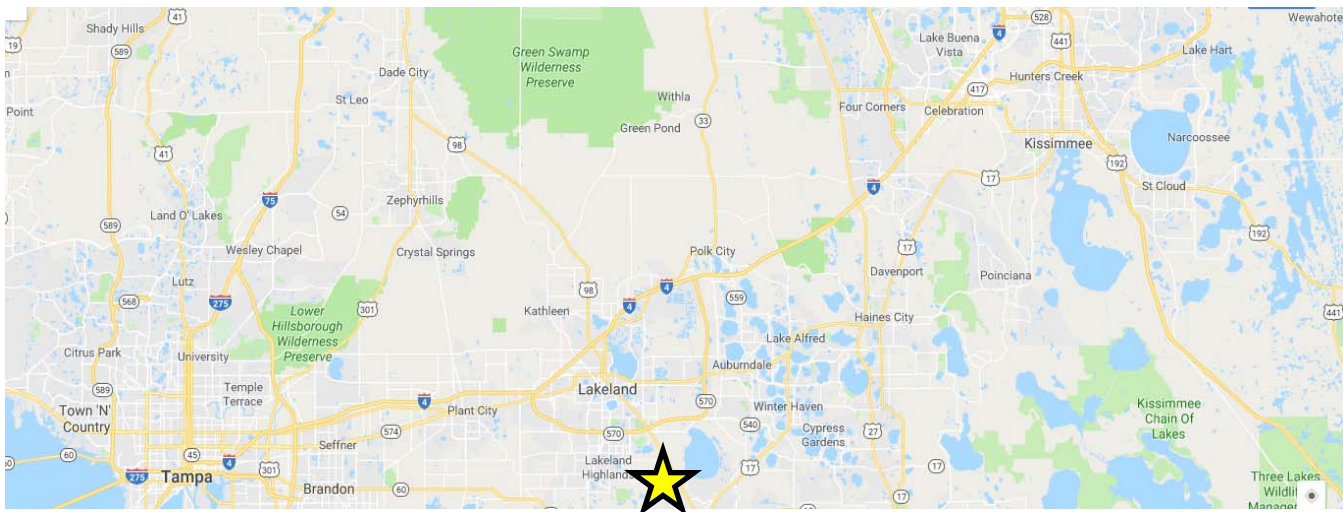
Asking Rent Per SF



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# REGIONAL LOCATION



**Central Location off Polk Parkway in an established Industrial area. Great transportation access to Tampa, Lakeland and Orlando MSA**

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