



PROPERTY FOR SALE

WEST LAKE WALES INDUSTRIAL ACREAGE

863.648.1528 | SVNsaunders.com | 1723 Bartow Rd. Lakeland, FL 33801

TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 MAPS
- 6 DEMOGRAPHICS
- 9 AERIAL VIEWS
- 11 ZONING

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EXECUTIVE SUMMARY

235 WEST LAKE WALES ROAD SOUTH LAKE WALES, FL 33859

The subject property is a 193 +/- acre industrial vacant land property located in West Lake Wales. The property is located along SR 60 and provides easy access to US 17, US 27, I4, and I95. There are also two International Airports and several shipping ports in close proximity. There is a rail spur on the subject and will prove to be very valuable due to the major CSX Intermodal Terminal in Winter Haven located just north.

Site Address:	235 West Lake Wales Road South, Lake Wales, FL 33859
County:	Polk
PIN (Property Identification Number):	273006000000021060, 273005000000041020, 273006913000002010
Land Size:	193 +/- acres
Property Use:	Industrial Acreage
Utilities:	Water, Sewer, Fiber, and Natural Gas
Zoning:	INDX (Industrial) Polk County A/RRX (Rural) Polk County
Taxes:	\$1,771.53 (2019)
Traffic Count:	24,000 cars/day
Asking Price:	\$4,200,000

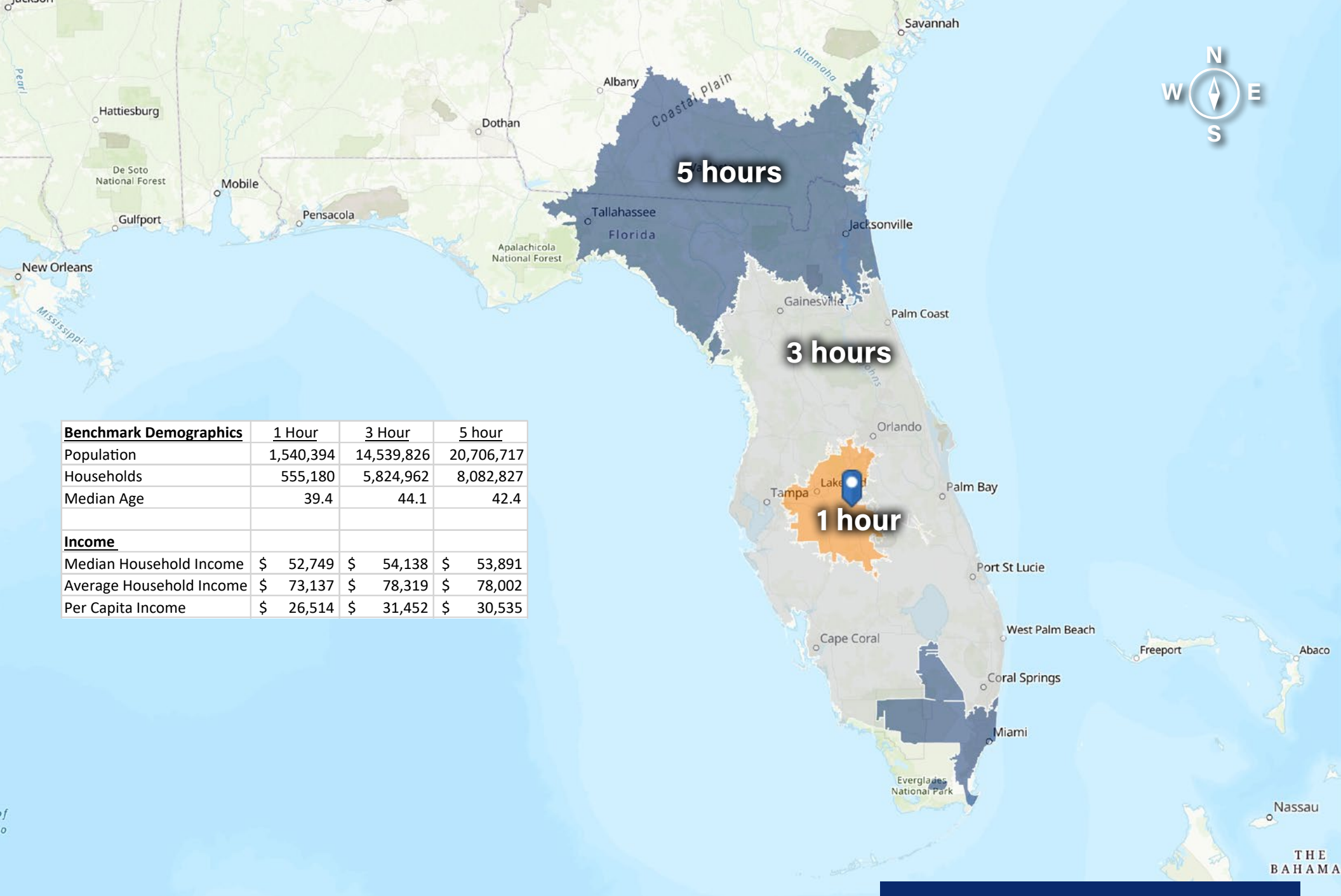


REGIONAL LOCATION



The subject is located West of the Lake Wales city limits.

LOCATION MAP



1, 3, 5 hour drive time
Great demographics for warehousing, distribution,
manufacturing etc.

DEMOGRAPHICS MAP



The market area encompasses the entirety of Lake Wales, a town of major economic importance to Polk County.

MARKET AREA MAP



The neighborhood is highlighted by the Lake Wales Municipal Airport

NEIGHBORHOOD AERIAL



There are several access points to the subject property.

SITE AERIAL

MARKETS SERVED



 CSX INTERMODAL
TERMINAL-SERVED LOCATION

TRANSPORTATION:

- Great location for economically efficient distribution to Tampa, Orlando, Miami, and Fort Myers.
- Easy regional access to the Florida Turnpike, I-4, I-95, and I-75.
- Only 40 miles to Tampa and 60 to Orlando.

TERMINAL:

- Nearly 75% of lifts at intermodal facility are completely automated making the site extremely efficient.
- Terminal is designed green very efficiently.
- Major markets can easily be reached including the Southeast, Midwest, Northeast, Westcoast, and Pacific Northwest.
- Subject property is 8 minutes or 6 miles from the CSX Winter Haven Intermodal Logistics Center

Gate Hours

Open 0500 Sunday through 1900 Friday

Open Saturday 0300 - 1900

Address

3935 Intermodal Drive

Winter Haven, FL 33884

Features

- **Terminal footprint: 63 acres**
- **4 rail-mounted wide-span gantry cranes**
- **4 in-gate and out-gate lanes**
- **275K units of capacity**
- **Six 3,000' processing tracks**
- **690 wheeled yard capacity**

Site aerial facing east towards
Lake Wales





The subject is located off of State Road 60



Covering almost 200 +/- acres of vacant industrial land

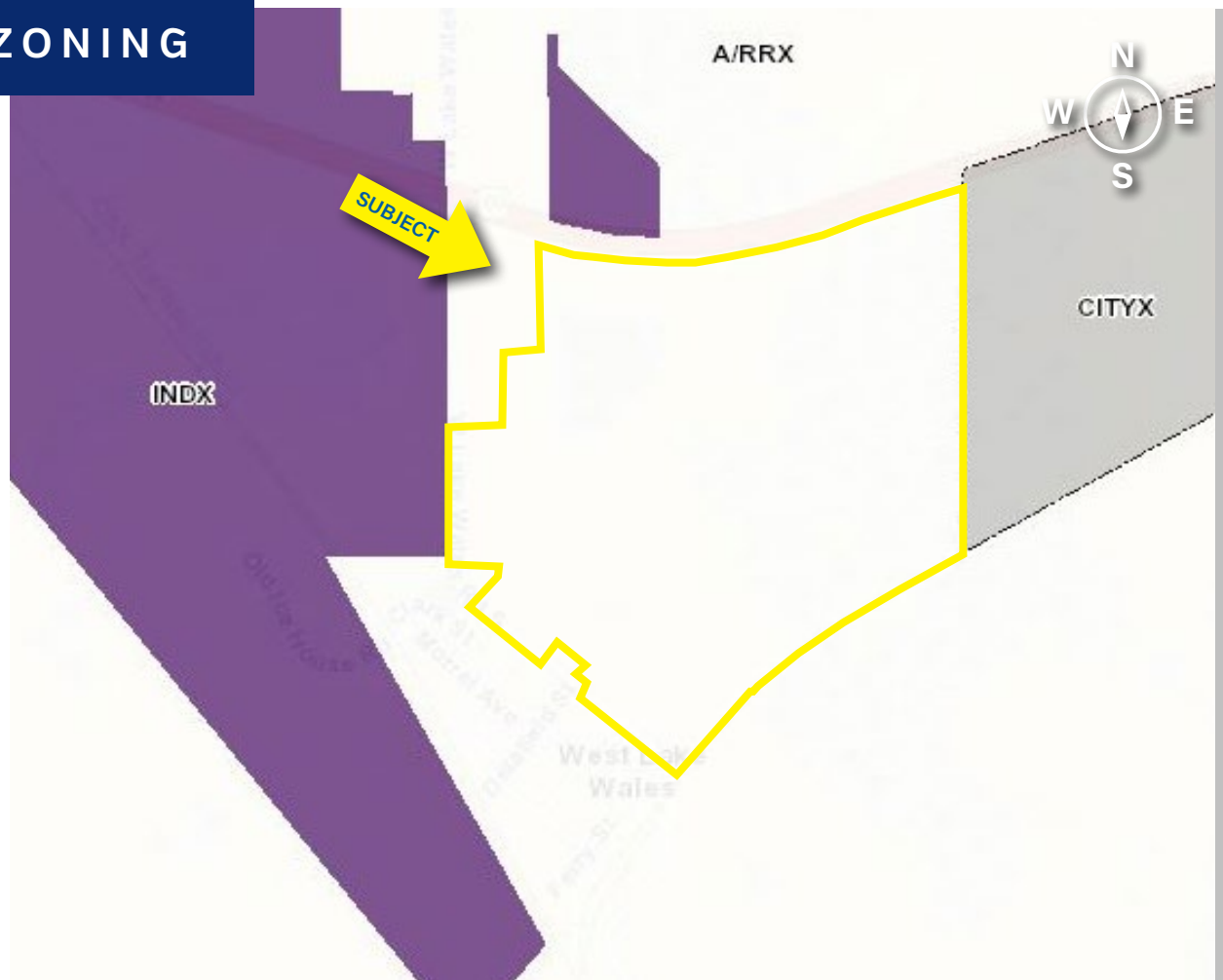


1 of two buildings on the property



Beautiful home that sits on the western portion of the property

ZONING



Rural (A/RR)

The purpose of the A/RR district is to provide lands for the continuation of productive agricultural uses and to provide for very low density residential development within unincorporated rural areas. The A/RR district permits agricultural activities, agricultural support facilities, multi-family dwelling units, farm labor housing, group living facilities, and community facilities.

INDX (INDX)

The purpose of the IND district is to provide areas for general manufacturing, processing, and distribution of goods. General commercial uses necessary to support the industrial area are also permitted.



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