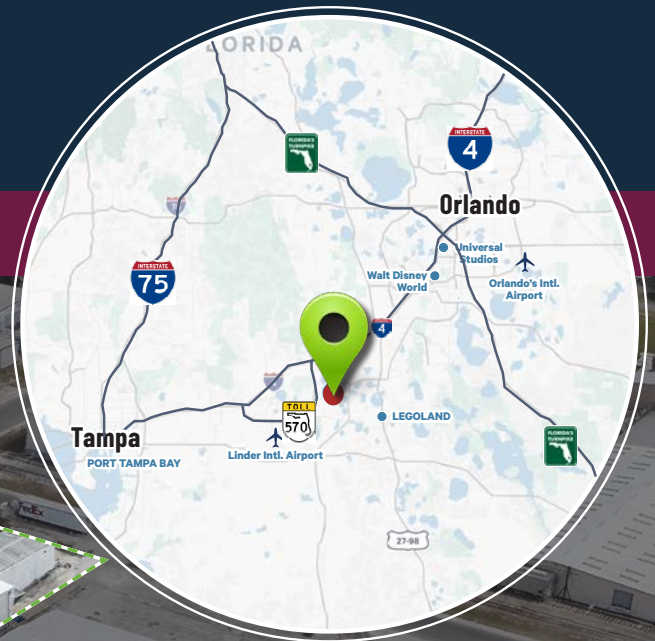


INDUSTRIAL | FOR SALE OR LEASE | LAKELAND MSA, FLORIDA

Industrial Cold Storage Building on I-4 Corridor

302 PROGRESS ROAD
AUBURNDALE, FL 33823
POLK COUNTY

TEMPERATURES BETWEEN 0° AND 36°



58,918 SF

Building SF	58,918 SF
Freezer/Cooler Building	49,990 SF
Office with Mezzanine	8,929 SF
Construction	Steel Frame with metal walls
Ceiling Height	16' - 25' clear height
Year Built	1981
Zoning	Light Industrial

Contact Us

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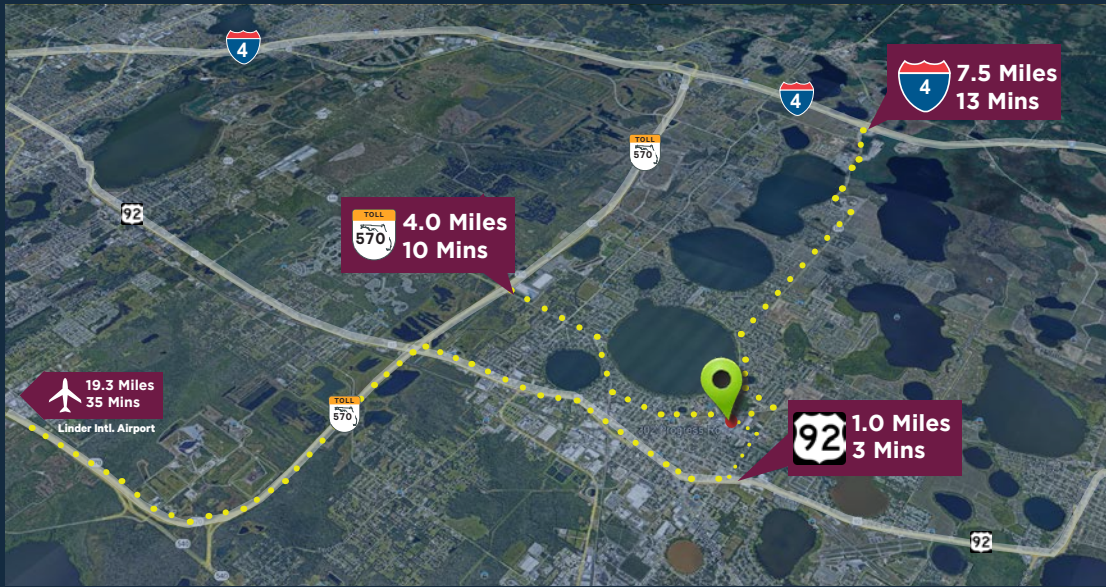




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Freezer/Cooler Building	49,990 SF
Office with Mezzanine	8,929 SF
Construction	Steel Frame with metal walls
Ceiling Height	16' - 25' clear height
Year Built	1981
Zoning	L-1 Light Industrial
Site Size	2.44 AC
Cold Storage	(5) freezer cooler rooms temperature between 0° - 36°
Dock High Doors	(10) Dock wells with climate-controlled loading
Loading	Front and Rear
Grade Level Doors	(2) Ramps
Parking	(12) Spaces in asphalt paved lot
Power	2000 amps (120/208 volts & 1200 amps (120/208 volts)
Outside Storage	Adjacent fenced lot
Refrigeraton	Multiple units R404a refrigerant - Upgraded 2018
Roof	GAF-Everguard 20 year warranty expires 2039
Utilities	Public Water & Sewer
Emergency Power	Diesel-powered generator

Property Summary

This multi-tenant 58,918 sq ft freezer, cold and dry storage building in Auburndale, Florida, sits on a 2.44-acre lot within a high-density industrial area, providing convenient access to major transportation routes like I-4 and US Highway 192. Built in 1981, the property features a metal-framed structure with a concrete slab-on-grade foundation and a recently upgraded GAF-Everguard roof with a 20-year warranty expiring in 2039. Recent improvements, including a \$710,000 refrigerator replacement, total nearly \$1 million. The facility includes ten climate-controlled loading docks, five freezer/cooler rooms, ample parking, office space, and a 2,000-amp electrical service. Its strategic location offers easy access to major hubs like the Port of Tampa Bay and Downtown Orlando, alongside established businesses such as Amazon, Coca-Cola, Sysco, and Publix.



Lakeland Linder International Airport (LAL), located 19.3 miles away, is a growing cargo hub, expanding its runways in 2020 to accommodate 757 cargo planes for Amazon Prime Air and others



Excellent access to US Highway 192 and minutes from Polk Parkway (SR 570)



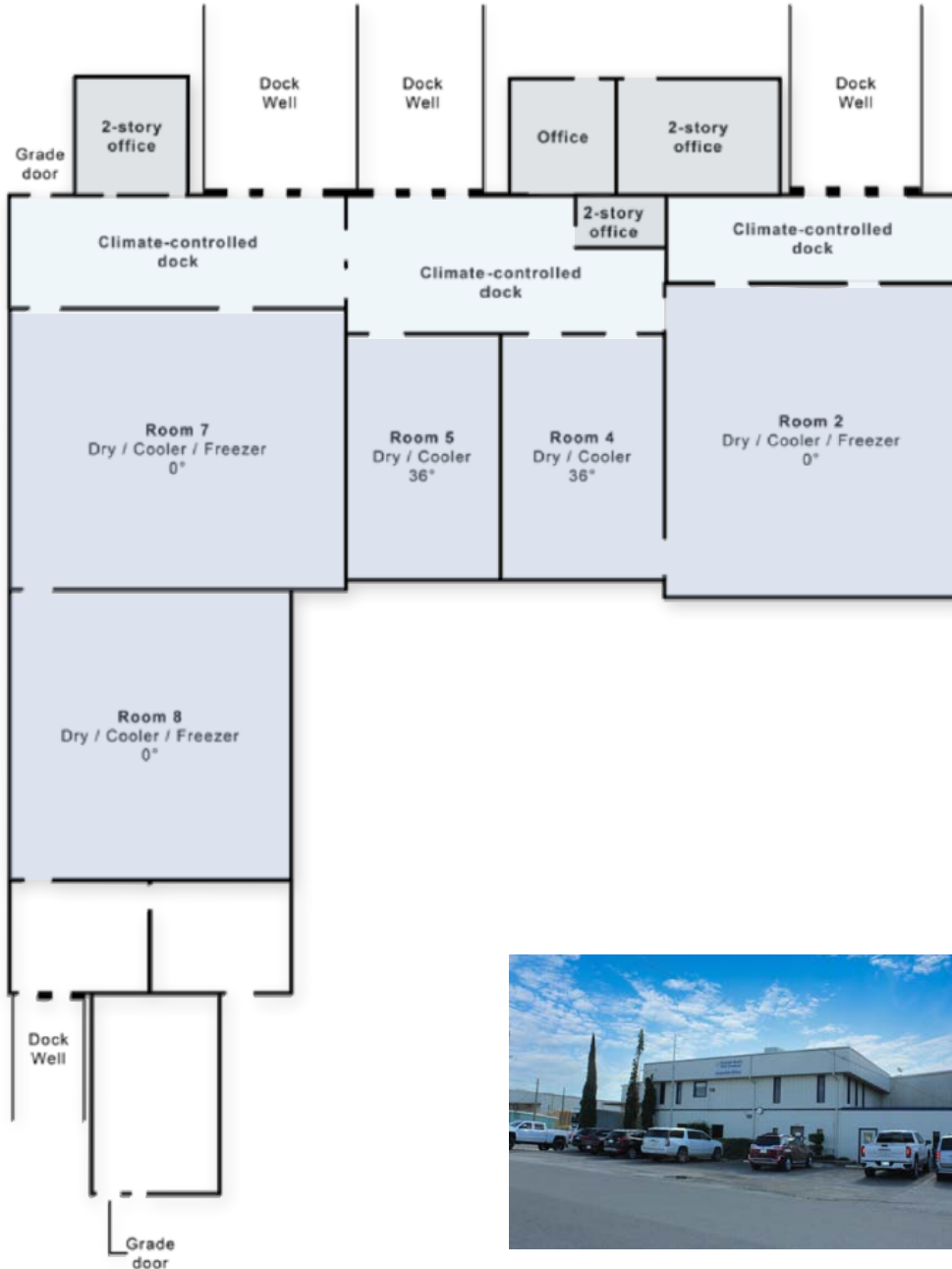
Less than 15 minutes from Interstate 4, Florida Polytechnic University, and SunTrax, a state-of-the-art transportation technology testing facility

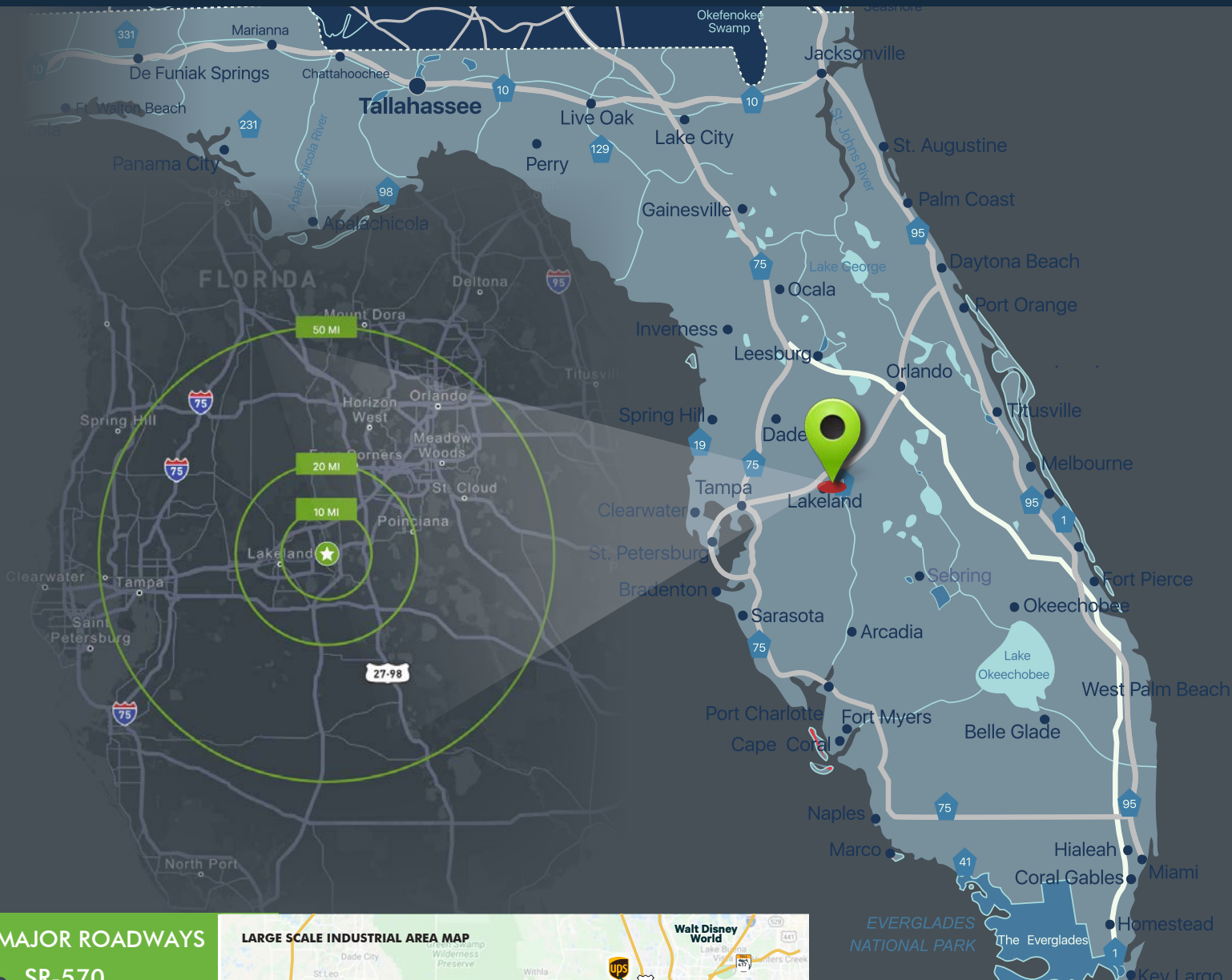


Less than 45 minutes from Port of Tampa Bay, Downtown Tampa, and Downtown Orlando



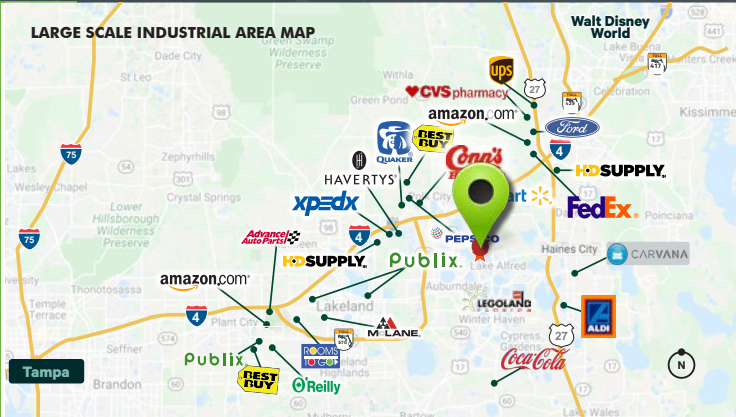
High density industrial market. Neighbors include, Amazon, Coca Cola, Sysco, Publix, and Cantex





MAJOR ROADWAYS

- **SR-570**
10 Minutes | 4.0 miles
- **Hwy 92**
3 Minutes | 1.0 Miles
- **Interstate 4**
13 Minutes | 7.5 Miles
- **Hwy 60**
26 Minutes | 13 Miles
- **Interstate 75**
55 Minutes | 52.5 Miles



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