



Mini-Storage Warehouse Property For Sale

Lakeland Warehouse / Mini Storage Facility

1019 Triangle St, Lakeland, FL 33805

For More Information:

813-254-6756 | EXT 90

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$499,000
Price / SF:	\$31.19
Lot Size:	1.2 Acres
Building Size:	16,000 SF
Zoning:	I1
Market:	Lakeland-Winter Haven
Submarket:	Polk County

PROPERTY OVERVIEW

This 16,000 sf Lakeland Warehouse and Storage Facility is situated on 1.2 acres (52,478 sf). Property includes 7,000 feet of warehouse which contains about 1,000 sf of office within it and 9,000 sf of mini-storage, housing a total of 45 secure storage units of varying sizes. Unit sizes include: 5' x 7' (16 Units), 10' x 20' (19 Units), 20' x 20' (8 Units), and 20' x 30' (2 Units). All units have a 9' ceiling height, lights, electrical outlets and ready to rent. Units can be expanded / combined to allow for a larger storage capacity. An additional 7,000 sf of warehouse space with 12' interior clearance has four 12'x12' overhead doors, ramps, and a loading dock (56 feet from gate). Also includes a front office (22.5' x 18') and two smaller offices measuring 15' x 13.10' and 12' x 13'. Entire property is fenced with a securely coded gate and located on a lightly used, dead-end street, while still having the benefits of a high-visibility location. Property is zoned I-1, allowing for light industrial, retail / warehouse uses. Also included is an additional adjacent lot which currently has a large mobile home.

NOT A CURRENTLY OPERATING MINI STORAGE FACILITY

LOCATION OVERVIEW

Centrally located in Lakeland Midtown District, this property is easily visible from SR-52 (Memorial Boulevard) and less than one mile south of I-4.



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Additional Photos



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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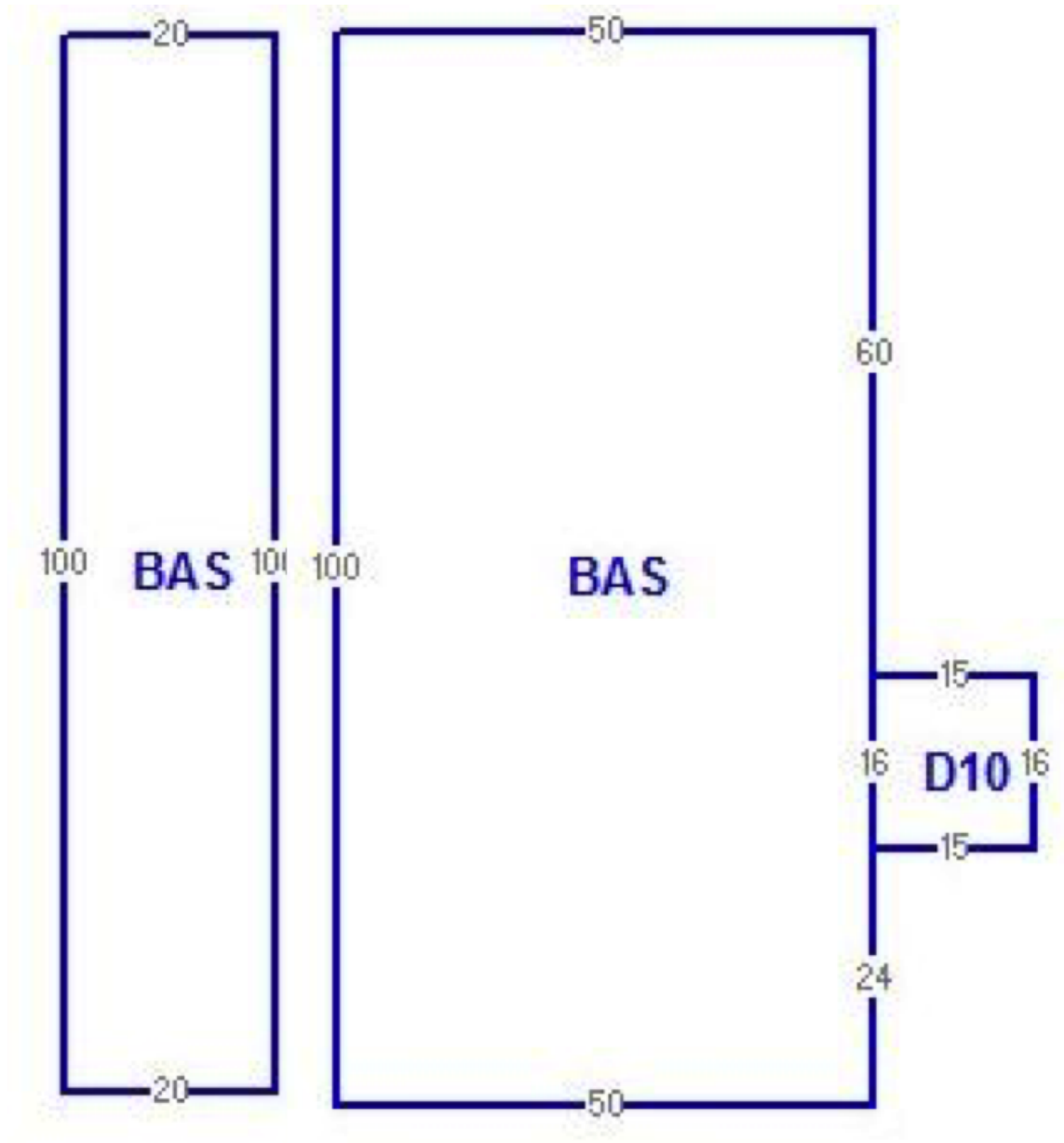




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Floor Plans

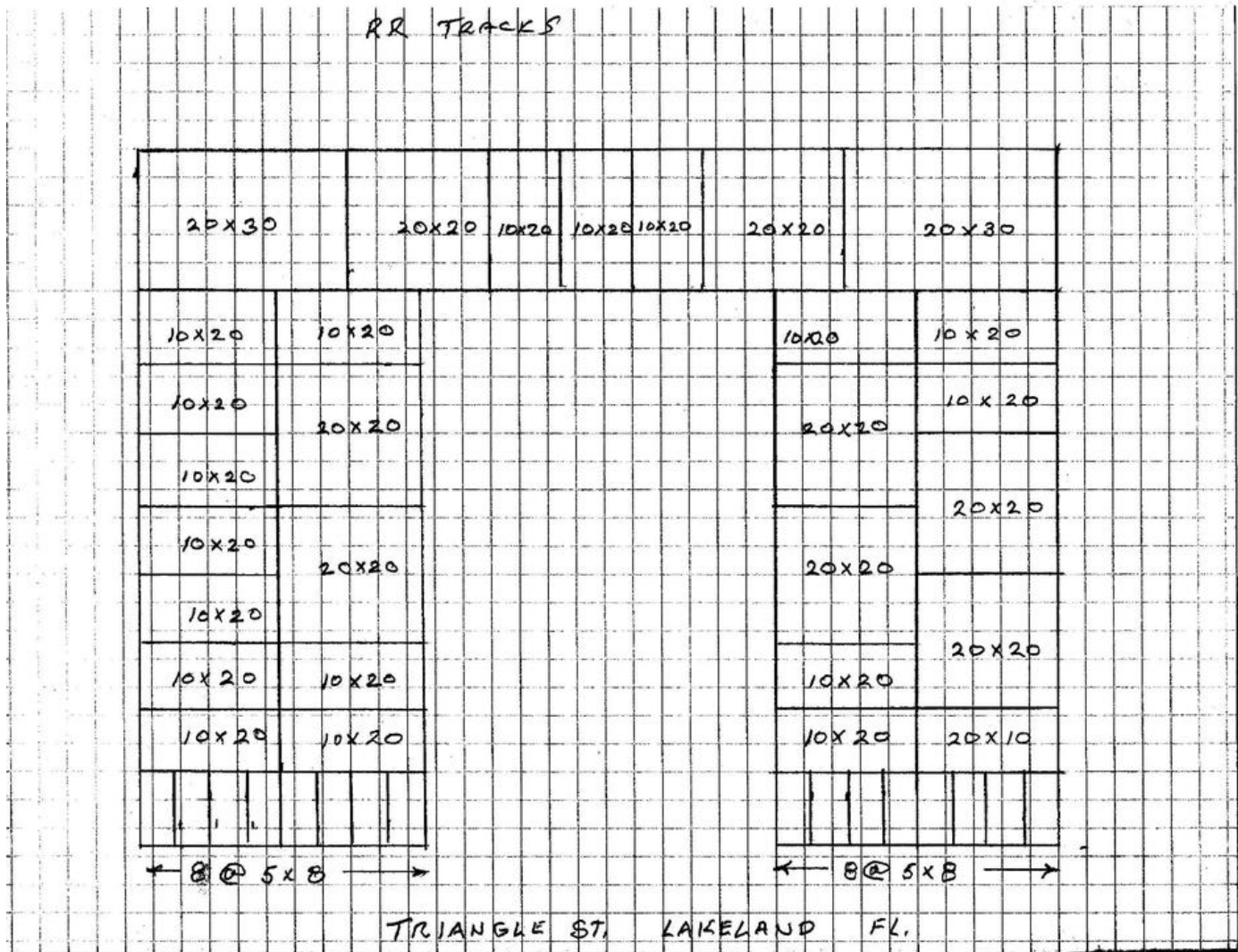




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Mini Storage Building (9,000 SF) - Warehouse (7,000 SF) Not Shown

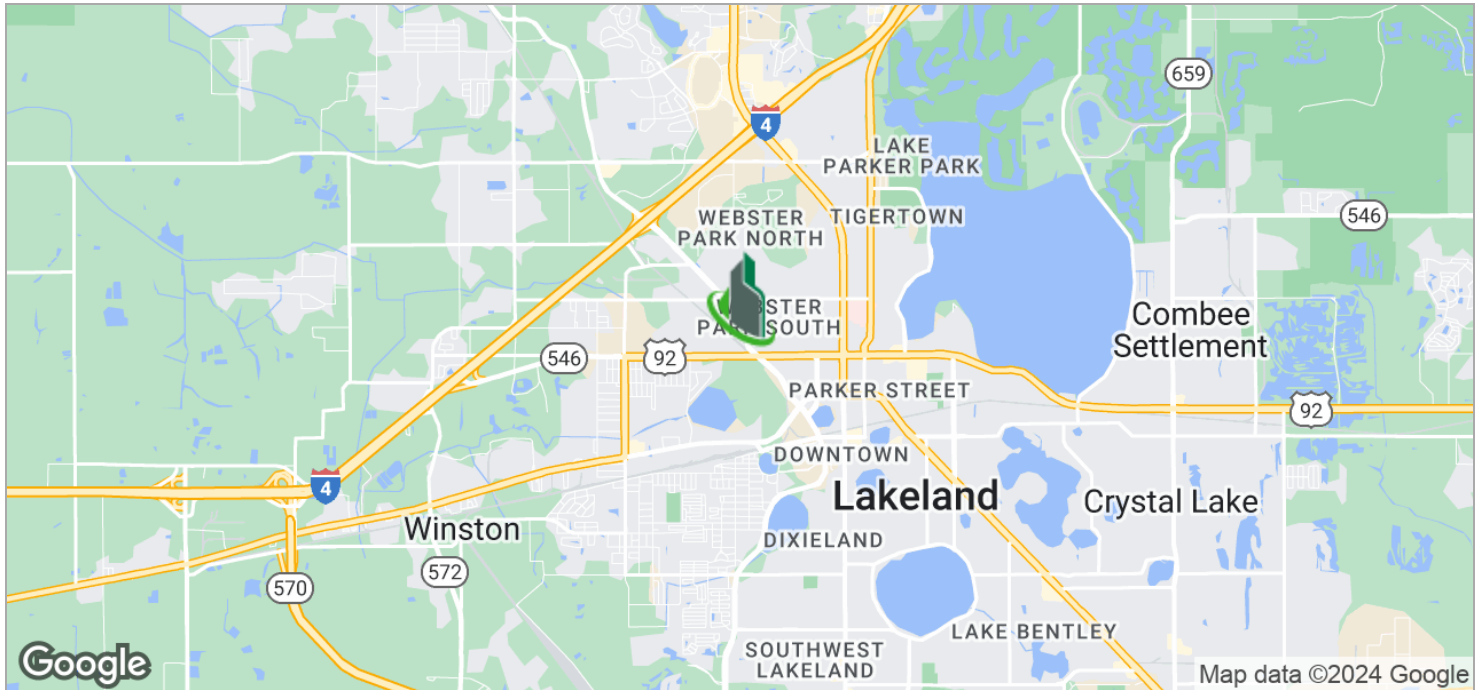




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Location Maps



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Aerial Map



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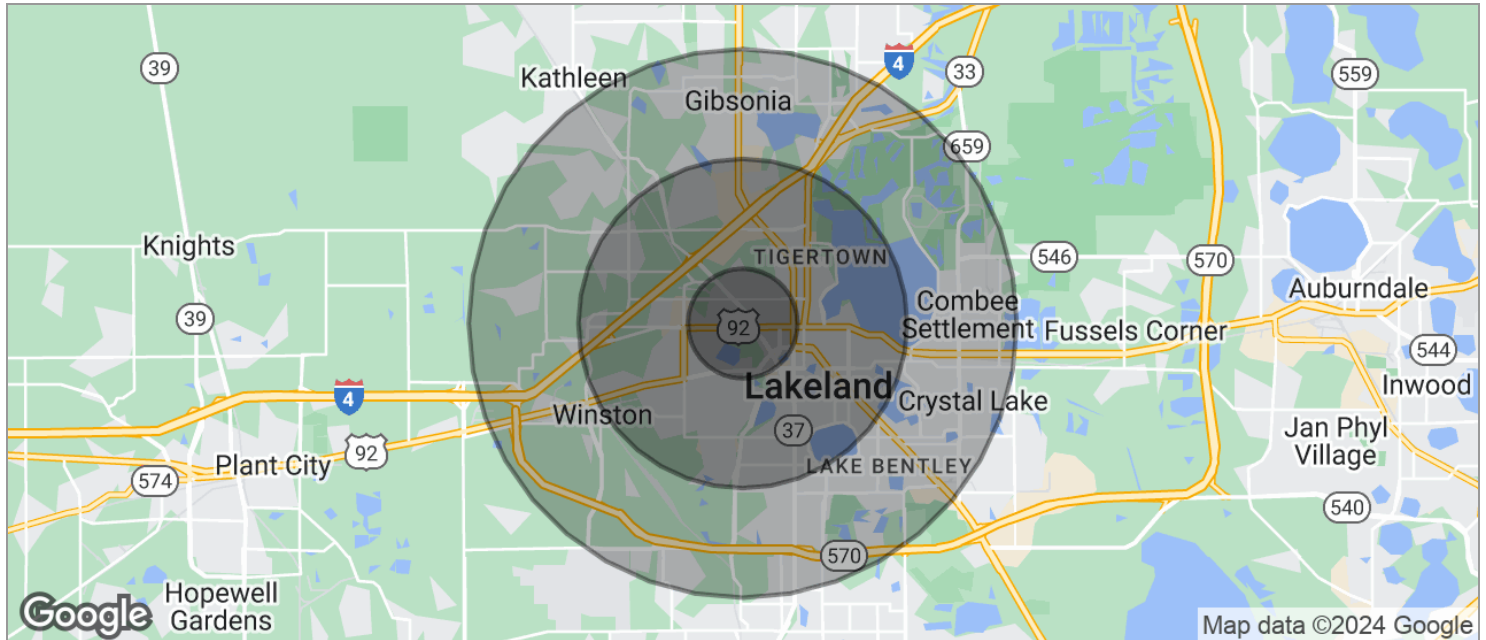




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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,803	60,170	132,123
MEDIAN AGE	35.1	38.4	38.6
MEDIAN AGE (MALE)	29.4	35.3	36.3
MEDIAN AGE (FEMALE)	39.2	40.6	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,849	23,795	52,897
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$34,982	\$44,930	\$53,636
AVERAGE HOUSE VALUE	\$81,289	\$140,698	\$163,482
RACE	1 MILE	3 MILES	5 MILES
% WHITE	29.2%	60.5%	71.7%
% BLACK	60.7%	28.9%	19.4%
% ASIAN	0.6%	0.8%	1.1%
% HAWAIIAN	0.2%	0.0%	0.0%
% INDIAN	0.4%	0.4%	0.3%
% OTHER	5.7%	6.6%	5.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	14.3%	15.6%	14.0%

* Demographic data derived from 2020 ACS - US Census

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