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# 23,960 SF near Airport for Sale Waring Industrial Park Lakeland, Florida



[www.Hauger-Bunch.com](http://www.Hauger-Bunch.com)

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# 23,960 SF Warehouse For Sale

## Photographs





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## Property Overview

**Identification:** Finzer Warehouse

**Location:** 4410 Holden Road  
Lakeland, Florida

**Parcel IDs:** 23-29-03-139561-000190, 000200,  
000210, 000220 and 000230

**Site Size:** 1.72 Acres      150.11' x 500'

**Building Sizes:** West Building      17,210 SF  
East Bldg      6,750 SF  
♦ **Total For Sale**      **23,960 SF**

**Ceiling Height:** 18 feet

**Electric:** City of Lakeland  
West Building 200 amp  
East Building 600 amp, 3 phase, 208 volts

**Floor Level:** Ground with four (4) recessed docks on West Building



**Office & Finished Areas Included within total buildings:**  
West Building approx. 2,400 SF Office  
West Building approx. 3,000 SF HVAC production  
West Building has 4 restrooms; East Building has 1 restroom

**Truck Doors:** 2 OH Doors in East building, 3 in West Building

**Land Use:** BPC-2 Polk Co. Business Park 2 - Lt .Industrial

**Taxes:** \$8,542.93 (2010)

**Income:** Two (2) Leases: (a) 8,340 SF Including Offices and production area: West Bldg.  
(b) 6,759 SF production area: East Bldg

**Comments:** Well-located in SW Lakeland near Lakeland Linder Regional Airport, Polk Parkway, and support services. Basic pre-engineered metal warehouses with offices, restrooms, and production area in West Building. Warehouse with restroom in East Building.

**SALE PRICE:** \$1,200,000.00 for **both buildings together. OR sell separately** as follows:  
East 6,750 SF bldg \$337,500; West 17,210 SF bldg \$860,500





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Holden Road Aerial

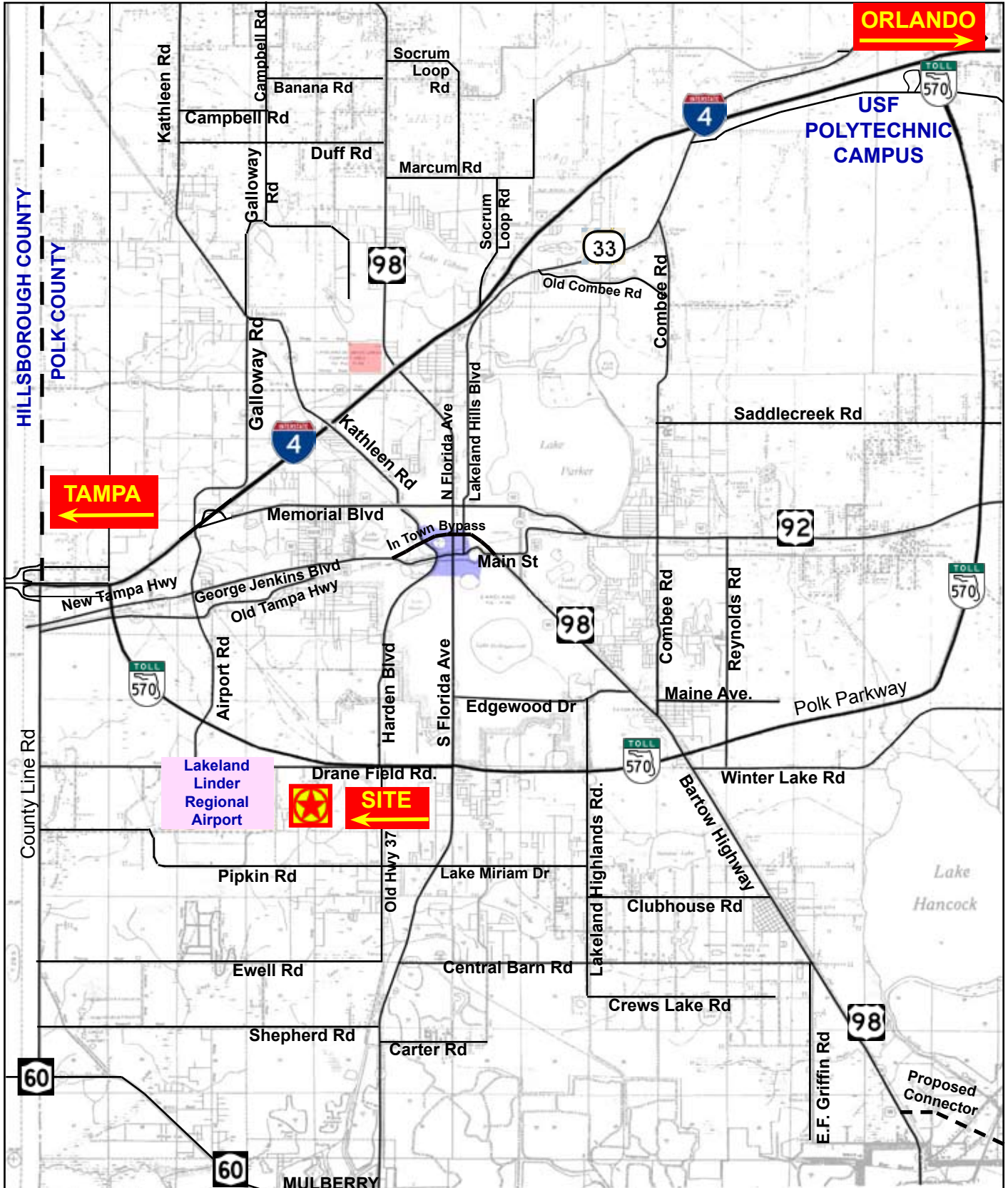




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## Greater Lakeland I-4 Corridor Map





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## Polk Pkwy & Drane Field Rd Aerial





# 23,960 SF Warehouse For Sale

## Demographics-Executive Summary

	10 miles radius	20 miles radius	30 miles radius
<b>2010 Population</b>			
Total Population	265,342	700,229	1,531,948
Male Population	48.5%	48.9%	49.0%
Female Population	51.5%	51.1%	51.0%
Median Age	38.7	38.5	38.2
<b>2010 Income</b>			
Median HH Income	\$46,440	\$50,939	\$48,246
Per Capita Income	\$22,989	\$23,446	\$23,549
Average HH Income	\$58,566	\$61,691	\$60,074
<b>2010 Households</b>			
Total Households	102,966	263,405	591,608
Average Household Size	2.53	2.62	2.53
<b>2010 Housing</b>			
Owner Occupied Housing Units	56.8%	61.7%	57.3%
Renter Occupied Housing Units	27.2%	24.3%	26.7%
Vacant Housing Units	16.0%	14.0%	16.0%
<b>Population</b>			
1990 Population	203,093	495,620	1,011,591
2000 Population	235,819	596,675	1,222,362
2010 Population	265,342	700,229	1,531,948
2015 Population	275,826	732,145	1,627,406
1990-2000 Annual Rate	1.51%	1.87%	1.91%
2000-2010 Annual Rate	1.16%	1.57%	2.23%
2010-2015 Annual Rate	0.78%	0.9%	1.22%

In the identified market area, the current year population is 1,531,948. In 2000, the Census count in the market area was 1,222,362. The rate of change since 2000 was 2.23 percent annually. The five-year projection for the population in the market area is 1,627,406, representing a change of 1.22 percent annually from 2010 to 2015. Currently, the population is 49.0 percent male and 51.0 percent female.

<b>Households</b>			
1990 Households	78,380	184,278	389,178
2000 Households	91,352	224,222	472,547
2010 Households	102,966	263,405	591,608
2015 Households	107,120	275,893	629,099
1990-2000 Annual Rate	1.54%	1.98%	1.96%
2000-2010 Annual Rate	1.17%	1.58%	2.22%
2010-2015 Annual Rate	0.79%	0.93%	1.24%

The household count in this market area has changed from 472,547 in 2000 to 591,608 in the current year, a change of 2.22 percent annually. The five-year projection of households is 629,099, a change of 1.24 percent annually from the current year total. Average household size is currently 2.53, compared to 2.52 in the year 2000. The number of families in the current year is 395,740 in the market area.

### Housing

Currently, 57.3 percent of the 704,186 housing units in the market area are owner occupied; 26.7 percent, renter occupied; and 16.0 percent are vacant. In 2000, there were 539,729 housing units - 60.1 percent owner occupied, 27.5 percent renter occupied and 12.4 percent vacant. The rate of change in housing units since 2000 is 2.63 percent. Median home value in the market area is \$109,204, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.05 percent annually to \$126,934. From 2000 to the current year, median home value changed by 3.24 percent annually.



# 23,960 SF Warehouse For Sale

## Demographics-Executive Summary

	10 miles radius	20 miles radius	30 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$26,141	\$28,113	\$25,461
2000 Median HH Income	\$37,416	\$40,542	\$37,134
2010 Median HH Income	\$46,440	\$50,939	\$48,246
2015 Median HH Income	\$52,714	\$55,972	\$54,431
1990-2000 Annual Rate	3.65%	3.73%	3.85%
2000-2010 Annual Rate	2.13%	2.25%	2.59%
2010-2015 Annual Rate	2.57%	1.9%	2.44%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$12,825	\$13,007	\$12,574
2000 Per Capita Income	\$19,139	\$19,348	\$19,200
2010 Per Capita Income	\$22,989	\$23,446	\$23,549
2015 Per Capita Income	\$25,223	\$25,550	\$25,846
1990-2000 Annual Rate	4.08%	4.05%	4.32%
2000-2010 Annual Rate	1.8%	1.89%	2.01%
2010-2015 Annual Rate	1.87%	1.73%	1.88%
<b>Average Household Income</b>			
1990 Average Household Income	\$32,848	\$34,680	\$32,216
2000 Average Household Income	\$48,867	\$50,810	\$48,817
2010 Average HH Income	\$58,566	\$61,691	\$60,074
2015 Average HH Income	\$64,218	\$67,112	\$65,892
1990-2000 Annual Rate	4.05%	3.89%	4.24%
2000-2010 Annual Rate	1.78%	1.91%	2.05%
2010-2015 Annual Rate	1.86%	1.7%	1.87%

### Households by Income

Current median household income is \$48,246 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$54,431 in five years. In 2000, median household income was \$37,134, compared to \$25,461 in 1990.

Current average household income is \$60,074 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$65,892 in five years. In 2000, average household income was \$48,817, compared to \$32,216 in 1990.

Current per capita income is \$23,549 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$25,846 in five years. In 2000, the per capita income was \$19,200, compared to \$12,574 in 1990.

### Population by Employment

Total Businesses	10,173	22,260	51,377
Total Employees	120,369	244,865	599,344

Currently, 86.3 percent of the civilian labor force in the identified market area is employed and 13.7 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 89.3 percent of the civilian labor force, and unemployment will be 10.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 61.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.3 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 60.0 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 21.8 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 78.9 percent of the market area population drove alone to work, and 2.5 percent worked at home. The average travel time to work in 2000 was 25.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

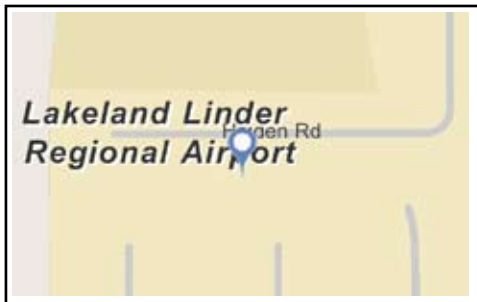
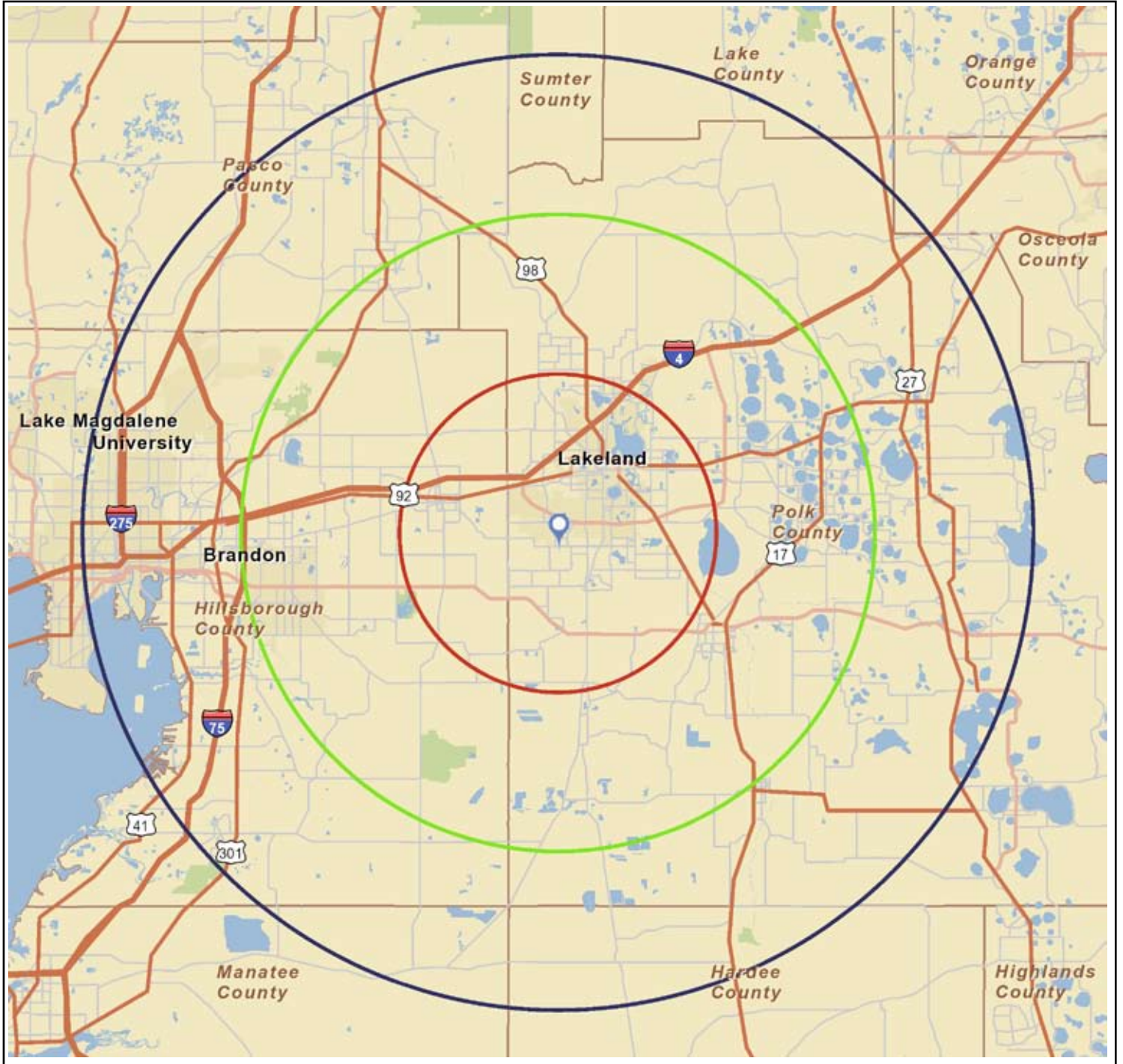
- 16.2 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 33.0 percent were high school graduates only (29.6 percent in the U.S.)
- 8.9 percent had completed an Associate degree (7.7 percent in the U.S.)
- 15.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 7.6 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



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## Demographics-Standard Site Map



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