

# CENTRAL & SOUTH FLORIDA COMMERCIAL REAL ESTATE NEWS

Volume 2 Issue 1

2nd Quarter 2008

## WELCOME TO OUR NEW CENTRAL FLORIDA BRANCH OFFICE

**JOHN, J.R. and  
JIM**

**STEINBAUER**

**SELL \$10,000,000  
BUSINESS PARK**

*(SEE PAGE 2)*

Steinbauer Associates, Inc.—Commercial and Industrial Realtors welcome you to our new branch office location at **6700 S. Florida Ave., Suite 35, Lakeland, Polk County, Florida.**



**CENTRAL AND SOUTH FLORIDA -** With offices in Miami/South Florida and Lakeland/Central Florida Steinbauer Associates can assist you in finding the right location for your company.

### HISTORY -

Steinbauer Associates, Inc. is a full service commercial and industrial

real estate brokerage firm. John R. Steinbauer, SIOR, President, who has been active in commercial real estate since 1974, founded the firm in 1981 to provide the very highest quality service to buyers and sellers of commercial and industrial real estate in Florida.

Since its inception, Steinbauer Associates, Inc. is continually ranked as one of the top South and Central Florida commercial and industrial real estate brokerage companies. We recognize that the services we provide are important; however, we feel that the *(see page 2)*

### RECENT LEASES

- **Tags Plus—Retail Space**
- **Fast Walls—Warehouse**
- **Daktronics—Warehouse**
- **Record Aircraft Parts—Warehouse**

## JIM STEINBAUER & ANGELA LESTER NEGOTIATE STAPLES-PALM CENTER SALE

**James J. Steinbauer, SIOR, Vice President, Realtor and Angela Lester, Realtor, Steinbauer Associates, Inc.** are pleased to announce that Scott Hunt has purchased the Staples-Palm Center located at 4315 S.

Florida Ave., Lakeland, Polk County, Florida from Rolf Wille. The property was formerly a Scotty's Home Improvement store and currently has Staples Office Supply in the retail center. The property consists of 60,000 sq. ft. re-

tail building on 7 acres. The sale price was \$3,500,000 .

The buyer is a developer from California and plans on redeveloping the property into stores and office

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# STAPLES PALM CENTER SALE

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rental spaces as well as keeping the Staples Office Supply.

Because of our extensive research of the South Florida Avenue market we are constantly hearing of investment opportunities.

**CALL US TO BE INCLUDED ON OUR INVESTOR LIST**

## PROPERTY MANAGEMENT CONTRACTS

- Shoppes of Christina
- Forest Brook Center
- Ives I-95 Business Center



## WELCOME TO OUR NEW OFFICE—OUR SERVICES...

*...continued from page 1*

people within our company who provide the service are the key ingredient to a smooth transaction. That is why Steinbauer Associates, Inc. sales people's reputation for superior service is so highly regarded by their peers in the industry.

**SERVICES WE PROVIDE -**  
SALES, LEASING and

PROPERTY MANAGEMENT  
of Warehouse, Office, Retail, Development Land, Investments. Tenant /Buyer Search Representation.

*Jim "Thanks for all your hard work in leasing our warehouse"*

*Jeff Lipphardt, R.E. Dir.*

*Advanced Discount Auto Parts*

### SIOR DESIGNATION

John Steinbauer, SIOR and Jim Steinbauer, SIOR hold the prestigious designation of SIOR – Specialist, Industrial and Office Real Estate. There are several million real estate brokers in the world and only 3,200 have earned this prestigious designation.

## SALE OF \$10 MILLION BUSINESS PARK *continued from page 1*

Steinbauer Associates, Inc. has negotiated the sale of Ives I-95 Business Center in North Miami Beach. The commercial business park consisting of 100,000 sq. ft. of multi-tenant office, showroom, and warehouses is located at 20201 N.E. 15<sup>th</sup> Court, off Interstate 95 and Ives Dairy Road,



**STEINBAUER  
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COMMERCIAL & INDUSTRIAL  
REAL ESTATE SERVICES

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