

**INDUSTRIAL PROPERTY  
FOR SALE or LEASE  
702 42nd STREET NW  
WINTER HAVEN, POLK COUNTY, FL, USA**

**PRESENTED BY:**

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and  
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**WINTER HAVEN, FLORIDA**  
**WAREHOUSE with OFFICES on 2.75 AC.**

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**702 42nd St., NW, Winter Haven, Florida**  
**Conveniently Located Between Tampa & Orlando**

**FEATURES**

- \* BUILDING TOTAL: 7,760 sq. ft.
- \* Fenced Lot: 2.75 ac. \* 3 Phase Electric
- Loading Dock and ramp, Rail-CSX!

**SALES PRICE: \$645,000 or Lease**

**CALL STEINBAUER ASSOCIATES, INC.**

**COMMERCIAL - INDUSTRIAL - INVESTMENT: SALES, LEASING, PROPERTY MANAGEMENT**

**(863) 647-1661 LAKELAND, FLORIDA**

# **702 42ND ST. NW**

# **WINTER HAVEN, FL**

## **PROPERTY FEATURES**

### **BUILDING 1**

- 6,300 SQ. FT. OFFICE AND WAREHOUSE
  - 2,500 SQ. FT. OFFICE
  - METAL CONSTRUCTION
- 1 DOCK HEIGHT LOADING DOOR
  - 1 RAMP LOADING DOOR
  - 14' CEILING HEIGHT
  - 3 PHASE ELECTRIC
  - METAL CONSTRUCTION

### **BUILDING 2**

- 800 SQ. FT. OFFICE BUILDING
  - CBS CONSTRUCTION

### **BUILDING 3**

- 660 SQ. FT. OFFICE BUILDING
  - CBS CONSTRUCTION

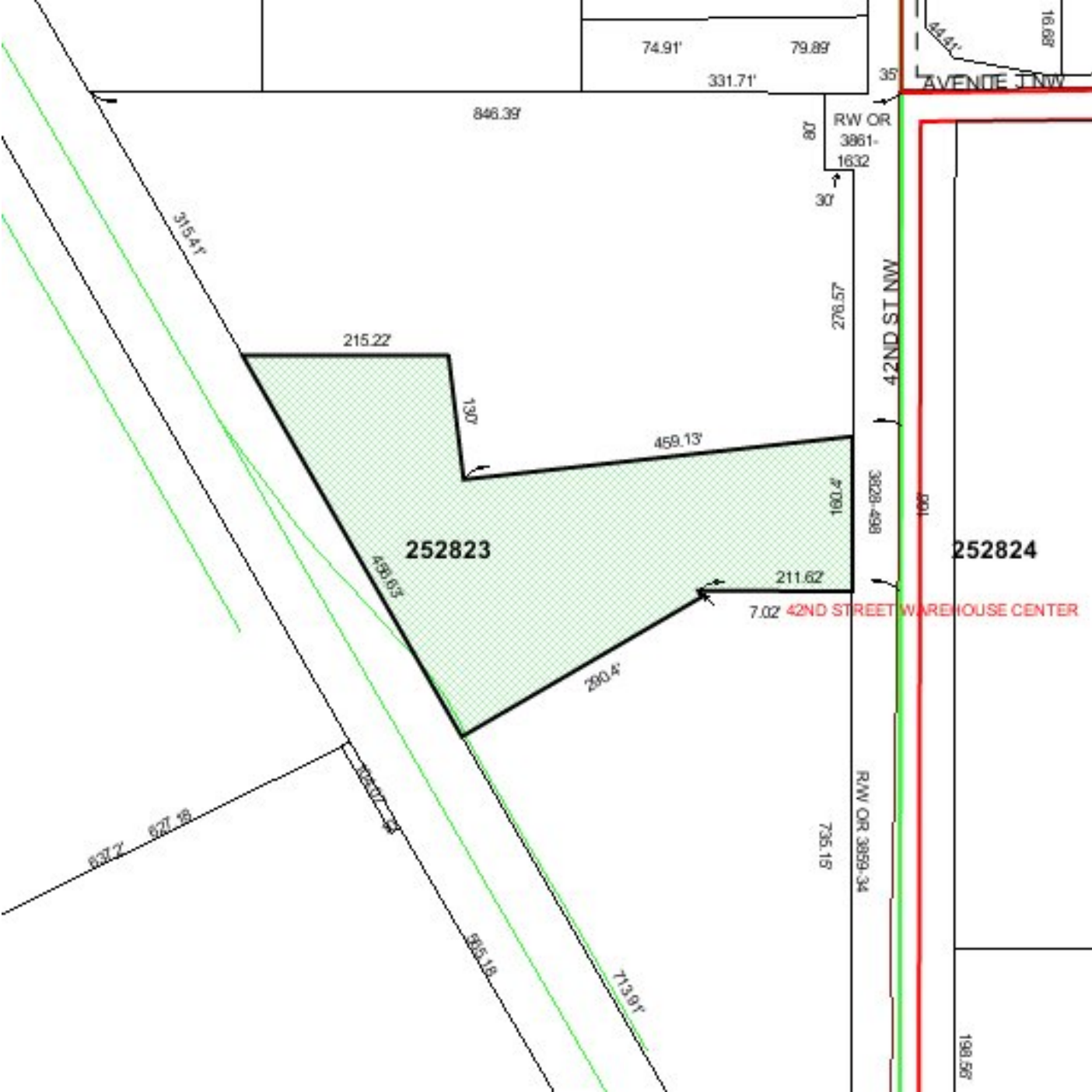
### **OTHER AMENITIES**

- SECURE FENCED YARD
- PLENTY OF OUTSIDE STORAGE/PARKING
  - TRUCK SCALE
  - CSX RAIL ACCESS
- BPC-1 & BPC-2 ZONING/LAND USE

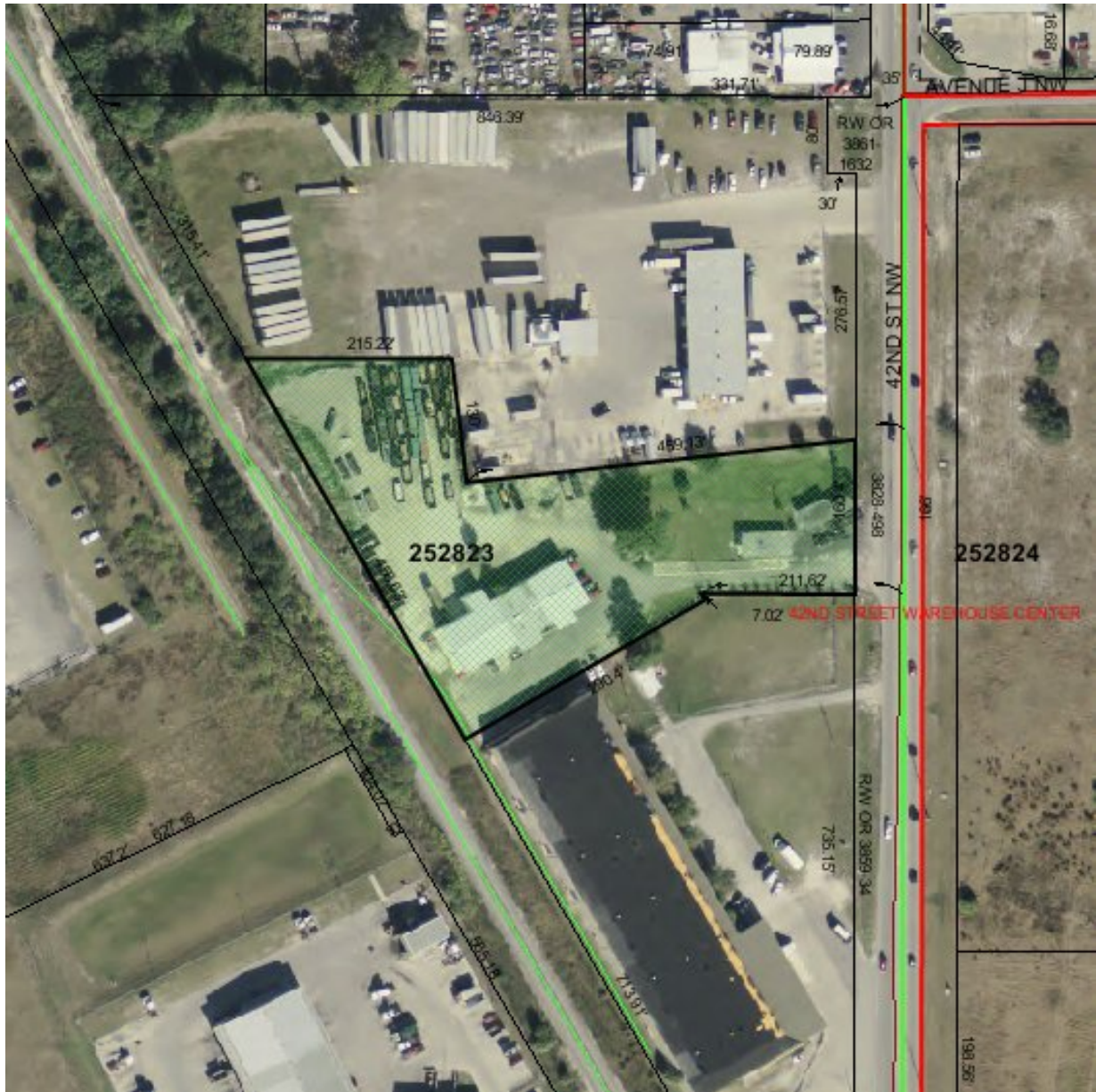
**SALES PRICE: \$645,000**

**LEASE RATE: \$4,300/MONTH NET, NET, NET**

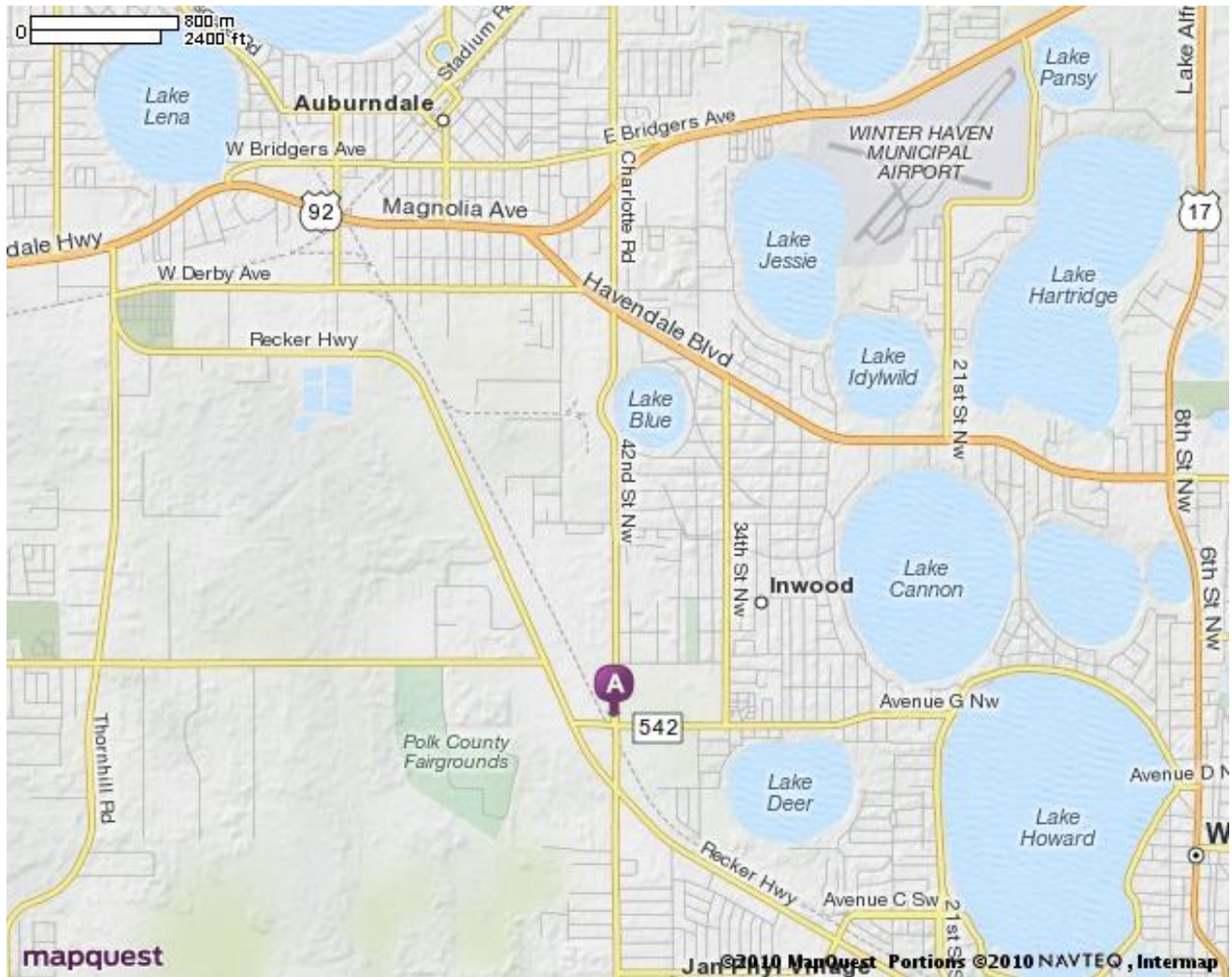
# PLAT



# AERIAL PHOTO



# MAP





WAREHOUSE AND YARD



WAREHOUSE DOCK AND RAMP



WAREHOUSE OFFICE ENTRANCE



INSIDE WAREHOUSE



OFFICE



KITCHEN/BREAKROOM



STORAGE/PARKING YARD FROM OFFICE



STORAGE—TRUCK PARKING YARD



**FROM WAREHOUSE-LOOKING AT ENTRANCE**



**NEW DEVELOPMENT ACROSS THE STREET**