

# LAKELAND FLORIDA

## 1+/- ACRE - Light Industrial

FOR  
SALE



New Tampa Hwy & Pine Chase Rd., Lakeland Florida

## FEATURES

- \* +/- 1 Acre (41,818sf) \* Zoned Light Industrial (BPC-1)
- \* For Warehouse or Offices
- \* Ready to Build! \* All Utilities Available (Buyer to verify)
- \* Located in Lakeland Regional Industrial Park
- \* Easy Access to I-4 from County Line Rd. exit

**Priced to Sell at \$295,000**



**STEINBAUER  
ASSOCIATES INC.**  
COMMERCIAL & INDUSTRIAL  
REAL ESTATE SERVICES  
[www.steinbauer.com](http://www.steinbauer.com)

**LAKELAND/CENTRAL FLORIDA**

**(863) 647-1661**

**MIAMI/SOUTH FLORIDA**

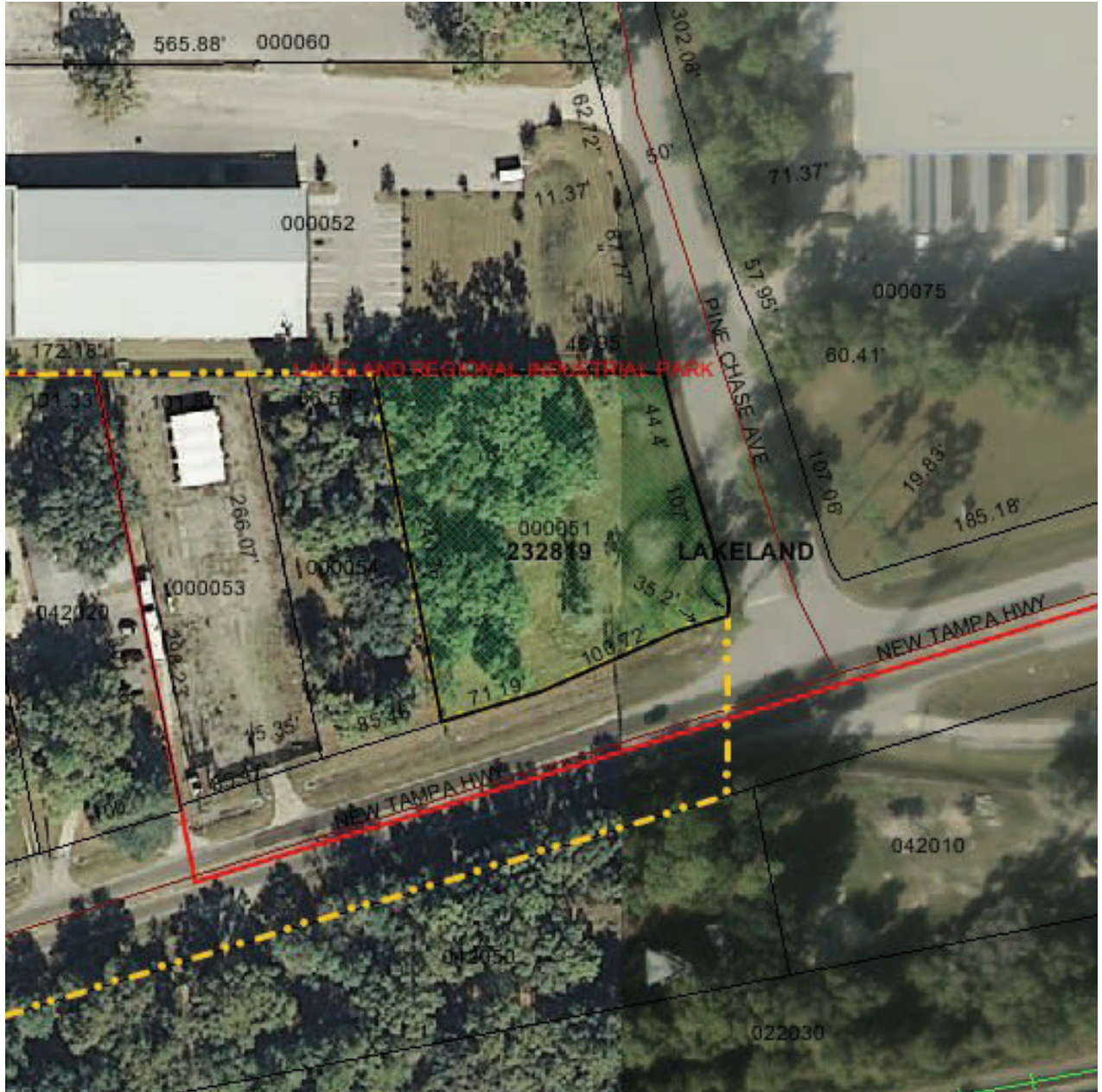
**(305) 629-9740**

NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.

# PLAT MAP



# AERIAL PHOTO



# **LAKELAND - 1 ACRE OFFICE/WAREHOUSE DEVELOPMENT SITE FOR SALE**

**ADDRESS:** New Tampa Hwy & Pine Chase Lakeland, FL  
Located in Lakeland Regional Industrial Park

**LAND SIZE:** Approx 1 Acre (41,818 sq. ft.)

**UTILITIES:** Electric, Water, Sewer, Gas, Cable  
*Buyer needs to verify.*

**COMMENTS:** Attractive Corner Lot conveniently located near  
I-4 and County Line Rd. exit.  
30 minutes to Tampa and 45 minutes to Orlando  
8.5 million people within 100 miles!

**DIRECTIONS:** Take I-4 to Exit 25 go south 2 blocks and turn  
left on New Tampa Highway go 2 blocks to Pine  
Chase Rd. Property is on the corner.

***SALES PRICE: \$295,000***

## **CONTACT**

**Jim Steinbauer, SIOR - Vice President, Realtor**  
**J.R. Steinbauer, Jr., SIOR - Vice President, Realtor**

### **Steinbauer Associates, Inc.**

*Lakeland/Central Florida:*  
6700 S. Florida Ave., Suite 35  
Lakeland, FL 33813  
**(863) 647-1661**

*Miami/South Florida Corporate Office:*  
7875 NW 12 St., Suite 101  
Miami, FL 33126  
**(305) 629-9740**

*Lakeland Direct Line:*  
**(863) 670-2561**

NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.