

I-4 & Tomkow Rd. **Industrial Acreage**

35+ acres in an Industrial/Commercial area with quick and easy access to I-4.
Centrally located between Orlando & Tampa. This property has convenient
access to all of Polk County and the I-4 corridor.



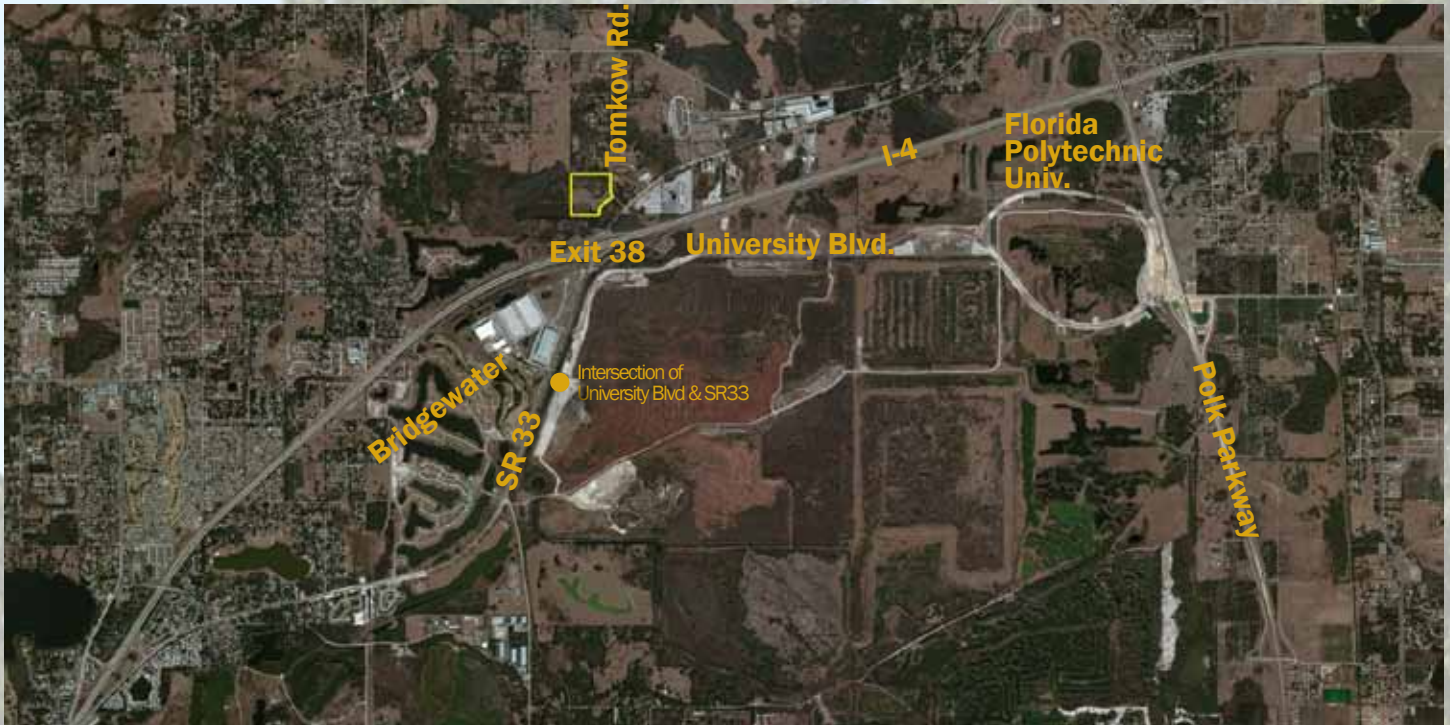
35+ acres Industrial Land
Convenient to Florida Polytechnic, I-4
and Tampa/Orlando

Coldwell Banker Commercial Saunders Real Estate

070912A/CT&DH

114 N. Tennessee, 3rd Floor, Lakeland, FL 33801 • 863-648-1528 • SaundersRealEstate.com

I-4 & Tomkow Rd. Industrial Acreage



Driving Directions:

- I-4 to State Road 33 at Exit 38. Go North on SR 33 for .25 mile. Turn left on Tomkow Rd 500 feet, property is on the left.



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Industrial Acreage

Soils



Type	Description	Acres
35	Hontoon Muck	0.14
6	Eaton Mucky Fine Sand, Depressional	21.73
7	Pomona Fine Sand	13.64
9	Lynne Sand	0.03

Wetlands



Type	Description	Acres
1	Semipermanently Flooded	9.74

Acreage: 35.53 +/-acres
Price: \$799,000
Location: I-4 and Tomkow Rd.
 Lakeland, FL 33805
 Polk County
GPS Coordinates: -81.89751 28.14581
Land Use: I-2 City of Lakeland - Business Park
Current Use: Pasture
Uplands/Wetlands: 72% uplands 25.76 acres of uplands

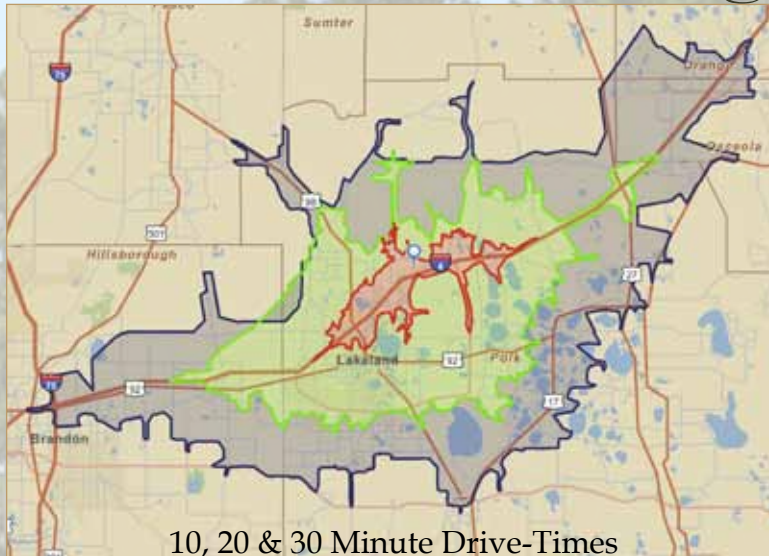
Frontage: 775 +/-feet on Tomkow Rd.
Fencing: Perimeter fenced
Utilities: City of Lakeland
STR: 10-27-24
Parcel IDs: 242710 000000 024030
2011 Taxes: \$61.07 (ag exemption)
Traffic Counts: 70,000 per day on I-4
 12,400 on SR 33

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