



- 9,000 sq.ft. warehouse space
- 3,000 sq. ft. office space
- Fire sprinklered
- Dock-high loading door
- 3-phase power to building
- Easy access to US 27
- Near SR 60



Land · Commercial · Conservation · Property Management
 5120 S. Lakeland Drive
 Suite 3
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**New Price
 July 2009**

*Longleaf Business Park
 Warehouse
 For Sale or Lease
 Lake Wales, FL*

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For Sale or Lease

**New Price
 July 2009**

Longleaf Business Park

12,000 SF Warehouse

Lake Wales, Florida



Land · Commercial · Conservation · Land Management
 5120 S. Lakeland Drive, Suite 3 · Lakeland, FL 33813
 Phone: 863-648-1528 · Toll Free: 1-877-518 LAND
www.saundersrealestate.com



SAUNDERS
 REAL ESTATE

For Sale or Lease

Price:

Sale: \$800,000

NEW PRICE \$779,000

Lease: \$5.25/sq. ft. Triple Net

NEW PRICE \$4.99SF

Location:

1901 Longleaf Boulevard

Lake Wales, FL

Polk County

Current Land Use:

Warehouse

Utilities:

Progress Energy

Water Provided by:

Lake Wales

Road Frontage:

Exposure on US 27

General:

- 9,000 sq.ft. warehouse space
- 3,000 sq. ft. office space
- 22 ft. Clear Height
- Fire sprinklered
- 1 dock-high loading door
- 3-phase power to building
- Part of Longleaf Business Park
- Easy access to US 27
- Near SR 60

Directions:

- From Lake Wales, take US 27 south approximately 1.75 miles
- Turn right into Longleaf Boulevard.
- Building is directly on the north side of the road - 12,000 sq.ft. vacant space is located on the west side of the building.

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Longleaf Business Park Warehouse • Lake Wales, FL



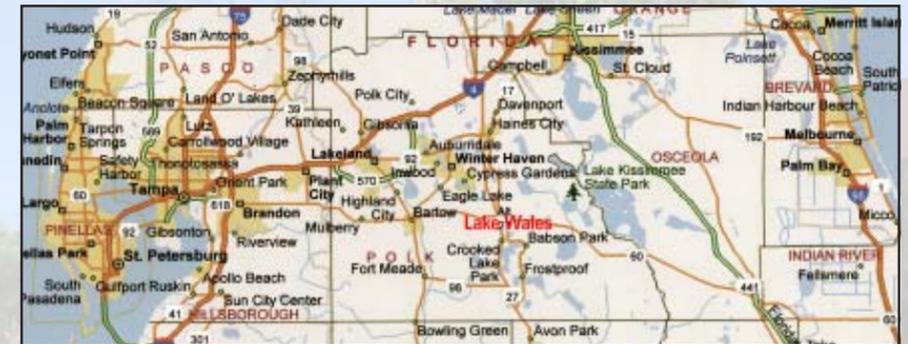
**9,000 sq. ft.
Warehouse
Space**



**3,000 sq. ft.
Office Space**



**Dock-high
Loading Door**



**Easy access to
US 27 and
Near SR 60**

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