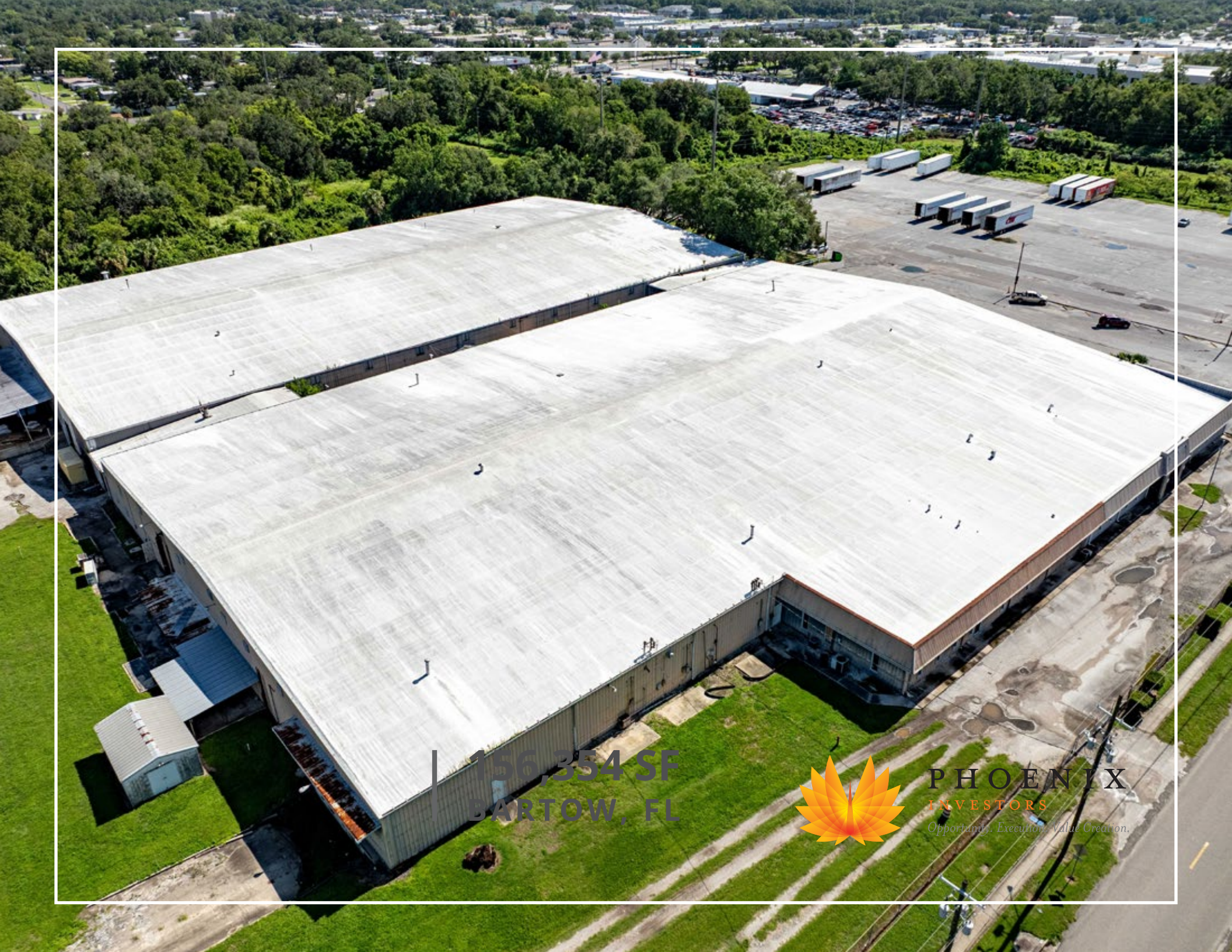




| 156,354 SF
| BARTOW, FL



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**3-ACRE TRAILER
PARKING YARD**



**ENTIRE FACILITY
FULLY SECURED &
GATED**



**AIR-CONDITIONED
WAREHOUSE SPACE**



**CAFETERIA/BREAK
ROOM AVAILABLE
ON-SITE**



**11 LOADING
DOCKS
AVAILABLE**



PROPERTY DETAILS

450 W POLK ST | BARTOW, FL

AVAILABLE SPACE	156,354 SF
DOCK DOORS	11
CLEAR HEIGHT	20'
COLUMN SPACING	50' x 50'
CONSTRUCTION	Heavy Steel Frame
FLOOR	Poured Concrete
WALLS	Metal
ROOF	TPO, Metal
YEAR BUILT	1973
LIGHTING	Fluorescent
PARKING	43 Spaces
RESTROOMS	6
LAND AREA	16.84 Acres
POWER	1,200-Amp 2,500-Amp 480V 3-Phase Power
ZONING	I-2: Heavy Industrial
PARCEL ID	06-30-25-000000-012090

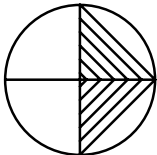


FLOOR PLAN

450 W POLK ST | BARTOW, FL



NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	LOADING DOCKS	RESTROOMS	SQUARE FEET
1	AVAILABLE	50' x 50'	20'	11	6	156,354 SF
TOTAL						156,354 SF



LOCATION MAP

450 W POLK ST | BARTOW, FL

US-98	1 MILE
LAKELAND	12 MILES
I-4	23 MILES
TAMPA	46 MILES
ORLANDO	65 MILES

