

For Lease

# Industrial Warehouse

3,300 SF



## 4190 Waring Rd

Lakeland, Florida 33811

### Property Description

This 3,300 square foot unit has approximately 1,200 s.f. of offices and 2,100 s.f. of warehouse. 24' interior ceiling; sprinkled; 3-phase power available; grade level access with one 14' high overhead door.

This unit is in near new condition and ready for occupancy.

NNN expenses are \$2.00/s.f.

Great location approximately .6 miles to the Polk Parkway and 10 minutes to I-4.

### OFFERING SUMMARY

Available SF	3,300 SF
Lease Rate	\$8.94 SF/yr (NNN)
Lot Size	1.6 Acres
Building Size	30,200 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,798	\$65,705
5 Miles	109,005	\$66,885
10 Miles	286,703	\$60,822

For more information

**Phillip Mays**

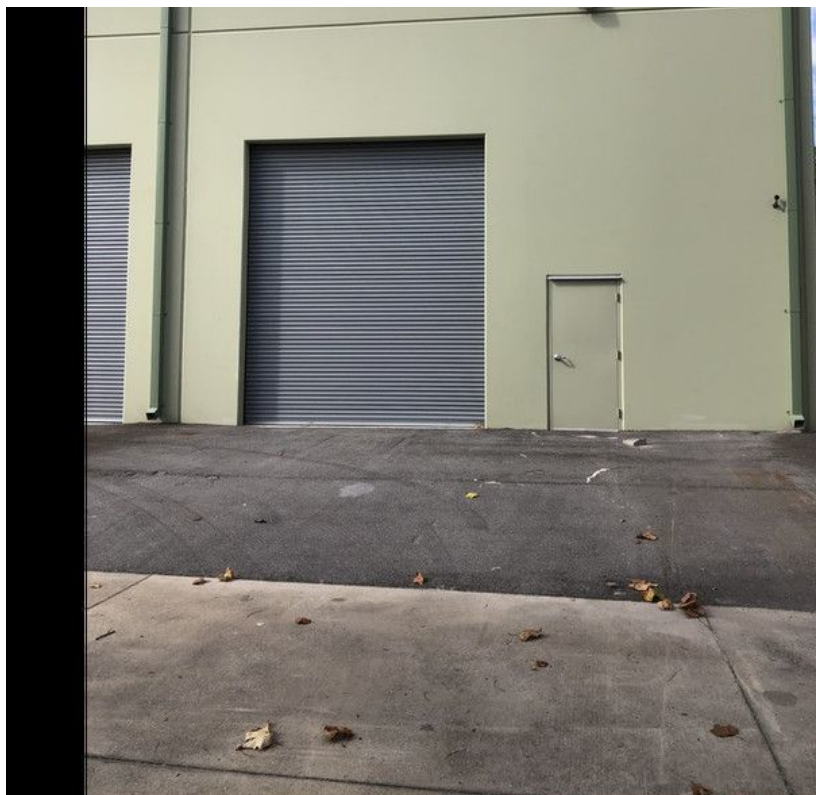
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# 4190 Waring Rd - Industrial

Additional Photos



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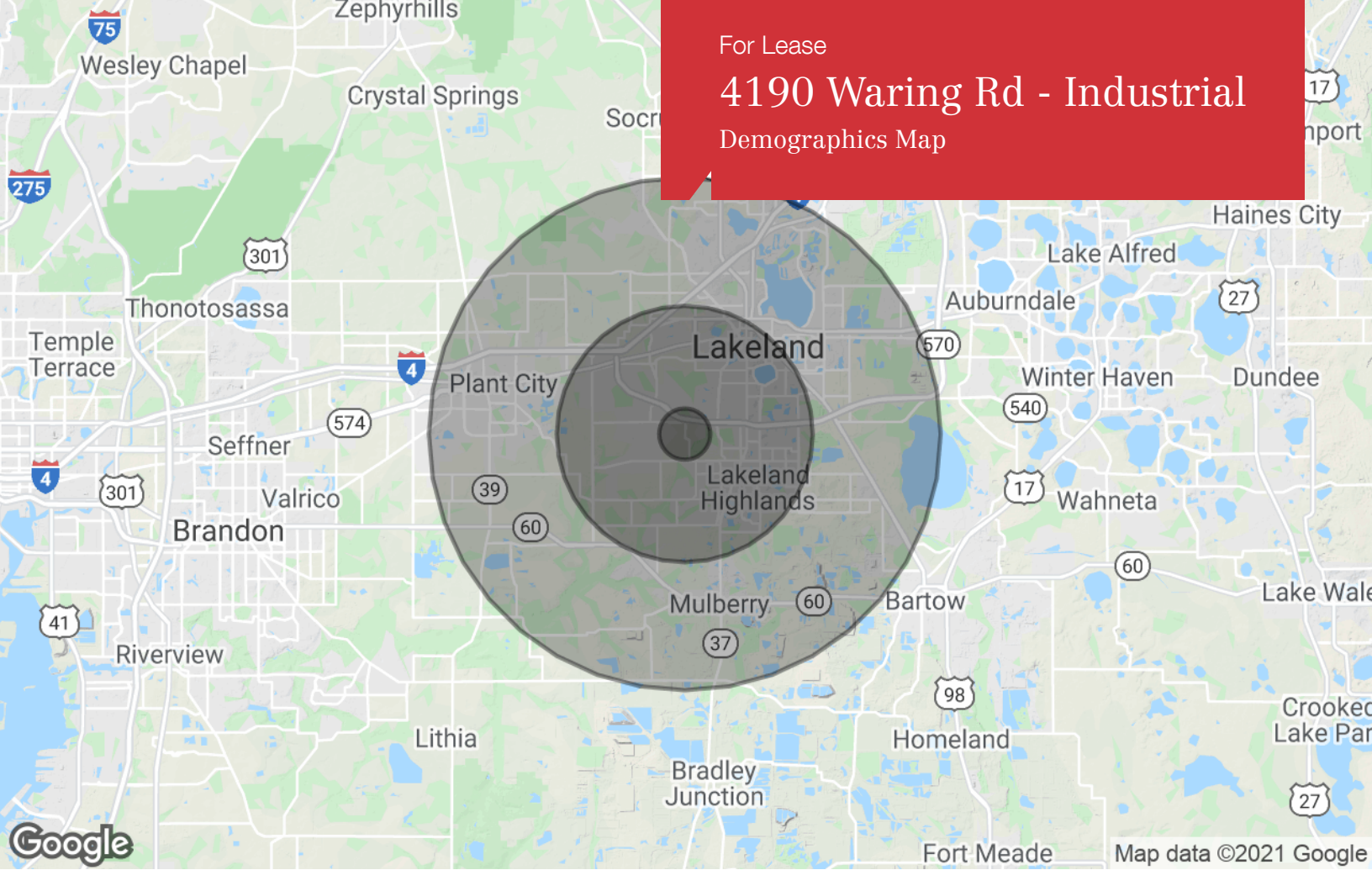
Location Maps



Map data ©2021



Map data ©2021 Google



For Lease  
**4190 Waring Rd - Industrial**  
 Demographics Map

<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
TOTAL POPULATION	1,798	109,005	286,703
MEDIAN AGE	42.4	39.9	37.8
MEDIAN AGE (MALE)	43.9	38.3	36.1
MEDIAN AGE (FEMALE)	42.8	41.3	39.2
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
TOTAL HOUSEHOLDS	742	43,271	108,107
# OF PERSONS PER HH	2.4	2.5	2.7
AVERAGE HH INCOME	\$65,705	\$66,885	\$60,822
AVERAGE HOUSE VALUE		\$200,085	\$179,708

\* Demographic data derived from 2010 US Census