



**FOR SALE**  
**OFFICE SPACE**  
**\$1,108,350**

12,315 SF LAKE WALES OFFICE/WAREHOUSE CONDO ON HWY 27

**1901 LONGLEAF BLVD. UNIT 1, LAKE WALES, FL 33859**





## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,108,350
<b>Lot Size:</b>	0.28 Acres
<b>Building Size:</b>	12,315 SF
<b>Price / SF:</b>	\$90.00

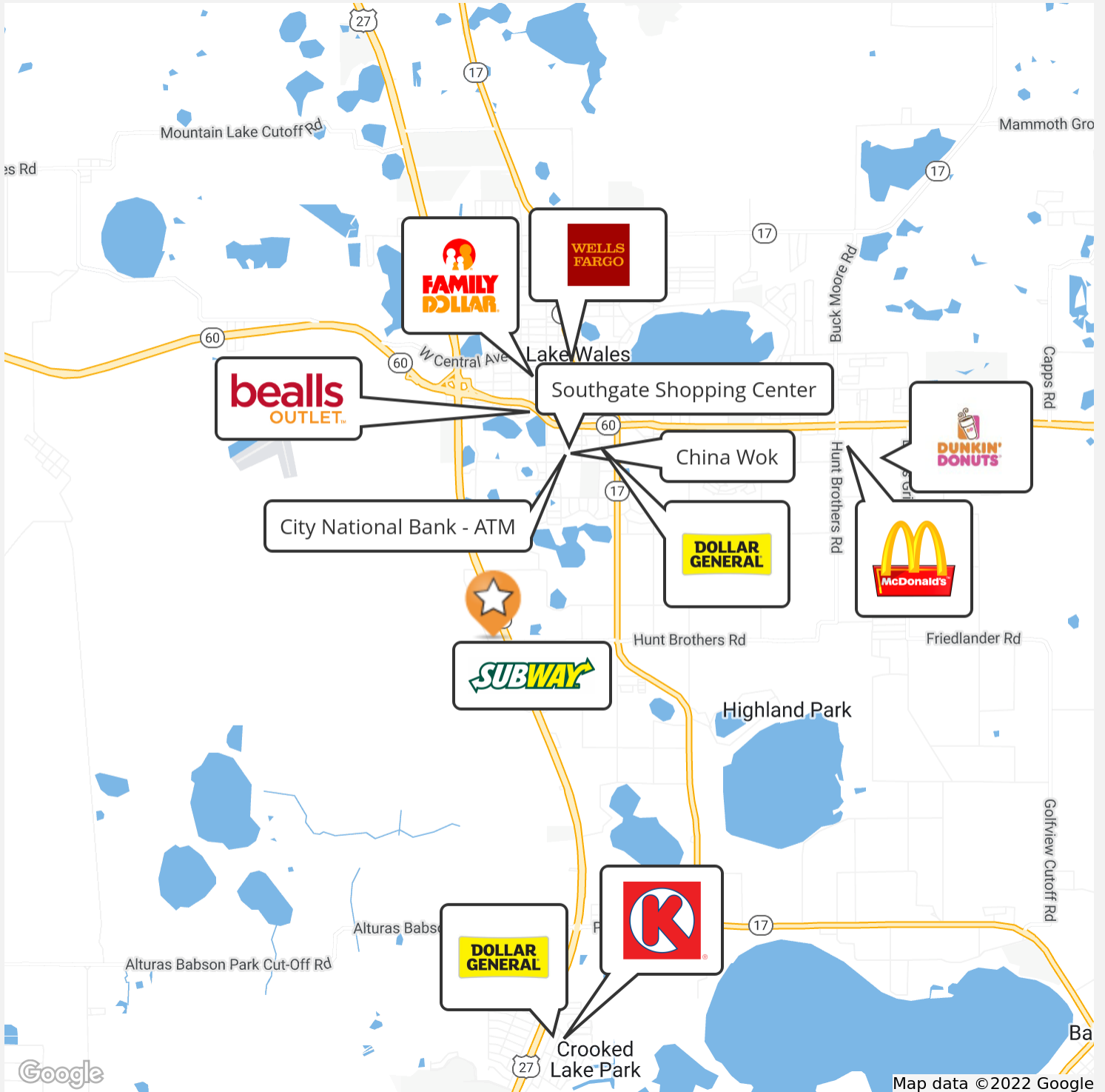
## PROPERTY OVERVIEW

This 12,315 SF office/warehouse property is a condominium in a business park on Hwy 27 in Lake Wales. It includes approximately 3,000 SF of built-out office space with 9 private offices, 4 bathrooms, a break room with a sink, and a conference room. The warehouse is clear span and includes one dock high-roll-up door and a door with a ramp. The warehouse is also fully air-conditioned. The building has ceilings that start at 24' high in the front of the building and slopes to 21' in the back. A new TPO roof was installed 2 years ago and virtually every kind of power is available including 3 Phase. Parking is provided by the condo association making this ideal for office warehouse or showroom warehouse uses. Allowed uses include light manufacturing, distribution, professional and medical service businesses. Longleaf Business Park, renamed Lake Wales Commerce & Technology Park, is located on Hwy 27 less than 2 miles from State Rd. 60 and only 9 miles from the CSX Intermodal Facility.

## PROPERTY HIGHLIGHTS

- Dock High Door
- 3,000 SF of Office Space
- Air Conditioned Warehouse
- 3 Phase Electric

**ID#: 1048919**

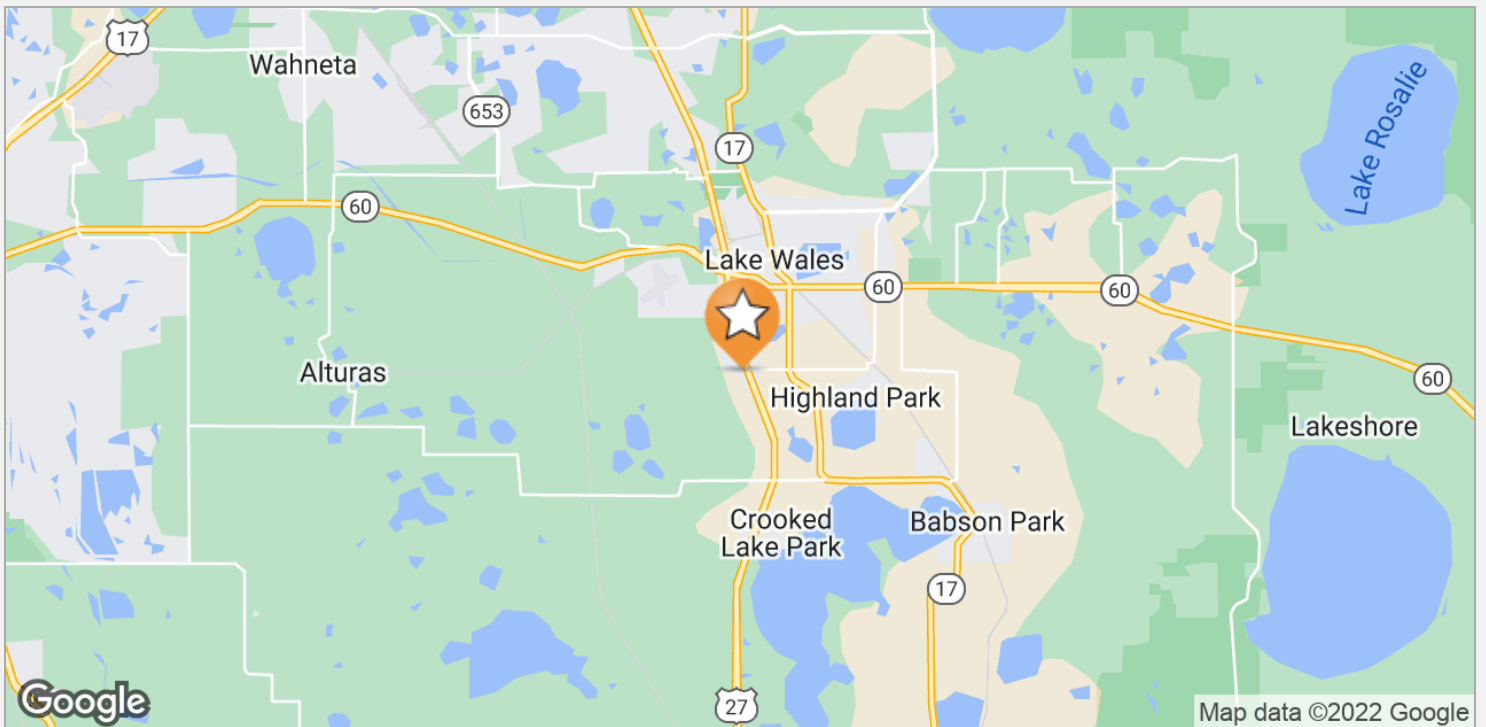


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Additional Photos



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## ERIN CARDEN CCIM

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## PROFESSIONAL BACKGROUND

After graduating from Florida Southern College in Lakeland, FL, Erin became a licensed real estate agent in 2002. She promptly purchased her first investment property and started working for Crosby & Associates, Inc. For seven years she gained experience in commercial sales and leasing, market research, land development and financial analysis under the mentorship of Benjamin Crosby. Here she learned the importance of market timing, trends and independent research and analysis. She built a personal portfolio of investment properties that included residential and commercial renovations. These projects honed her skills in landlord-tenant negotiations and property management. She furthered her education at the CCIM Institute and in 2008 obtained the prestigious CCIM Designation.

After a leave of absence to start her family, she returns with extensive commercial property management experience and a passion for community redevelopment in Polk County, FL. Erin resides in Winter Haven with her husband of 20 years and two daughters.

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