

WAREHOUSE/OFFICE FOR SALE



NRT



3460 Recker Highway, Winter Haven, Florida
RECKER PROPERTIES, LLC

Property Information

BUILDINGS

Warehouse	4,235 SF
Shell Building	1,720 SF
Office	2,450 SF
	=====
TOTAL	8,405 SF

LAND

1.05 Acres

PRICE

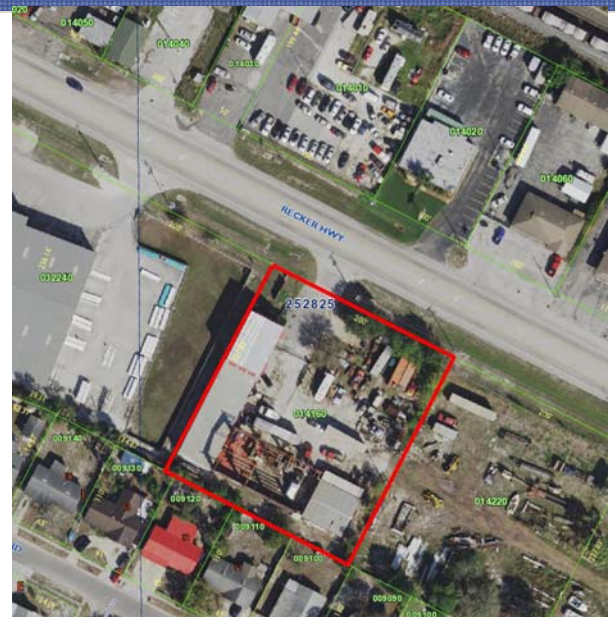
\$420,000

Features

- Very good condition
- Existing tenant
- Great visibility

Area

This is in the heart of the industrial center of East Polk County, with great access to major highways (Polk Parkway, Interstate 4, US 27, US 92. CSX Intermodal Terminal is within 15 miles..



Nolen/Spanjers Team - www.mycommercialteam.com
Email us: gloria@mycommercialteam.com

Coldwell Banker Commercial NRT
Gloria J. Spanjers, GRI
290 Cypress Gardens Boulevard
Winter Haven, FL 33880
863-206-4749

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Warehouse/Office Complex											
Winter Haven, Florida											
DESCRIPTION:	Warehouse and Office Complex for Sale in heart of Polk County's industrial center. Existing tenant provides immediate income source.										
LOCATION:	3460 Recker Highway, Winter Haven, Florida.										
SITE:	Existing Buildings (constructed in 1985) on 1.05 acres. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Warehouse</td> <td style="text-align: right;">4,235 SF</td> </tr> <tr> <td>Shell Building</td> <td style="text-align: right;">1,720 SF</td> </tr> <tr> <td>Office</td> <td style="text-align: right;">2,450 SF</td> </tr> <tr> <td></td> <td style="text-align: center;">=====</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">8,405 SF</td> </tr> </table>	Warehouse	4,235 SF	Shell Building	1,720 SF	Office	2,450 SF		=====	TOTAL	8,405 SF
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Shell Building	1,720 SF										
Office	2,450 SF										
	=====										
TOTAL	8,405 SF										
INGRESS & EGRESS:	Direct access from Recker Highway, a two-lane undivided highway.										
UTILITIES:	Water, sewer, telephone, gas and electric available.										
LAND USE:	Polk County Linear Commercial Corridor (LCC) Land Use.										
EMERGENCY:	Fire, Police, and ambulance service available to the site.										
PRICE:	\$420,000.00										

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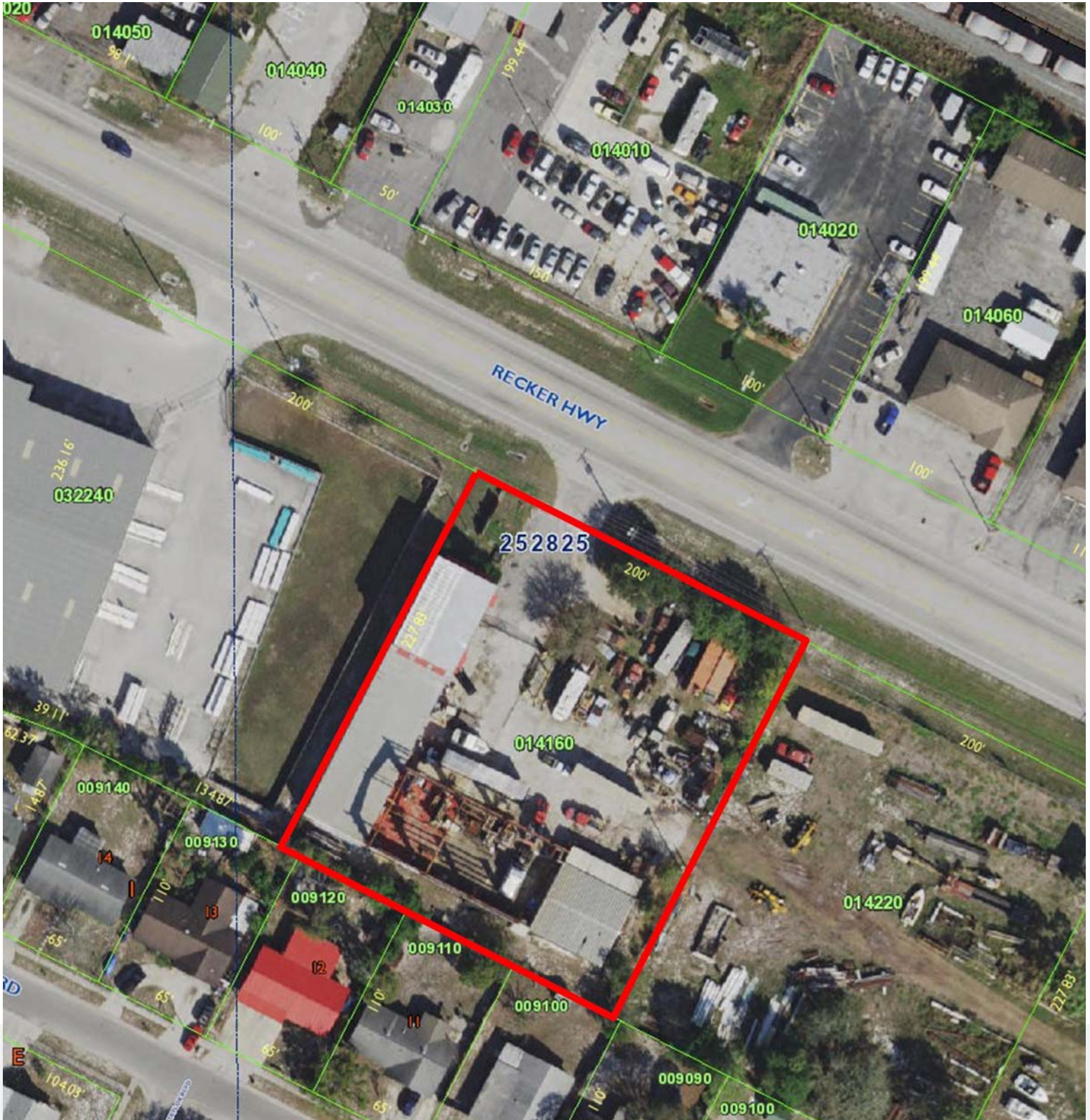
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3460 Recker Highway



01/18/2014

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