



SHOVEL-READY SITE FOR 11,100 S.F. SELF-STORAGE WAREHOUSE. LAKELAND, FL

ALL SITE ENGINEERING AND PERMITS COMPLETED

5 MILES TO POLK PARKWAY, 7 MILES TO INTERSTATE 4.

- .76 Acre pre-engineered for an 11,100 s.f. building.
- Access off N. Combee Rd. with turn lane in place
- Site plan engineering by L.P. Engineering completed and paid.
- County Land Development Permit received and fees paid.
- Sewer and water available. Capacity confirmed and approved.
- Southwest Florida Water Management District (SWFMD) approved.
- Soil testing completed. Survey completed.
- Sewer line runs behind Eastside Village Shopping Center. Seller will bring stub-out to property.
- Offset of sewer impact fee is possible.
- Additional land is available

SALE PRICE- \$525,000

FOR FURTHER INFORMATION CONTACT:

CHIP DANIELS OR BEN DANIELS

DANIELS REALTY COMPANY 2225 E EDGEWOOD DR. STE 13 LAKELAND, FL

863-666-2692 OFFICE

863-430-6023 CELL PHONE

CDANIELSREALTY@GMAIL.COM