

INDUSTRIAL SPACE FOR SALE

MAKE OFFER

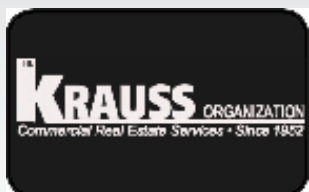
206 Eastside Drive North • Lakeland, FL

FEATURES

- 7,180+/- SF Concrete Block Dock High Building on 1.75 Acres of Outside Storage, and Garage Building for 6 Vehicles or Equipment
- Ideal for Small Products Distribution, Equipment Rental and Repair or Contractors Office and Yard
- **Sales Price:**
\$295,000

Contact Listing Agent
Dave Sarich

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NOTICE TO BROKERS AND PROSPECTIVE PURCHASERS/TENANTS:
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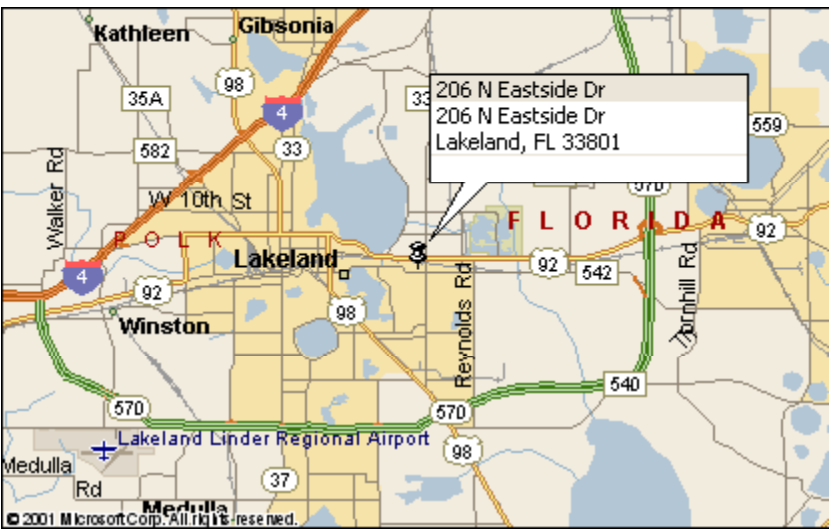


INDUSTRIAL SPACE FOR SALE

THE PROPERTY		THE SITE	
BUILDING NAME:	Prologix Magazine Distribution	ZONING:	Industrial
ADDRESS:	206 Eastside Drive North	LOT SIZE:	1.75 Acres
CITY:	Lakeland, FL	PARKING:	7,500 SF Asphalt
LOCATION:	East Lakeland, Just North of US 92	ACCESS:	Eastside Drive
BUILDING TYPE:	CB	FRONTAGE:	251.60'

THE BUILDING		FEATURES	
TOTAL SF:	11,252		
VACANT SF:	11,252	LOADING:	Van High, GL & Loading Dock
	7,182 main building 1,924 Garage 1,000 Garage 1,148 SF House (derelict)	#DOORS:	
OFFICE SF:	1,000	UTILITIES:	City Water
		CEILING HEIGHT:	12'
# FLOORS:	1		
CONST TYPE:	CB		
CONST. YEAR:	1947		

OTHER COMMENTS	FINANCIAL	
	SALE PRICE:	\$295,000
	TERMS:	
	DATE AVAILABLE:	Now

	<p align="center"><u>FOR FURTHER INFORMATION::</u></p> <p>OFFICE: The Krauss Organization AGENT: Dave Sarich OFFICE PHONE: (813) 885-5656 MOBILE PHONE: (813) 505-0695 EMAIL: dsarich@thekraussorg.com</p>
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