

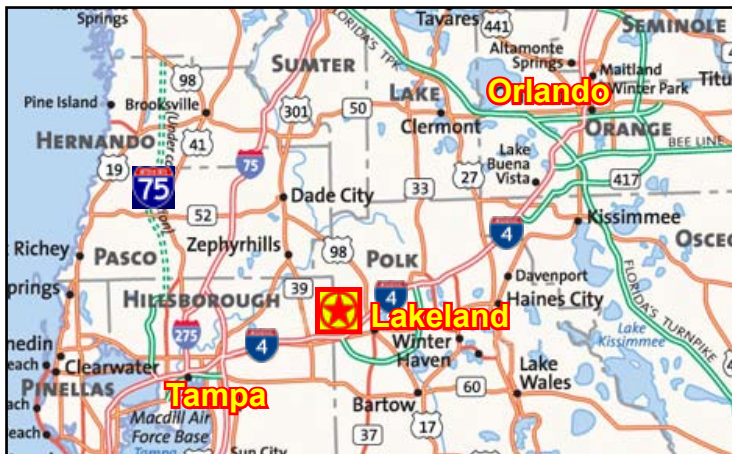
# CLASS A MANUFACTURING FACILITY



## 27,600 SF LEEDS Certified Facility

Airport Area - Lakeland, Florida

4151 South Pipkin Road, Lakeland, Florida



## PROPERTY HIGHLIGHTS

- LEEDS Certified, 27,600 SF Manufacturing Facility & Office
- Tiltwall Concrete Built 2008
- Fully Air Conditioned
- Class A Corporate Park
- Convenient to Airport and I-4
- Many Manufacturing Amenities

**DAVID F. BUNCH, SIOR**

863-682-6147 • David@hauger-bunch.com

# CLASS A MANUFACTURING FACILITY

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Airport Area - Lakeland, Florida

### PROPERTY OVERVIEW

<b>Identification:</b>	27,600+ SF Light Manufacturing/Office Facility
<b>Tax ID:</b>	23-29-03-139563-000072
<b>Location:</b>	4151 South Pipkin Road, Lakeland, Florida 33811 (Polk County) SW Corner South Pipkin Road & CurryMoore Drive Parkway Corporate Center, a Class A restricted corporate park
<b>Building Type:</b>	LEEDS Certified, Class A concrete tilt wall. Fully air conditioned with heavy electric services, fully sprinkled, dock-high loading.
<b>Constructed:</b>	2008
<b>Access:</b>	To I-4 - 4.7 Miles (Tampa & Orlando Connection) & .5 Mile to Polk Parkway connecting to I-4 east and west, US 98 and neighboring cities.
<b>Neighborhood:</b>	Within 1.6 miles - Lakeland Linder Regional airport, Publix Corporate Headquarters, Geico Regional Center, Lakeside Village Shopping Center, 5 hotels, Lockheed Martin Center, 12+ restaurants
<b>Population:</b>	10 Miles: 291,512      25 Miles: 1,145,201      60 Miles: 6,070,914
<b>2016 Taxes:</b>	\$30,728
<b>Utilities:</b>	<ul style="list-style-type: none"><li>■ Lakeland Electric at site</li><li>■ Lakeland Water: 8" along 2 frontages (6" &amp; 2" connected)</li><li>■ Lakeland Sewer: 8" gravity main adjacent</li><li>■ Communication: Frontier</li><li>■ Natural Gas: TECO Peoples (1.6 miles)</li></ul>
<b>Manufacturing Area Features:</b>	<ul style="list-style-type: none"><li>• Concrete tilt wall construction</li><li>• 24' ceilings (21' clear under girder)</li><li>• 21,600 SF Manufacturing + 2300 SF Mezzanine (125 psi)</li><li>• Electric: 1000 Amp 3 ph 4 wire 227/480 V with sub feeds</li><li>• 40 tons manufacturing area air conditioning</li><li>• High intensity low energy lighting</li><li>• 2 - 8' x 9' dock loading doors with air seal and levelers</li><li>• 1 - 10' x 10' ground level door</li><li>• Wet sprinkler Class IV</li><li>• 2 - 1000 lb. hoist monorails (30' &amp; 40')</li><li>• Copper piped compressed air system throughout</li><li>• 9 perimeter rooms - manufacturing support</li><li>• Numerous encased utility drops &amp; 18 exhaust fans to work stations</li><li>• Many other ancillary features</li><li>• Rest rooms and break room</li><li>• Natural light - North wall high level windows and skylights</li></ul>

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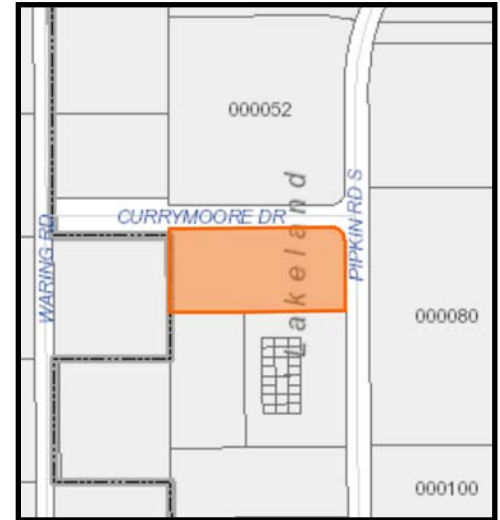
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Airport Area - Lakeland, Florida

### PROPERTY OVERVIEW

#### Office Area Features:

- 6000 square feet deluxe finish
- 12 private offices
- 17 x 24 conference with AV, bar
- Formal reception
- 2 open work areas 25' x 30'
- Support rooms
- 10' high ceilings - 5' hall
- Ceramic tile floors
- Break room and kitchen
- 2 restrooms
- Geothermal heat pump - comfort and efficiency - 24 tons



#### Parking:

81 Cars - 4-6 trucks (120' truck court)

#### Security:

Full building system

#### General Comments:

This is a Class A, purpose-built light manufacturing/assembly facility. LEEDS certified, it is energy efficient, with numerous manufacturing and administrative amenities. Like new condition. Located in a Class A restricted Corporate Park. One (1) mile to Lakeland Linder Regional Airport, with a modern terminal and restaurant, air services, 8500 ft. lighted runway with control tower.

#### Price:

**\$3,150,000**

#### About Lakeland:

A dynamic city centered on I-4, the High Tech Corridor, between Tampa and Orlando. Lakeland's greater population is 275,000 and 6 million reside within 60 miles. Lakeland has a diversified economy including major medical, five colleges and universities, corporate headquarters, manufacturing, distribution and agriculture. Cultural facilities, entertainment, recreation and regional-level shopping ensure an active and interesting lifestyle. Lakeland and Polk County are pro-business, offering expedited services, location incentives, and employee training.

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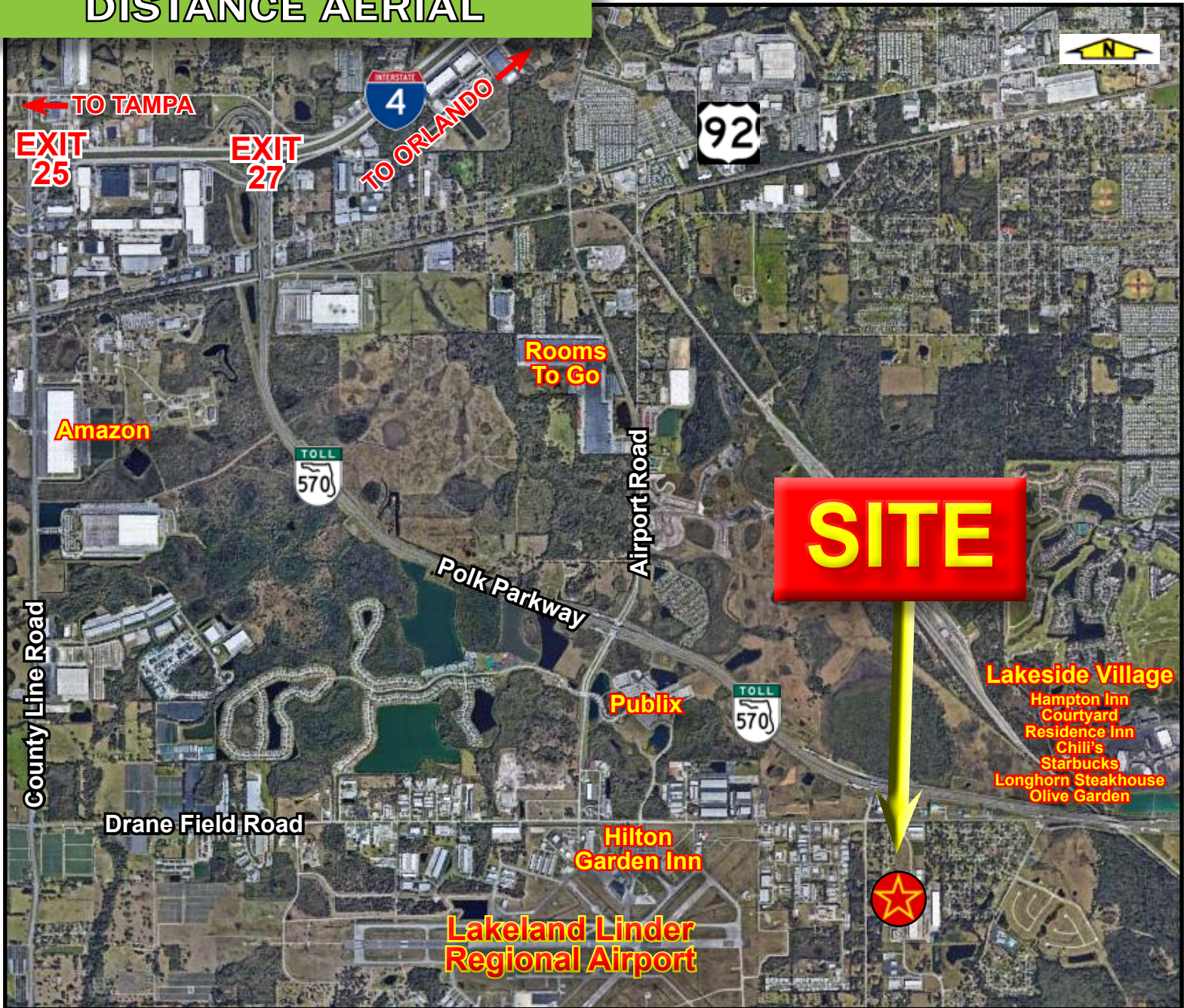


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### DISTANCE AERIAL



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### OUTSIDE OF BUILDING



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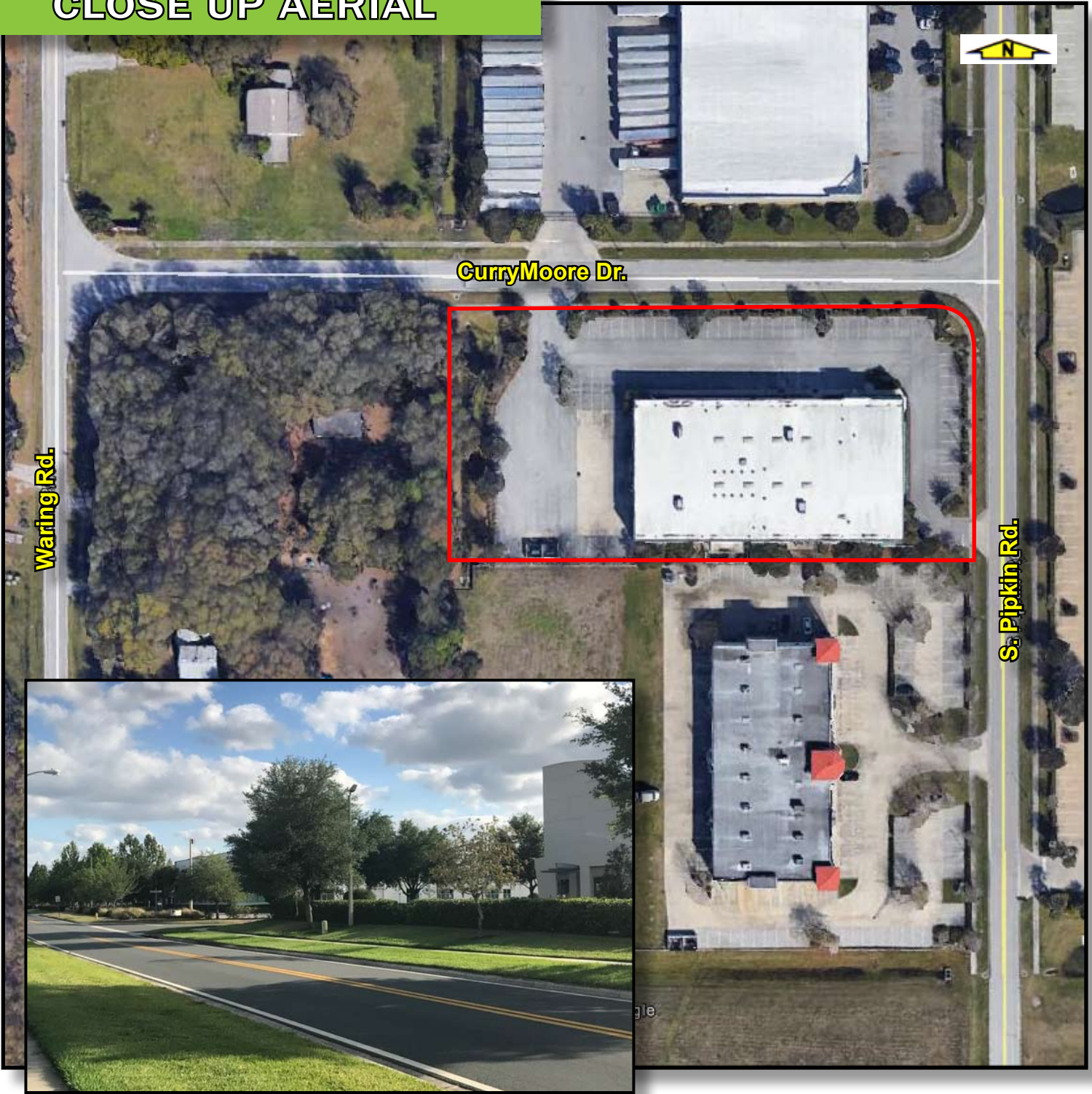
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### CLOSE UP AERIAL



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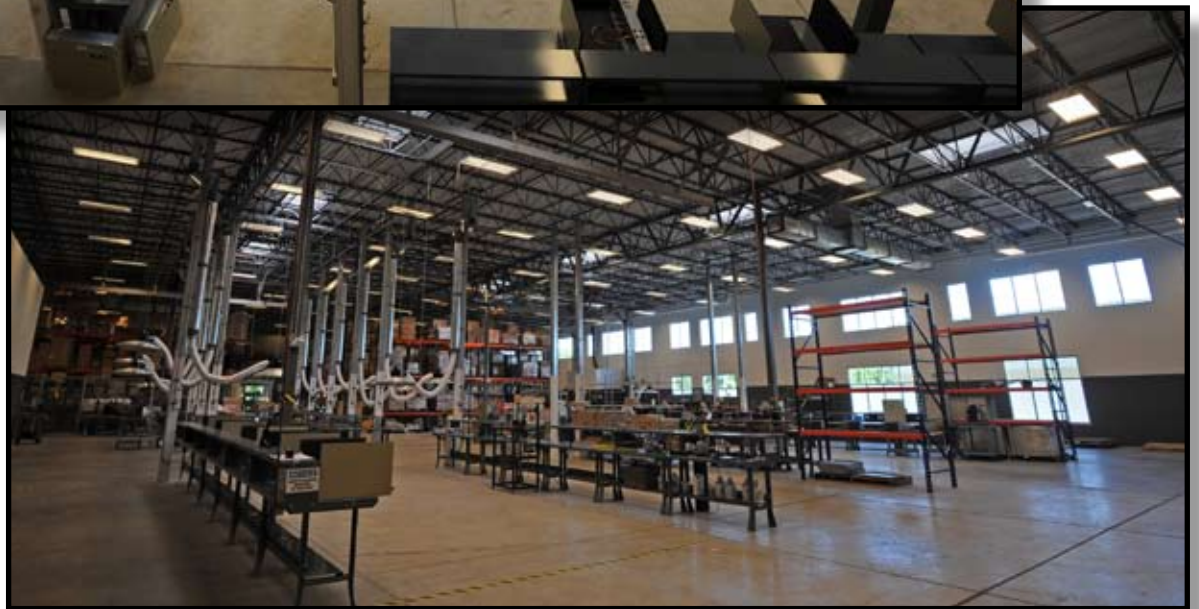
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### PHOTOGRAPHS



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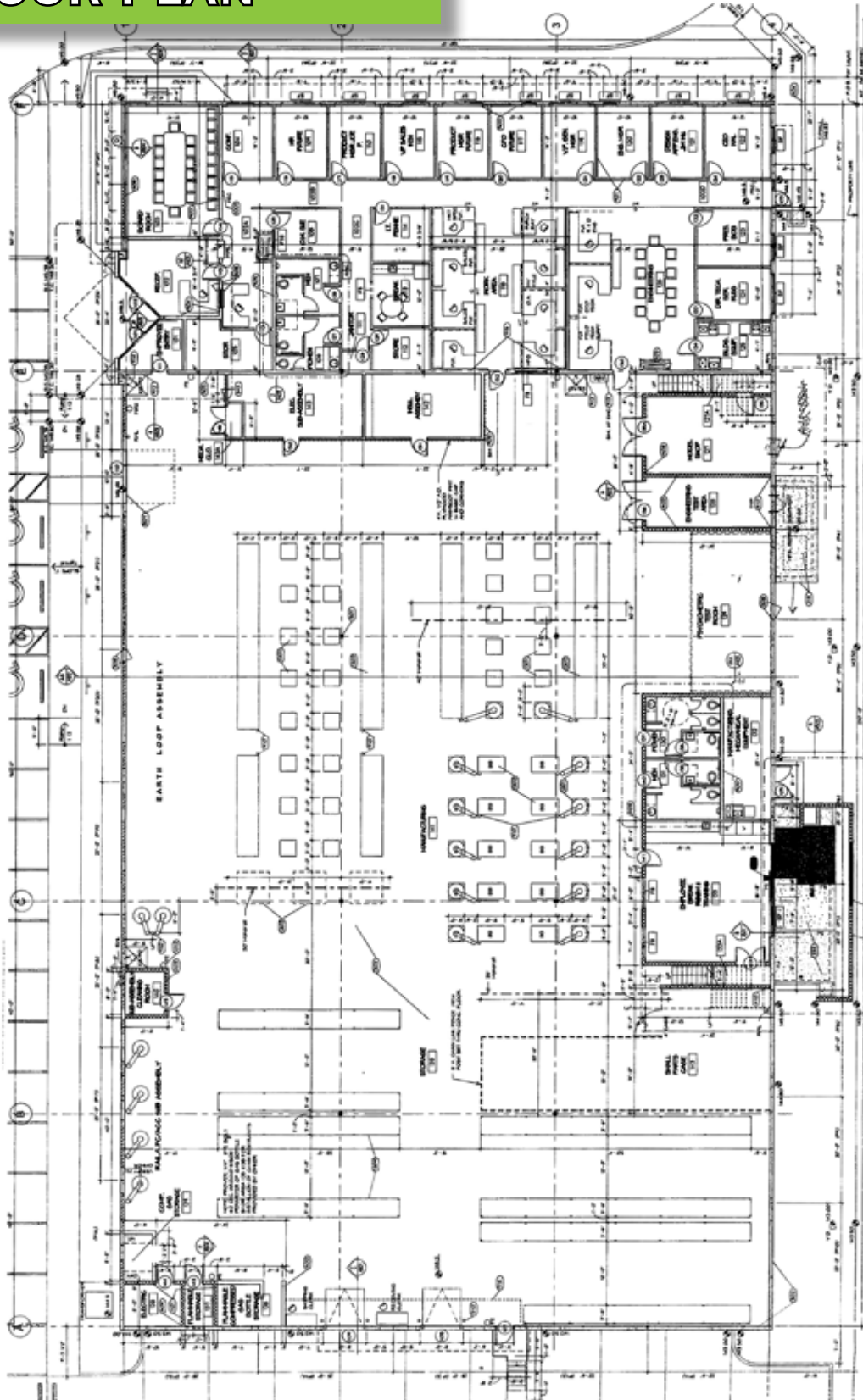


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### FLOOR PLAN



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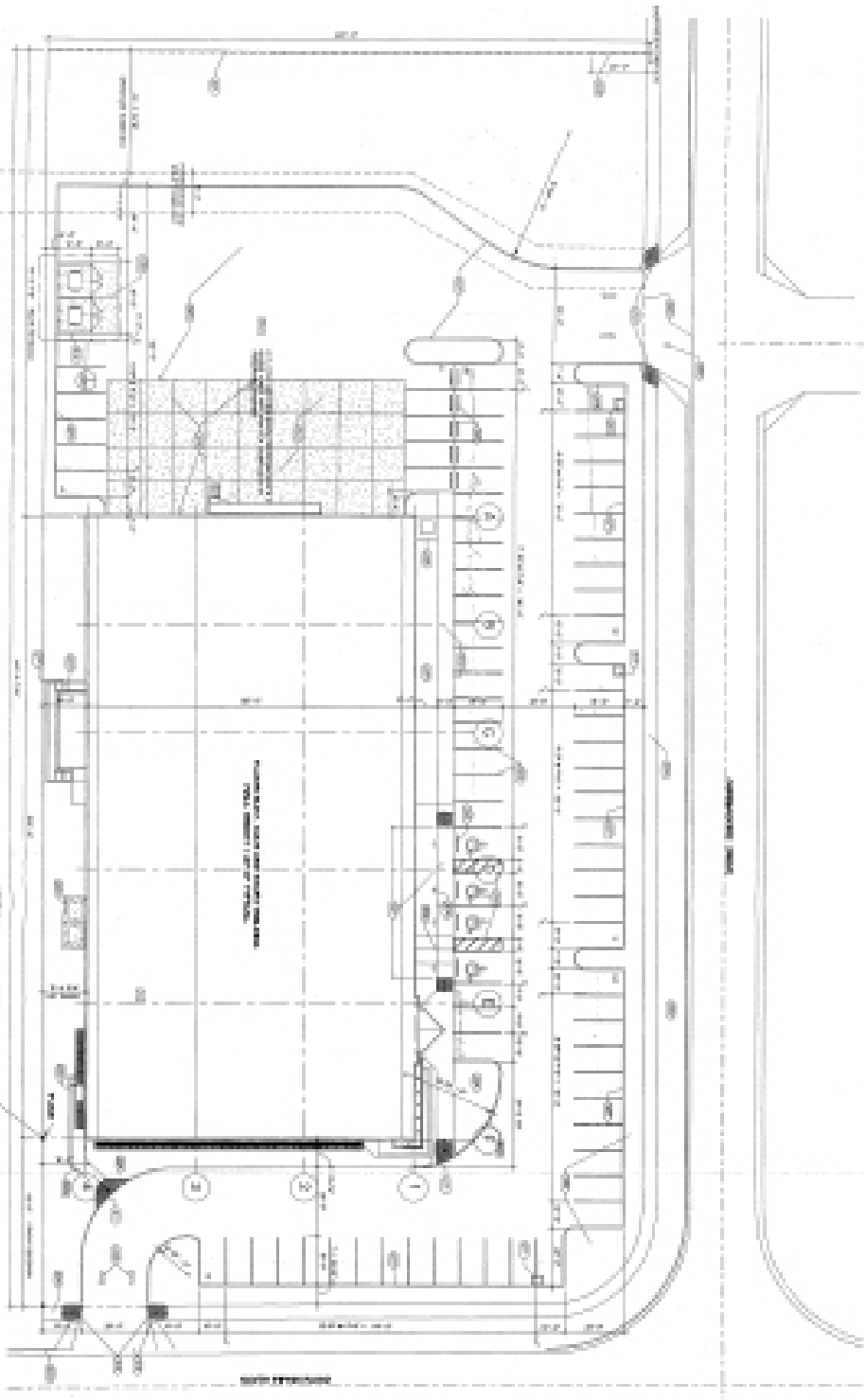
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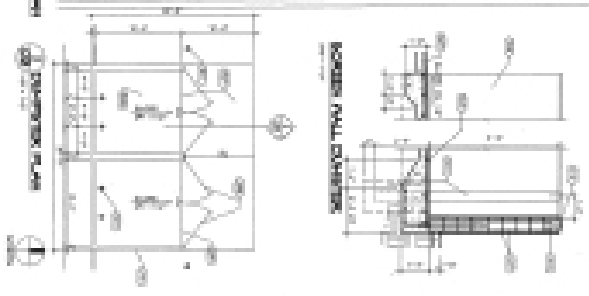
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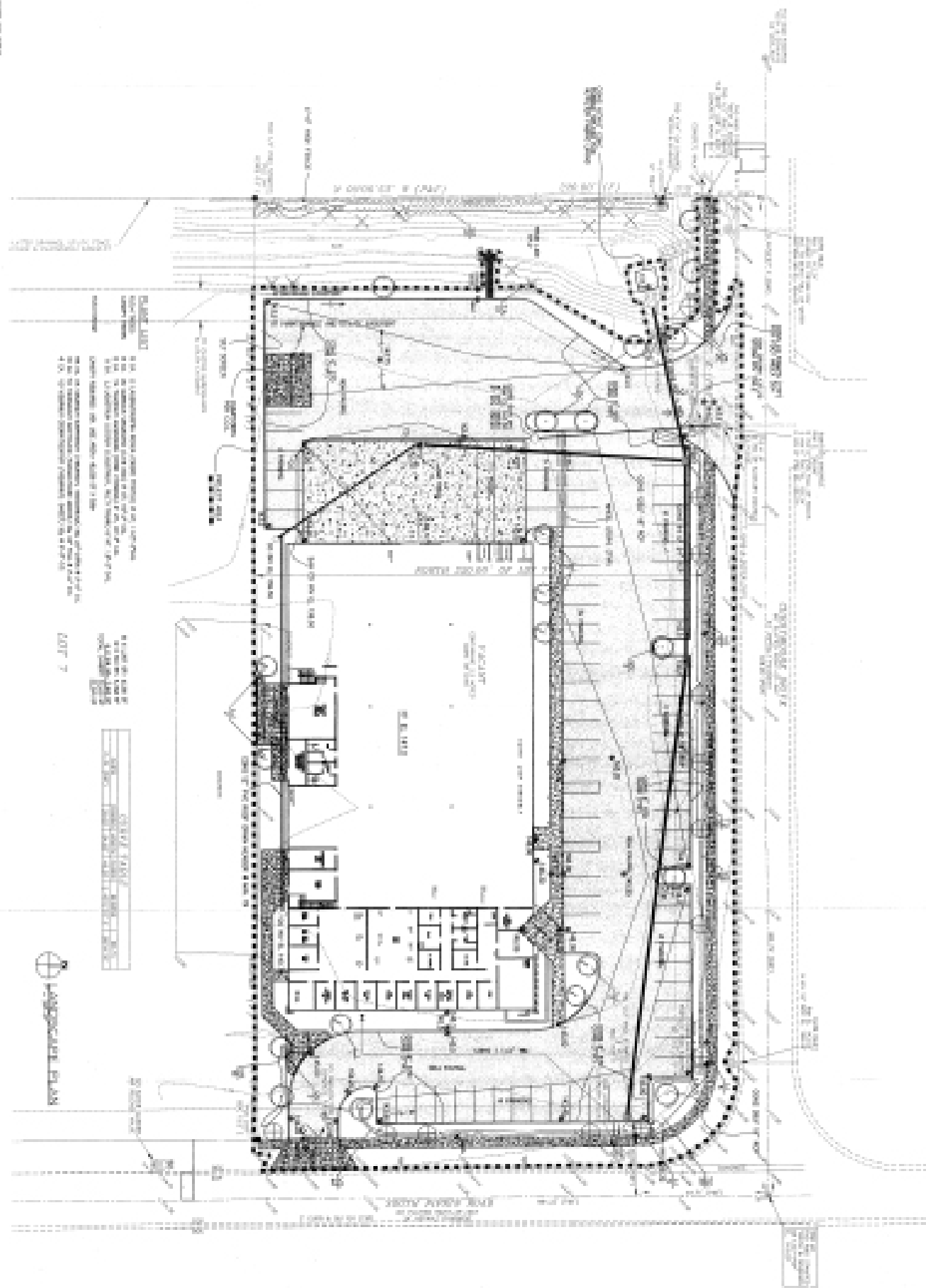
EXISTING DRIVE  
 NEW DRIVE  
 MECHANICAL ROOM  
 ELECTRICAL ROOM  
 PLUMBING



MECHANICAL ROOM  
 PLUMBING  
 MECHANICAL ROOM  
 PLUMBING  
 MECHANICAL ROOM  
 PLUMBING

PROJECT NO.	DATE
DESCRIPTION	SCALE
DESIGNER	CHECKED
DRAWN	DATE

**SCMH ARCHITECTS**  
 SIMPLY CLERKS MURPHY HEMICUTT ASSOCIATES ARCHITECTS INC.



**CLIENT LIST:**

- 1. NEW BUILDING FOOTPRINT
- 2. EXISTING PAVEMENT
- 3. LANDSCAPE PLAN
- 4. UTILITY LINES
- 5. PROPERTY BOUNDARIES
- 6. EXISTING STRUCTURES
- 7. EXISTING DRIVEWAYS
- 8. EXISTING SIDEWALKS
- 9. EXISTING CURBS
- 10. EXISTING LIGHT FIXTURES
- 11. EXISTING SIGNAGE
- 12. EXISTING FENCES
- 13. EXISTING TREES
- 14. EXISTING SHRUBS
- 15. EXISTING GRASS
- 16. EXISTING SAND
- 17. EXISTING GRAVEL
- 18. EXISTING ASPHALT
- 19. EXISTING CONCRETE
- 20. EXISTING BRICK
- 21. EXISTING STONE
- 22. EXISTING METAL
- 23. EXISTING WOOD
- 24. EXISTING PLASTER
- 25. EXISTING GYPSUM
- 26. EXISTING CEILING
- 27. EXISTING FLOORING
- 28. EXISTING WALLS
- 29. EXISTING ROOFING
- 30. EXISTING MECHANICAL
- 31. EXISTING ELECTRICAL
- 32. EXISTING PLUMBING
- 33. EXISTING HVAC
- 34. EXISTING INSULATION
- 35. EXISTING GLASS
- 36. EXISTING DOORS
- 37. EXISTING WINDOWS
- 38. EXISTING STAIRS
- 39. EXISTING ELEVATORS
- 40. EXISTING RAMP
- 41. EXISTING DRIVE
- 42. EXISTING WALKWAY
- 43. EXISTING BIKEWAY
- 44. EXISTING TRAIL
- 45. EXISTING PATH
- 46. EXISTING BRIDGE
- 47. EXISTING TUNNEL
- 48. EXISTING UNDERPASS
- 49. EXISTING OVERPASS
- 50. EXISTING INTERSECTION
- 51. EXISTING JUNCTION
- 52. EXISTING ROUNDABOUT
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LOT 7

LANDSCAPE PLAN

SHEET NO. <b>0017</b>	NEW BUILDING FOR <b>E C R TECHNOLOGIES</b> 1450 SOUTH PIRKIN ROAD LAKELAND, FLORIDA 33851 CAPACITY 2500	<b>SCMH ARCHITECTS</b> DWELLY CLYDE MURPHY HUNNICUTT ASSOCIATES ARCHITECTS INC. 2000 W. UNIVERSITY AVENUE SUITE 200 GAITHERSBURG, MD 20878
	DATE: 10/20/17	

# CLASS A MANUFACTURING FACILITY

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### EXECUTIVE SUMMARY

	10 miles	25 miles	60 miles
<b>Population</b>			
2000 Population	235,915	826,175	4,655,432
2010 Population	276,835	1,062,513	5,607,654
<b>2017 Population</b>	<b>301,215</b>	<b>1,182,450</b>	<b>6,271,682</b>
2022 Population	319,874	1,273,071	6,793,457
2000-2010 Annual Rate	1.61%	2.55%	1.88%
2010-2017 Annual Rate	1.17%	1.49%	1.56%
2017-2022 Annual Rate	1.21%	1.49%	1.61%
2017 Male Population	48.5%	48.8%	48.8%
2017 Female Population	51.5%	51.2%	51.2%
2017 Median Age	39.1	38.8	41.5

In the identified area, the current year population is 6,271,682. In 2010, the Census count in the area was 5,607,654. The rate of change since 2010 was 1.56% annually. The five-year projection for the population in the area is 6,793,457 representing a change of 1.61% annually from 2017 to 2022. Currently, the population is 48.8% male and 51.2% female.

#### Median Age

The median age in this area is 39.1, compared to U.S. median age of 38.2.

#### Race and Ethnicity

2017 White Alone	73.2%	71.5%	72.9%
2017 Black Alone	14.6%	15.7%	14.2%
2017 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2017 Asian Alone	2.1%	3.1%	3.4%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	6.7%	5.9%	5.7%
2017 Two or More Races	2.9%	3.3%	3.2%
2017 Hispanic Origin (Any Race)	20.6%	21.2%	23.3%

Persons of Hispanic origin represent 23.3% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.4 in the identified area, compared to 64.0 for the U.S. as a whole.

#### Households

2000 Households	91,741	314,312	1,895,893
2010 Households	105,182	397,319	2,239,155
2017 Total Households	113,300	436,790	2,471,458
2022 Total Households	119,766	467,882	2,662,083
2000-2010 Annual Rate	1.38%	2.37%	1.68%
2010-2017 Annual Rate	1.03%	1.31%	1.37%
2017-2022 Annual Rate	1.12%	1.38%	1.50%
2017 Average Household Size	2.61	2.67	2.49

The household count in this area has changed from 2,239,155 in 2010 to 2,471,458 in the current year, a change of 1.37% annually. The five-year projection of households is 2,662,083, a change of 1.50% annually from the current year total. Average household size is currently 2.49, compared to 2.45 in the year 2010. The number of families in the current year is 1,583,721 in the specified area.



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### EXECUTIVE SUMMARY

	10 miles	25 miles	60 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$47,776	\$51,793	\$49,735
2022 Median Household Income	\$53,263	\$57,492	\$55,115
2017-2022 Annual Rate	2.20%	2.11%	2.08%
<b>Average Household Income</b>			
2017 Average Household Income	\$65,468	\$69,384	\$70,038
2022 Average Household Income	\$75,244	\$79,732	\$80,197
2017-2022 Annual Rate	2.82%	2.82%	2.75%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$25,044	\$26,072	\$28,114
2022 Per Capita Income	\$28,572	\$29,718	\$31,902
2017-2022 Annual Rate	2.67%	2.65%	2.56%

#### Households by Income

Current median household income is \$49,735 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$55,115 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$70,038 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$80,197 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$28,114 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$31,902 in five years, compared to \$34,828 for all U.S. households

#### Housing

2000 Total Housing Units	104,528	359,174	2,169,570
2000 Owner Occupied Housing Units	63,748	229,926	1,327,431
2000 Renter Occupied Housing Units	27,993	84,387	568,462
2000 Vacant Housing Units	12,787	44,861	273,677
2010 Total Housing Units	120,790	457,759	2,688,864
2010 Owner Occupied Housing Units	69,509	274,923	1,493,538
2010 Renter Occupied Housing Units	35,673	122,396	745,617
2010 Vacant Housing Units	15,608	60,440	449,709
2017 Total Housing Units	129,723	496,073	2,934,035
2017 Owner Occupied Housing Units	69,493	282,322	1,534,216
2017 Renter Occupied Housing Units	43,807	154,468	937,242
2017 Vacant Housing Units	16,423	59,283	462,577
2022 Total Housing Units	137,310	529,630	3,154,268
2022 Owner Occupied Housing Units	72,828	300,757	1,641,554
2022 Renter Occupied Housing Units	46,938	167,125	1,020,529
2022 Vacant Housing Units	17,544	61,748	492,185

Currently, 52.3% of the 2,934,035 housing units in the area are owner occupied; 31.9%, renter occupied; and 15.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 2,688,864 housing units in the area - 55.5% owner occupied, 27.7% renter occupied, and 16.7% vacant. The annual rate of change in housing units since 2010 is 3.95%. Median home value in the area is \$179,325, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.89% annually to \$238,762.



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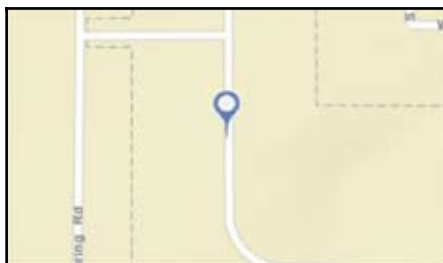
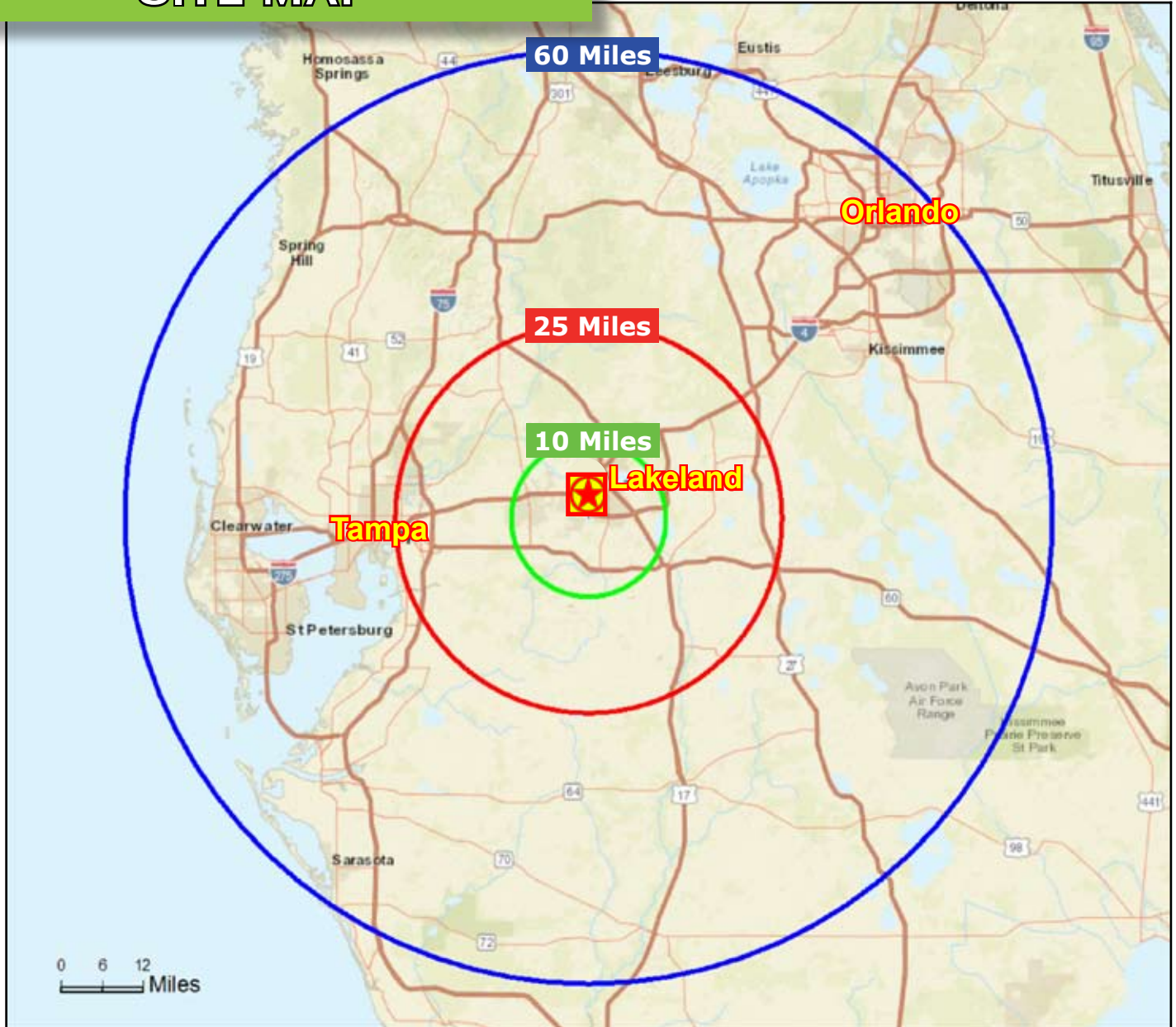
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### SITE MAP



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