



FOR LEASE OR SALE
450 W POLK ST

156,354 SF
BARTOW, FL



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



3-ACRE TRAILER PARKING YARD



ENTIRE FACILITY FULLY SECURED & GATED



AIR-CONDITIONED WAREHOUSE SPACE



CAFETERIA/BREAK ROOM AVAILABLE ON-SITE



11 LOADING DOCKS AVAILABLE



PROPERTY DETAILS

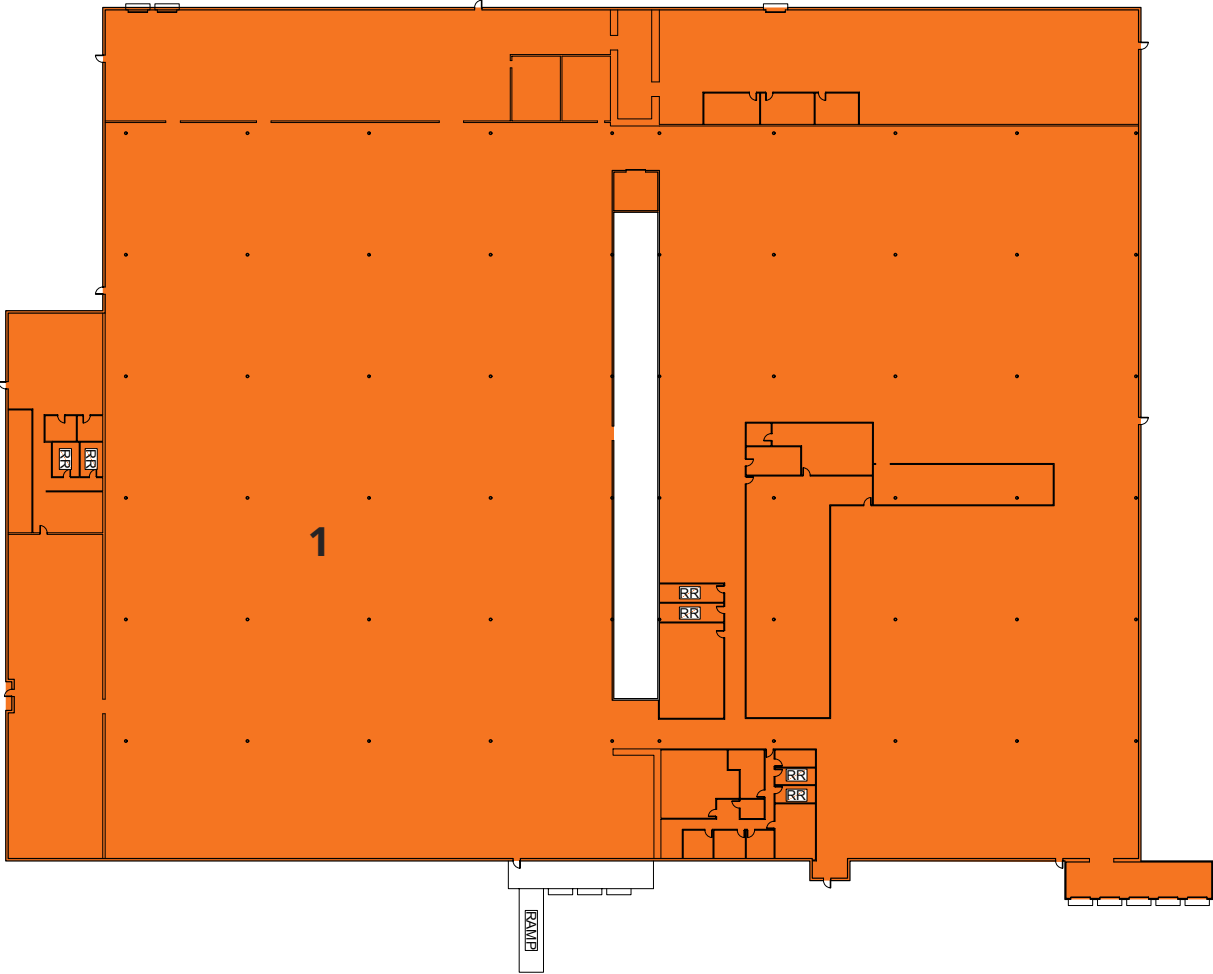
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AVAILABLE SPACE	156,354 SF
DOCK DOORS	11
CLEAR HEIGHT	20'
COLUMN SPACING	50' x 50'
CONSTRUCTION	Heavy Steel Frame
FLOOR	Poured Concrete
WALLS	Metal
ROOF	TPO, Metal
YEAR BUILT	1973
LIGHTING	Fluorescent
PARKING	43 Spaces
RESTROOMS	6
LAND AREA	16.84 Acres
POWER	1,200-Amp 2,500-Amp 480V 3-Phase Power
ZONING	I-2: Heavy Industrial
PARCEL ID	06-30-25-000000-012090

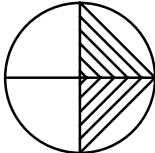


FLOOR PLAN

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NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	LOADING DOCKS	RESTROOMS	SQUARE FEET
1	AVAILABLE	50' x 50'	20'	11	6	156,354 SF
TOTAL						156,354 SF



LOCATION MAP

450 W POLK ST | BARTOW, FL

US-98	1 MILE
LAKELAND	12 MILES
I-4	23 MILES
TAMPA	46 MILES
ORLANDO	65 MILES

