CROSBY
& ASSOCIATES, INC.
AGRICULTURE & COMMERCIAL REAL ESTATE

FOR SALE
OFFICE WITH COMPLETELY AIR-CONDITIONED WAREHOUSE SPACE
$1,700,000

7341 SQ FT TURNKEY INCOME-PRODUCING OFFICE & WAREHOUSE | WINTER HAVEN, FL

3250 DUNDEE RD, WINTER HAVEN, FL 33884



CHIP@CROSBYDIRT.COM
CHIP FORTENBERRY MBA, ALC
863.673.9368

CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881

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Executive Summary



SALE PRICE **$1,700,000**

OFFERING SUMMARY

Listing Price	$1,700,000
Acres	1 Acres
Price Per Acre	$1,700,000
County	Polk
Zoning	BPC-2
Income	Contact Listing Agent
Utilities	3 phase power, water, sewer, telephone, internet
Parcel IDs	262826000000012060
Coordinates	28.02187, -81.6797615
Frontage	150 ft
Sewer	City Sewer
Real Estate Taxes	$10,243

PROPERTY OVERVIEW

Income producing building. Located on 1 acre. This well-maintained commercial property on Dundee Road in Winter Haven offers an exceptional opportunity for investors and future owner-users alike. The main building encompasses approximately 7,341 square feet of office and production space and is currently leased to a printing company, providing immediate income potential. Featuring strong visibility with an estimated traffic count of 19,000 vehicles per day, the property is equipped with six central air conditioning units, serving the entire main building. The interior includes three private offices, a conference room, server room, break room, and separate men's and women's restrooms, with the remaining space dedicated to printing operations. The building is serviced by three-phase power electric service through TECO, city water and sewer, telephone & internet, making it suitable for a wide range of commercial uses. Constructed of durable cinder block and brick, the property features ceiling heights of 10 and 12 feet, an 8-foot-wide by 7-foot-tall drive-up door, and a 10-foot-wide by 12-foot-tall dock-high loading door. Additional improvements include an 800-square-foot block storage building and a 400-square-foot storage shed. The site provides 20 designated parking spaces, with additional parking available in the rear. The roof was replaced approximately four years ago, adding to the property's value and appeal. Investors can continue to benefit from the existing tenant, while future owner-users may have the opportunity to occupy the property upon lease expiration. Please contact the listing agent for current lease terms and additional details.

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Complete Highlights







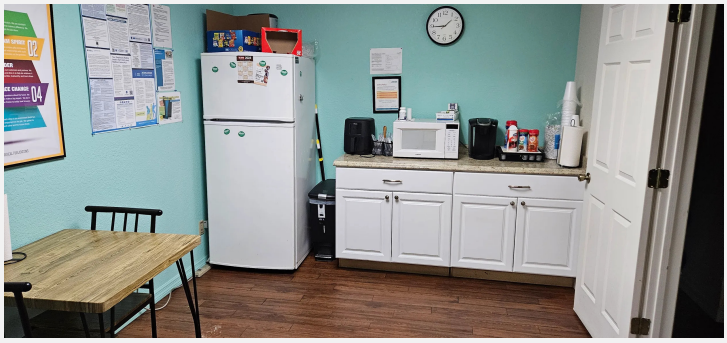
PROPERTY HIGHLIGHTS

- Located on 1 acre on Dundee Road in Winter Haven
- Excellent opportunity for investors and future owner-users
- Approximately 7,341 SF of office and production/printing space
- Currently leased to a printing company, providing immediate income potential
- High-visibility location with approximately 19,000 vehicles per day
- Entire main building is fully air conditioned with 6 central A/C units
- John Deere powered diesel generator provides back up power to building
- Interior features: 3 private offices, conference room, server room, break room & men's and women's restrooms
- Remaining building area utilized for printing operations
- Utilities and services include: Three-phase power electric service by TECO. City water and sewer. Telephone and internet service
- Durable cinder block and brick construction
- Ceiling heights of 10 feet and 12 feet
- Drive-up door: 8′ wide x 7′ tall
- Dock-high loading door: 10′ wide x 12′ tall
- 800 SF block storage building
- 400 SF storage shed
- 20 paved parking spaces with additional parking available in the rear
- Roof replaced approximately 4 years ago
- Well-suited for a variety of commercial and industrial uses
- Existing tenant offers continued investment income
- Potential for owner occupancy upon lease expiration
- Contact listing agent for lease terms and additional information.

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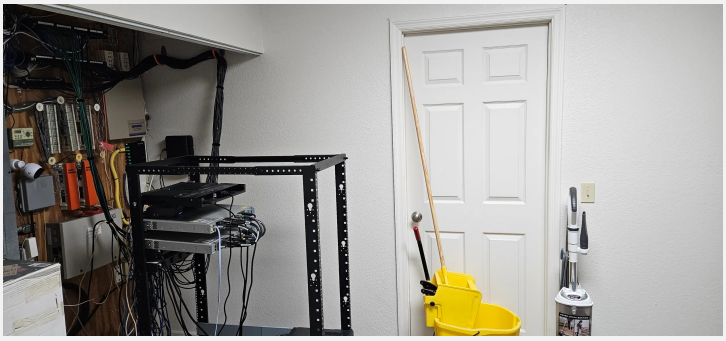
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Additional Photos

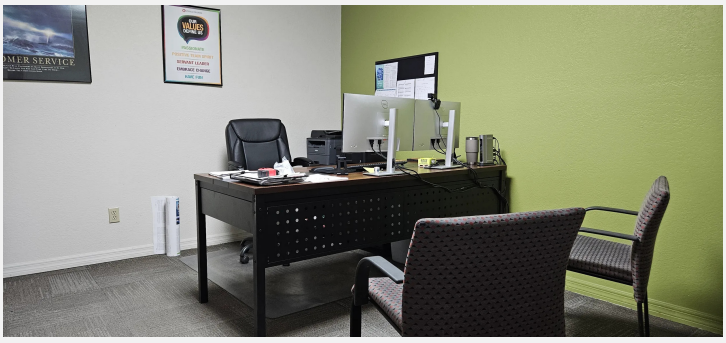






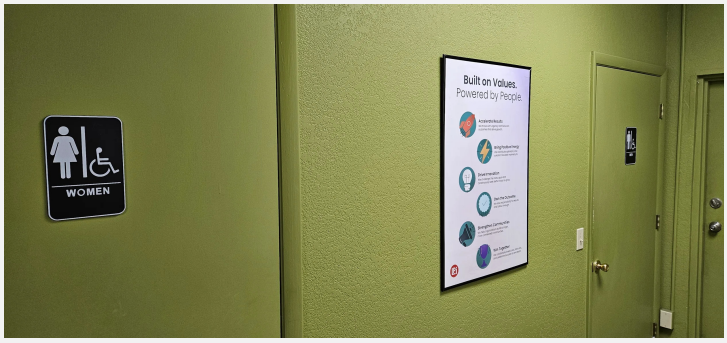






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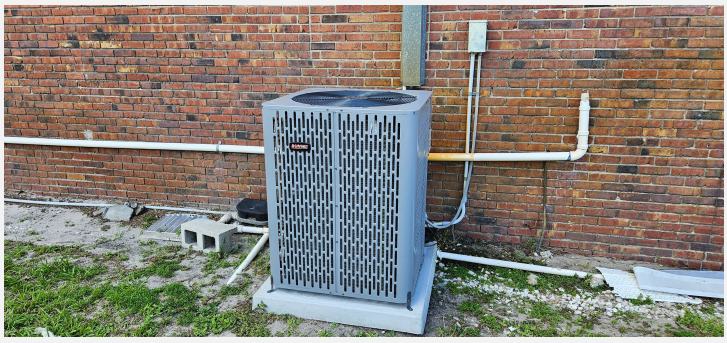
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Location Maps 2





DRIVE TIMES

5 minutes to US 27
8 minutes to Downtown Winter Haven
30 minutes to I4
70 minutes to Orlando
75 minutes to Tampa

DRIVING DIRECTIONS

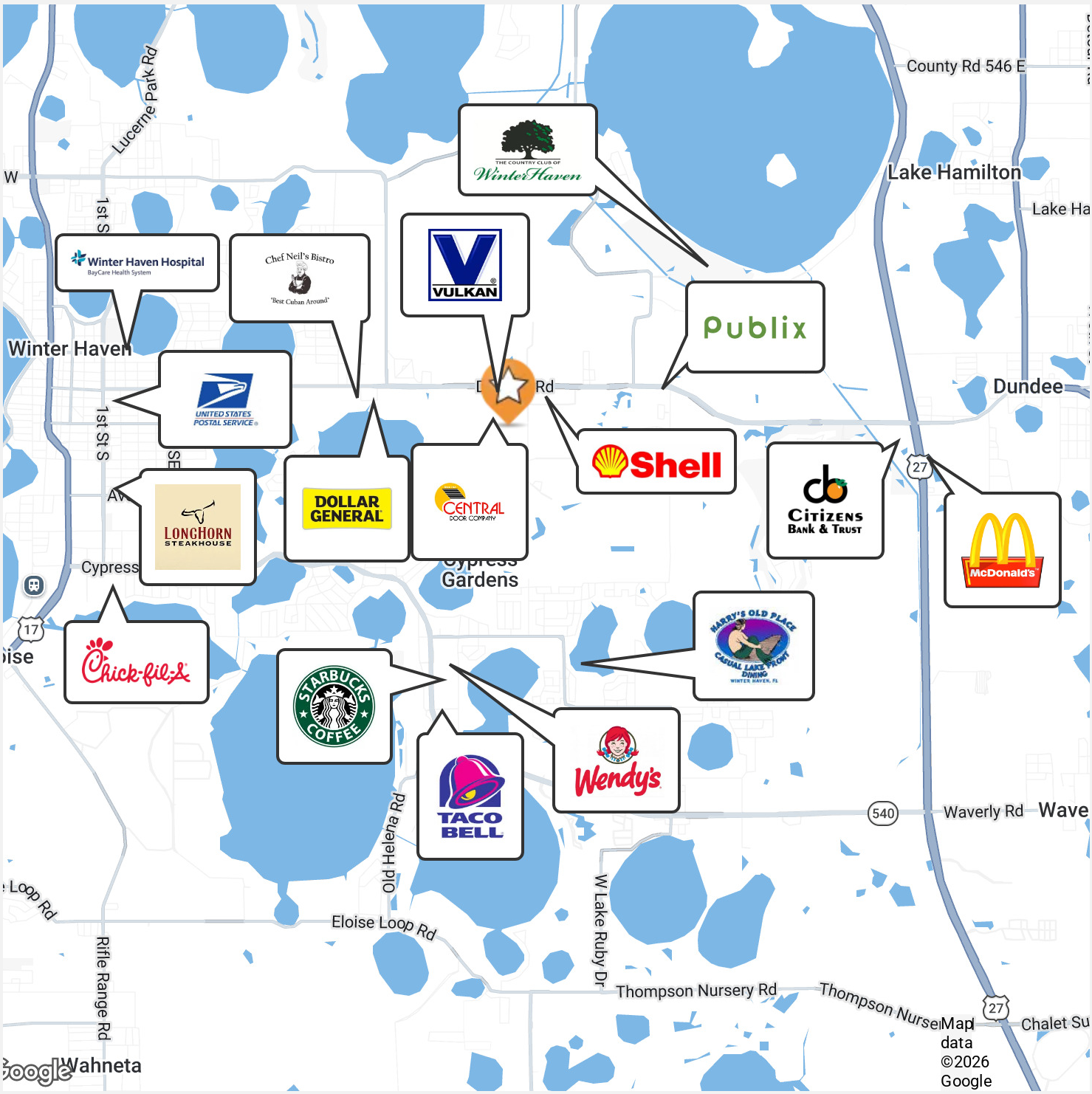
From Dundee Road & Carl Floyd Road, Winter Haven, Travel west on Dundee road 0.15 miles to property.

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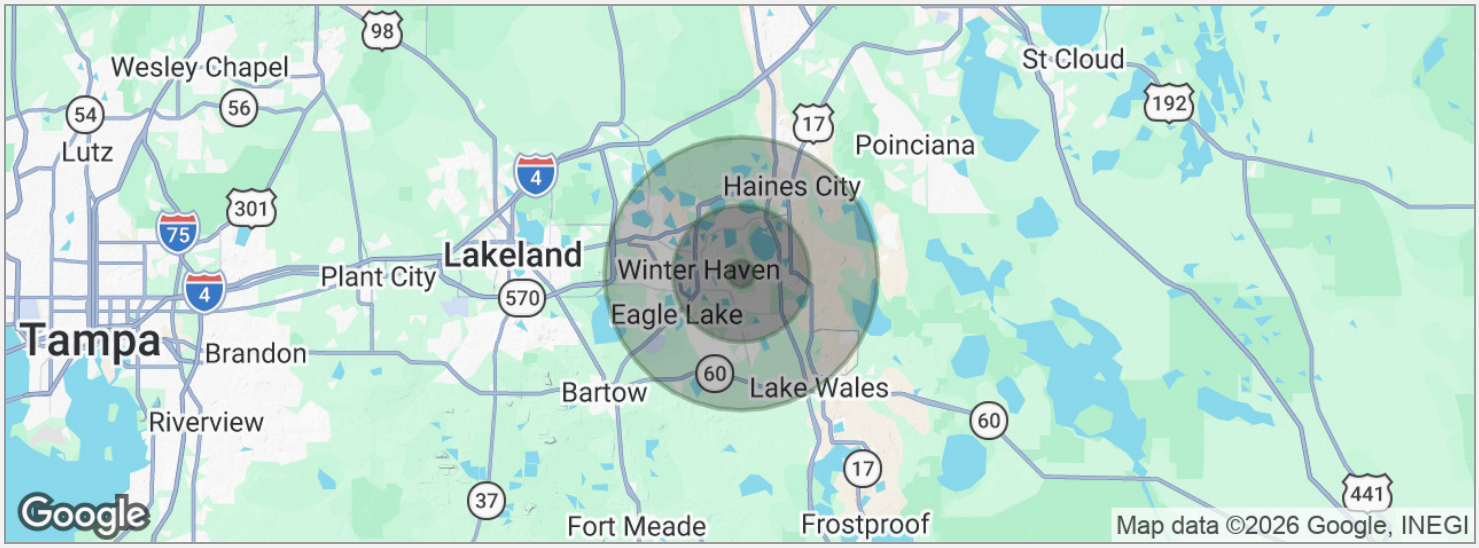
Retailer Map



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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,790	89,542	241,270
Median age	42.7	42.9	41.4
Median age (male)	41.9	41.3	40.5
Median age (Female)	43.4	44.6	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,319	33,922	87,621
# of persons per HH	2.9	2.6	2.8
Average HH income	$86,042	$80,105	$77,899
Average house value	$289,258	$250,355	$231,957

** Demographic data derived from 2020 ACS - US Census*

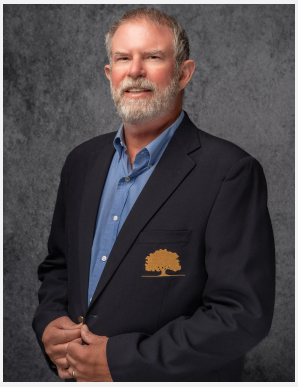
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Advisor Bio & Contact 1

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Broker Associate



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T 863.673.9368
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FL #BK662316

PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.