

304 Progress Road, Auburndale, Florida 33823



Central Florida, small industrial complex on .94 acre with 10,020 SF G/L open warehouse with 24' eaves – LED lights – large fan – 1 RR – lay-down yard – perimeter fencing with roll-out gate and dual access from Progress Road and Gandy Road.

2,000 SF office building | 7+ offices and Large training/conference room. 2 RR and other amenities.
City of Auburndale | Utilities – Immediate occupancy.

LEASE RATE: \$14.00/SF, BLENDED RATE, NNN.



FOR LEASE
10,020 SF Warehouse with 2,000 SF Office
PRIME LOCATION – AUBURNDALE, FLORIDA 33823

Property Address: 304 Progress Road, Auburndale, FL 33823

Property Location: Off US 17-92 and Stadium Road with dual access from Progress Road and Gandy Road.

Features: ---10,020 SF steel warehouse/shell built 1977 – 24' eaves – LED lights – large ceiling fan – open front and back walls for cross ventilation and ease of access – 1 RR in warehouse – one side wall partially open with awning.
---2,000 SF steel free-standing A/C office building – built 1981 – 7 private offices – large meeting/training room – 2 RR – breakroom area – ceramic tile floors – acoustical ceiling tiles – 2' x 4' fluorescent lights – mobile dock ramp.

Property Size: .94 acre (40,946.40 SF) – dimensions: 89 LF on Progress Road, 454 LF North Boundary with a slight jog on South Boundary. Rectangular shaped parcel with dual frontage on Progress Road and Gandy Road. Approx. 8,000 SF lay-down yard. Fully fenced with roll-up gate fronting Gandy Road. Cross access from Bennett and Dairy Road

Land Use/Zoning: General Industrial (I-2) allowing a broad range of heavy industrial uses – City of Auburndale, Florida.

Utilities: Electric: TECO – Municipal water and sewer (City of Auburndale)

Property Folio: 25-28-02-000000-022060 Polk County.

Ad Valorem Taxes: \$5,681.27 (Year 2025).

Comments: Small industrial complex located in the midst of heavy industrial hub. Dual access from Progress and Gandy Roads within easy reach of all points of Polk County. Certain use restrictions to apply (details to be provided).

Lease Rate: \$14,023.33/month (\$14.00/SF blended rate) + NNN operating expenses (\$1.08/SF)

Exclusive Contact: Maria Mahoney, Florida Lic. Real Estate Broker 863 619-6740 – email: maria@mahoneygroupinc.com



The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813
PHONE: 863 619-6740 – FAX: 863 619-6750 – www.mahoneygroupinc.com

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PROPERTY IMAGES

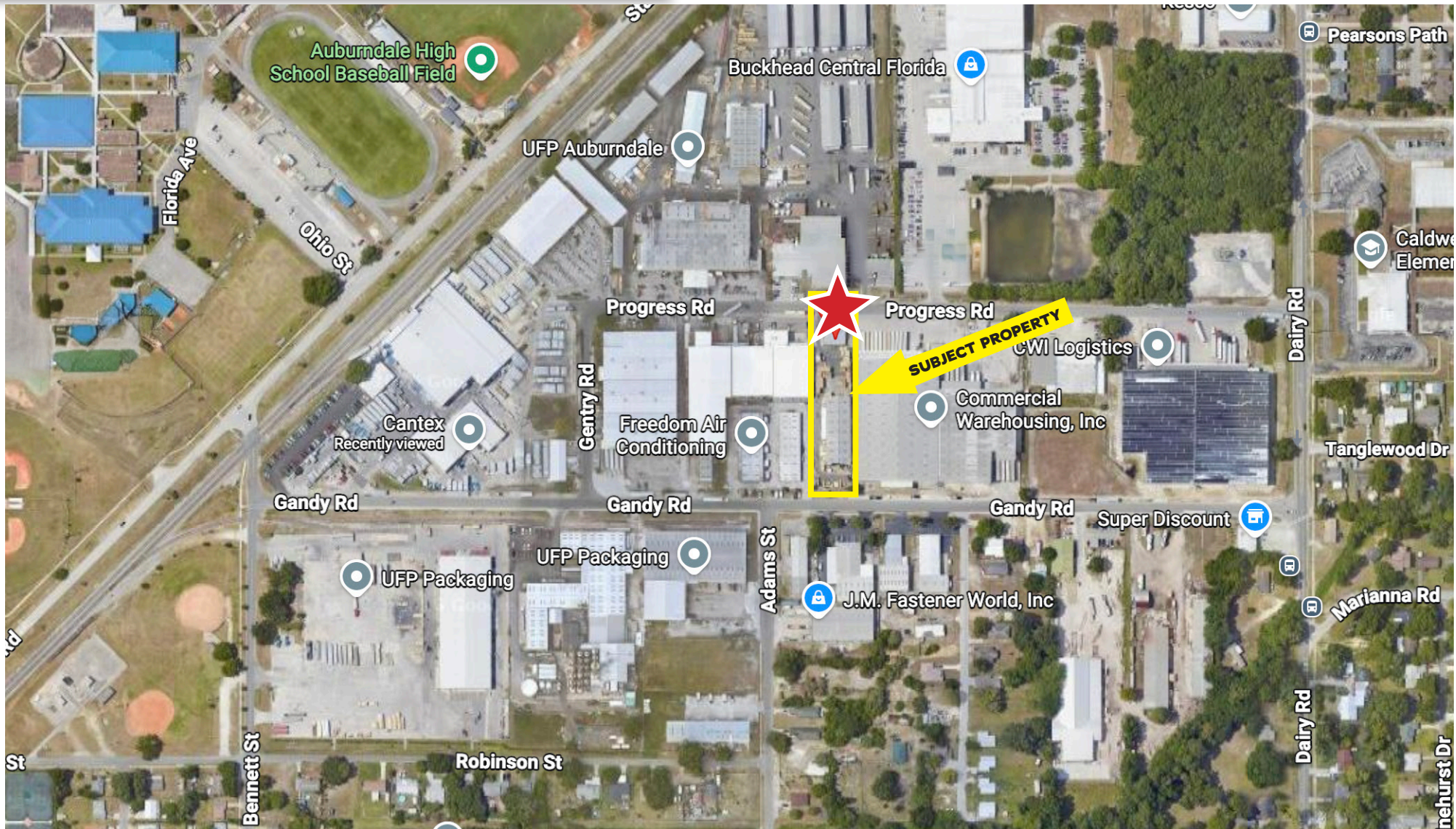


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LOCATION MAP

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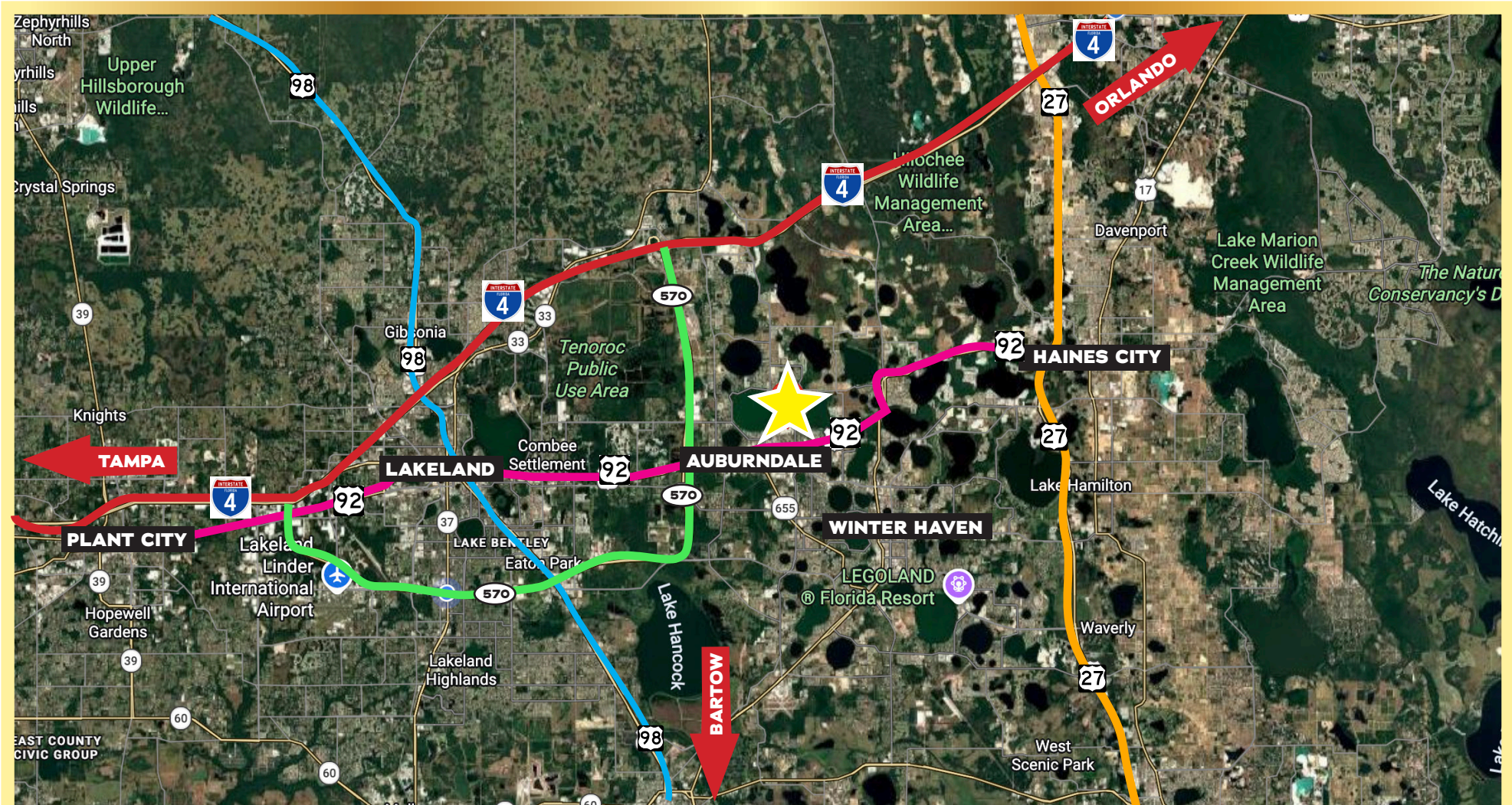
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MAP



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KEY FACTS:

WHY AUBURNDALE?

- Central Florida location between Tampa and Orlando.
- Immediate access to I-4.
- Lower land costs than larger metro areas.
- Strong industrial presence and continued demand throughout Polk County.
- Growth spilling over from Lakeland and Winter Haven.

Auburndale is generally viewed as part of the broader Polk County logistics and manufacturing ecosystem, which has become one of Florida's strongest industrial markets. Auburndale offers access to the Central Florida marketplace while benefiting from a business-friendly operating environment and long-term growth potential.

CENTRAL FLORIDA AREA HIGHLIGHTS BY CITY - AUBURNDALE

- Population Stats Verified by Census Bureau
- 44% population increase from 2020 -2025 (15,616-22,590).
- 41.2 - Median age
- \$77,911 - Median household income (in 2024 dollars) 2020-2024

THE ATTRACTIONS THAT MOST INFLUENCE AUBURNDALE'S ECONOMY AND VISIBILITY ARE:

- | | |
|--|--|
| 1. Lake Myrtle Sports Park (sports tourism) | The largest operator of collegiate baseball spring training tournaments |
| 2. Camp Margaritaville Auburndale (RV tourism) | RUSS MATT BASEBALL |
| 3. International Market World (regional retail draw) | NCAA Division I, II, III, NAIA and Jr. College |
| 4. Elite Cable Park (specialty recreation) Water Ski Rec. | Over 200 Collegiate Baseball Teams |
| 5. Proximity to LEGOLAND Florida | 1500 Seat Baseball Stadium |



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