

**1106 & 1120 W. Griffin Road
Lakeland, Florida**

**BUCKNER
COMMERCIAL PROPERTIES**

AVAILABLE FOR SALE



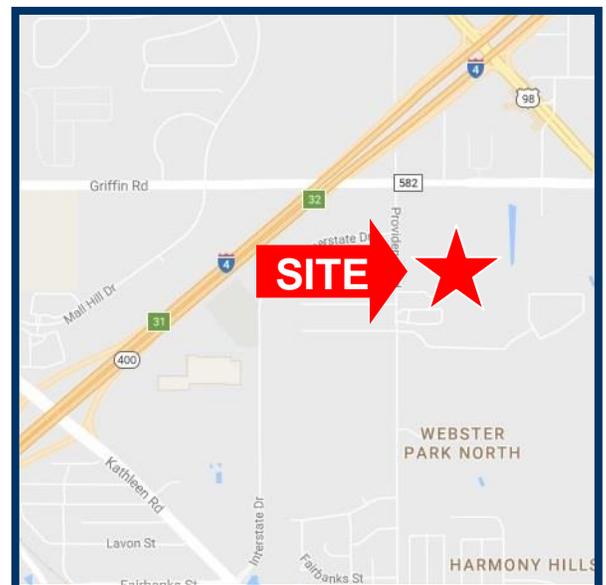
- **TOTAL: 42,973 SQUARE FEET / 6.93 ACRES**

- Office Building: 21,028 SF
- Shop Building: 21,945 SF

- **BACK OFFICE / TRUCK SERVICE FACILITY**

- **IMMEDIATE ACCESS TO I-4**

- **SALE PRICE: \$2,800,000.00**



Contact: David A. Buckner, SIOR

Office: (863) 686-7770 | Mobile: (863) 640-8843

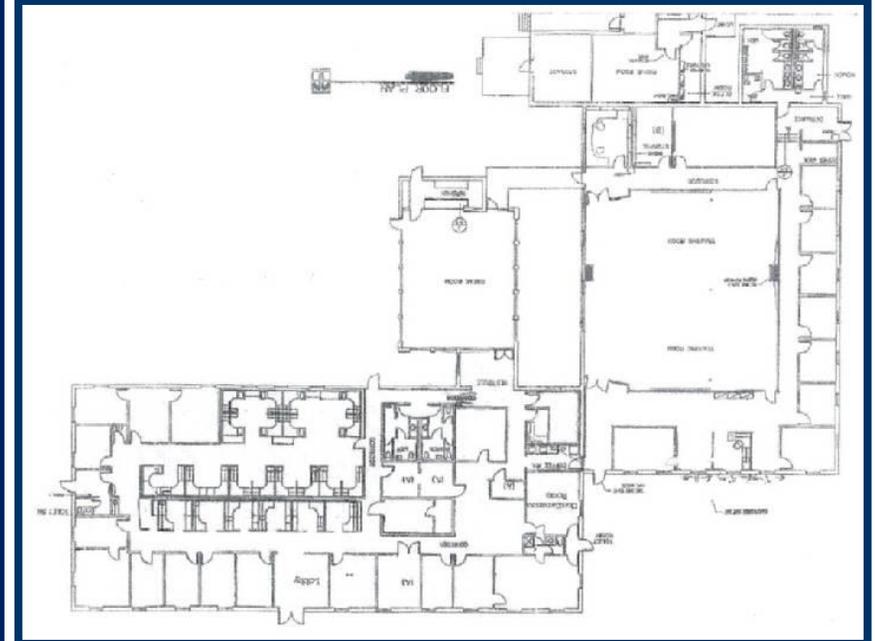
E-mail: david@bucknercommercial.com | Website: www.bucknercommercial.com

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OFFICE AERIAL & FLOOR PLAN



OFFICE BUILDING

- Square Footage: **Approximately 21,028 SF**
- Subdividable: **12,200 SF / 8,800 SF**
- Construction: **Concrete Block**
- Year Built: **Originally Construction 1966
Refurbished, Remodeled and Expanded 1980's**
- Parking: **104 Marked Spaces**

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OFFICE INTERIOR PICTURES



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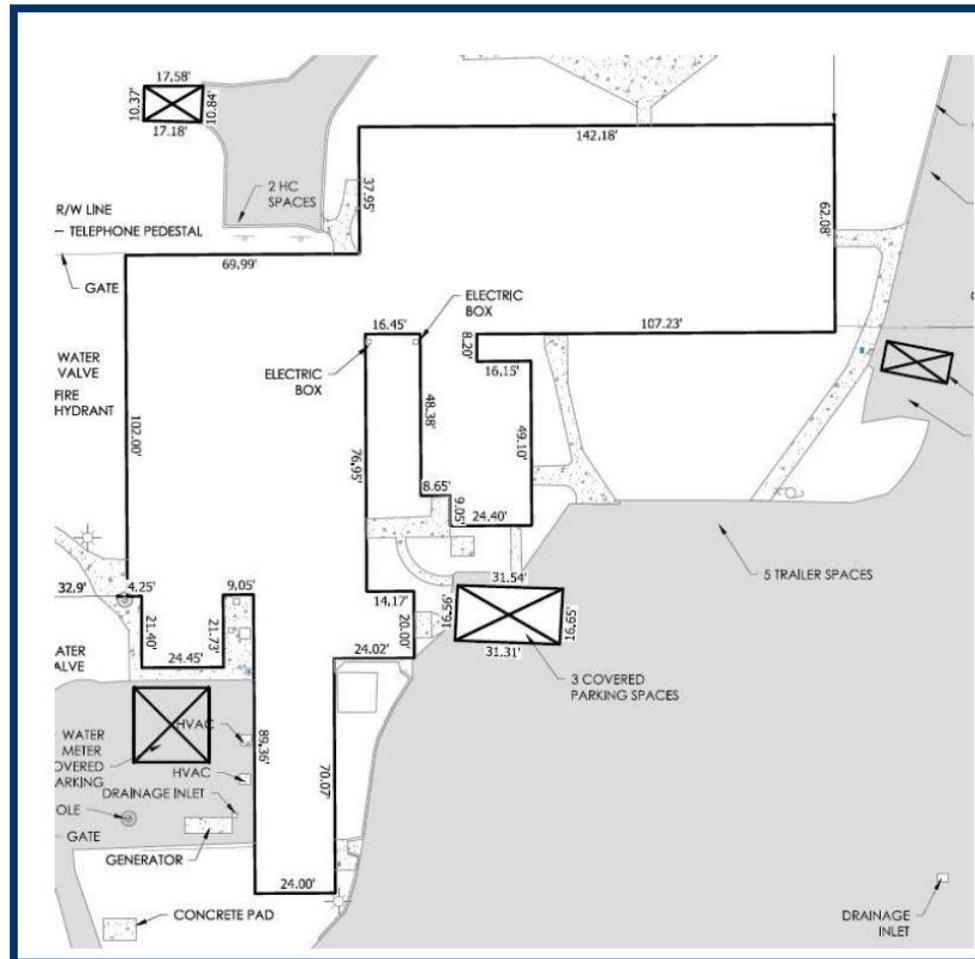
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OFFICE SKETCH FROM SURVEY



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SHOP BUILDINGS

General Building Features:

- Square footage: **Approximately 21,945 SF**
- Construction: Concrete Block
- Year Built: 1996

Shop Building Specifications:

- Office Area: 1,550 SF
 - First Floor: 450 SF
 - Second Floor: 1,100 SF
- East Service Bays
 - Five (5) Bays (Enclosed)
 - Ceiling Height: 18' (+/-) @ Eaves
 - Overhead Doors: (12' x14')
- West Service Bays
 - Four (4) Bays (Open)
 - Ceiling Height: 16' Clear
 - Service Pits (2)
- Wash Bays
 - Two (2) (Enclosed)
- Garages
 - Two (2)
 - Ceiling Height: 12' Clear



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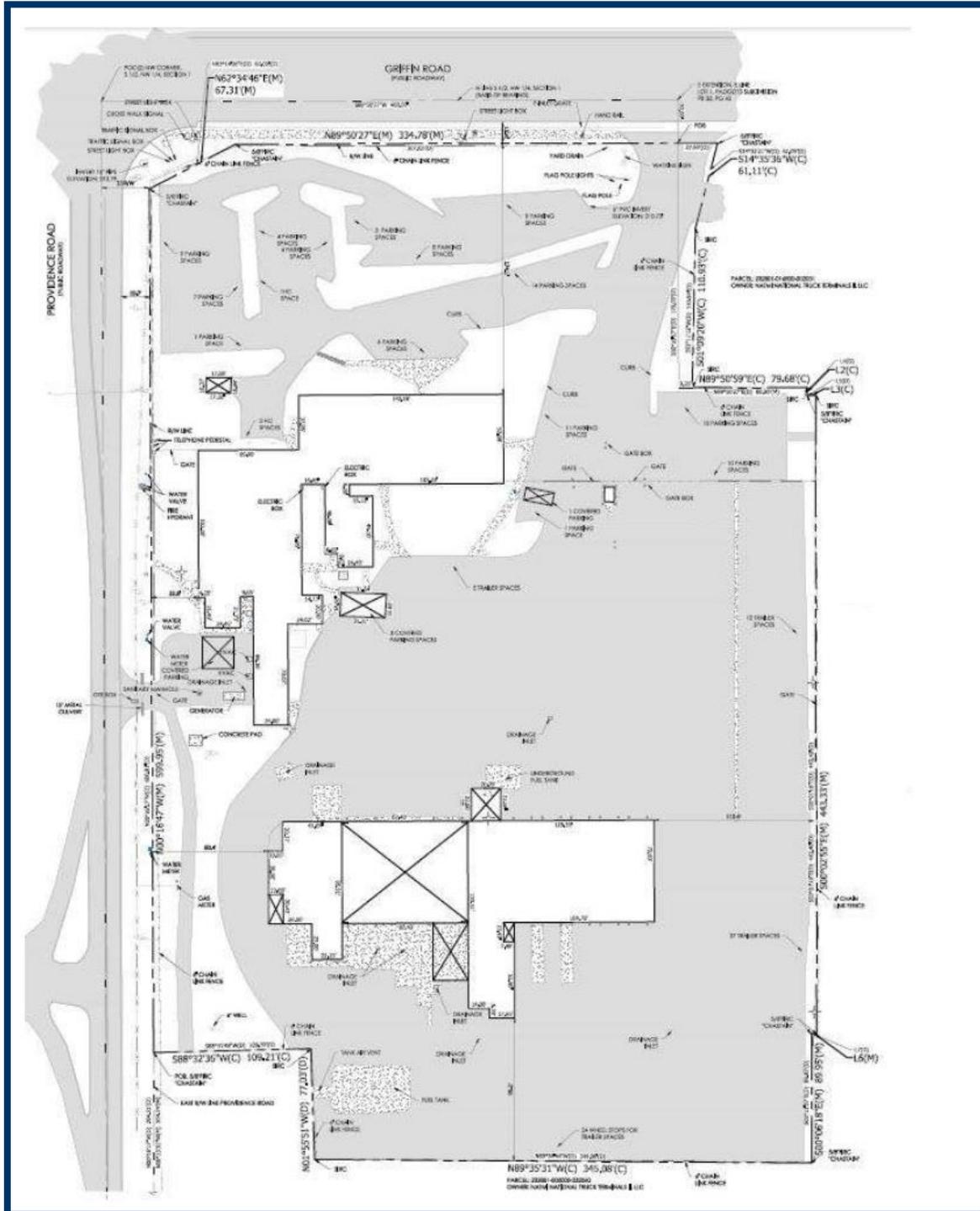
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OVERALL SITE FROM SURVEY



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SITE AERIAL



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