

FOR  
SALE  
OR  
LEASE

# 43.58± Acres

460 US Hwy 92, Auburndale, FL

Opportunity to acquire a 43.58± acre upland site, centrally located between Tampa and Orlando, just south of the I-4 corridor on US Highway 92.



[View Drone Video](#)



LAND OPPORTUNITY

# PROPERTY SPECIFICATIONS

Address: 460 US Hwy 92, Auburndale, FL 33823

Lot Size: 43.58 Acres (Divisible)

Price: Please Call for Pricing

Availability: Truck Parking/Vehicle Maintenance

Flood Zone: X

Zoning: Commercial Highway (Per City of Auburndale)

Utilities: Power: TECO  
Water/Sewer: City of Auburndale

Parcel ID's: 252812000000043020 (14.12 AC)  
252812000000032030 (19.66 AC)  
252812339500000020 (9.80 AC)

# INVESTMENT HIGHLIGHTS

- 43.58-Acre High & Dry Assemblage
- 41,300 VPD Stoplight Intersection
- Strategically Situated Between 2 Major Hubs
- Multiple Points of Ingress/Egress
- Ability to be Gated & Fully Fenced
- Ideal Parcel Shape and Configuration for Development Flexibility

Location Overview  
Within 60 Miles (2025)

 **258,928**  
Businesses

 **2.7 Million**  
Employees

 **7 Million**  
Residents

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# STRATEGIC LOCATION

## KEY DISTANCES

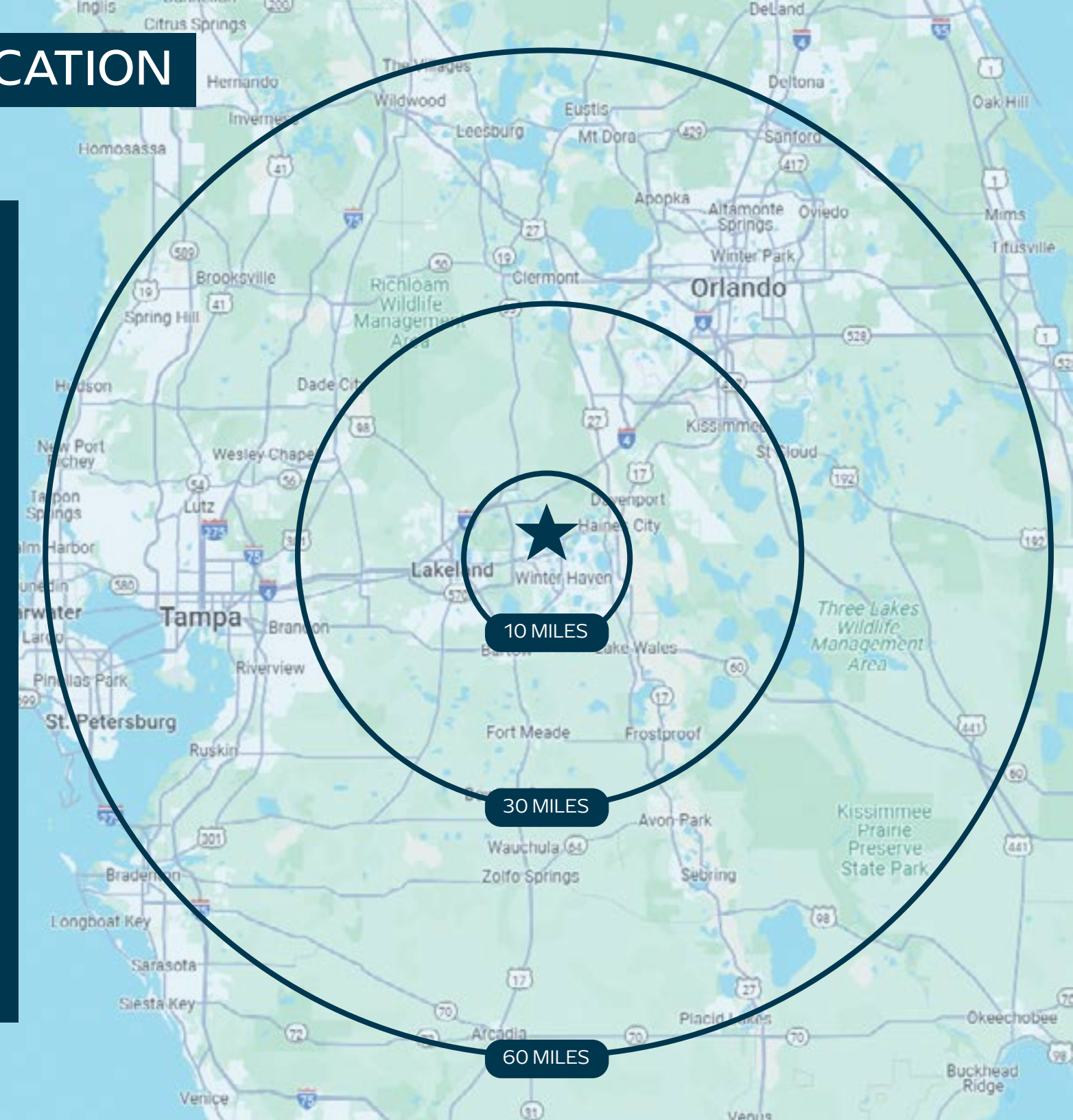
US-92	Direct Access
Havendale Blvd	0.9 Miles
County Rd 655	2.5 Miles
Florida 570	4.6 Miles
Interstate 4	8.2 Miles

Winter Haven Airport	1.2 Miles
Orlando Int'l Airport	44.1 Miles
Tampa Int'l Airport	55 Miles

Orlando	45.3 Miles
Tampa	50.2 Miles

Port Tampa Bay	44.7 Miles
Port of St. Petersburg	68.8 Miles

CSX Auburndale	1.9 Miles
CSX Winter Haven	15.7 Miles
CSX Tampa	42.6 Miles





Subject Property

Leased 15 Acres

EST. 1942  
Winter Haven  
REGIONAL AIRPORT  
80,000+ Annual Aircraft  
Operations

**CONCEPTUAL SITE PLAN**

- POTENTIAL TENANT 1**  
2 Story Office 6,600 SF  
Warehouse 36,000 SF
- POTENTIAL TENANT 2**  
Service Bay 12,000 SF
- POTENTIAL TENANT 3**  
Service Bay 12,000 SF

## CONTACT US

### MAIN POINT OF CONTACT

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