

FOR SALE

FORMER 2ND DISTRICT OF APPEALS BUILDING

2.63± ACRES / 30,205± SF BUILDING

1005 E. MEMORIAL BLVD, LAKELAND, FL 33801
POLK COUNTY



PROPERTY FEATURES

- + DSL-ITO-21-003
- + 2.63± acres / 30,205± SF Building built in 1961
- + Site access by appointment only
- + Strap number: 24-28-18-000000-011030
- + Zoning: O-2 - Office



CONTACT US

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CBRE

FOR SALE FORMER 2nd DISTRICT OF APPEALS BUILDING

1005 E. MEMORIAL BLVD
LAKELAND, FL 33801

OFFERING SUMMARY

PROPERTY DESCRIPTION

The former 2nd District Court of Appeals building is situated across 2.63± acres on East Memorial Boulevard in Lakeland, Florida. The single-story building contains 30,205± SF and was constructed in 1961. Surface parking sits adjacent to the building on the east side with a gated, covered parking section on the southwest side of the building.

LOCATION

The subject property is centrally located along Memorial Blvd, a major thoroughfare in Lakeland, with average daily traffic count of 41,863 vehicles. The Property is located within the Mid-Town Community Redevelopment District (CRA). Purchaser may be able to take advantage of any incentive programs offered by the City of Lakeland.

SIZE

2.63± ACRES / 30,205± SF BUILDING

ZONING

O-2 Office

AREA INFORMATION

Given Lakeland's (Polk County) strategic location on I-4 attracting warehouse and distribution centers, the trade employment sector has remained strong with annual job growth rates approaching 5%.

TRAFFIC COUNTS

- 41,863± daily average

PRICING

The property is to be sold "as is", "where is". Offers will be accepted until **NOON, THURSDAY, JUNE 24, 2021**. Any offer received after that time will be returned to the OFFEROR unopened. The Department of Environmental Protection is not responsible for offers mailed but not arriving by **NOON, THURSDAY, JUNE 24, 2021**. All offers received by the offer submission deadline will be publicly opened at **2:00 PM, on June 24, 2021**, Room 306, Carr Building, 3800 Commonwealth Boulevard, Tallahassee, Florida 32399-3000 by the DEPARTMENT. Any interested party may attend this opening. No offer will be accepted after the date and time established in these Instructions for Invitation to Offer.

A minimum acceptable offer of **\$875,000.00** has been set by the State, **with a deposit in the amount of 10 percent of the OFFEROR'S OFFER** due and included in the prospective buyer's offer to purchase the property and is further defined in the offering package. Deposits of buyers who are not the successful buyer of the property will be returned to the offering party. *SEE OFFER GUARANTEE ON BACK OF FLYER. Any offers for less than the minimum offer amount will be considered counterproposals and will be deemed nonresponsive and rejected. The TRUSTEE'S or the DEPARTMENT, as staff to the TRUSTEE'S, reserves the right to reject any or all offers.

FOR MORE INFORMATION PLEASE CONTACT:

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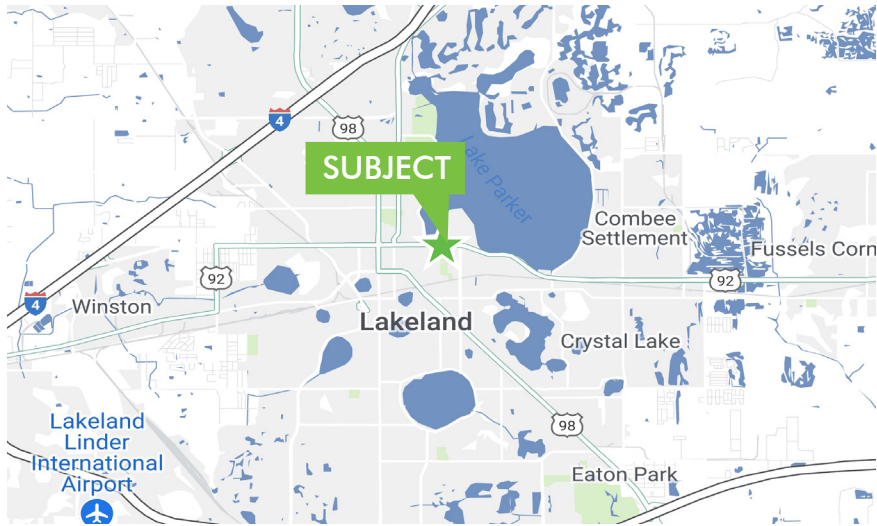
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LOCATION MAP



PROPERTY IMAGES



Exterior - Front Entrance



Exterior - Rear of Building



Interior - Administrative Offices



Interior - Courtroom



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*OFFER GUARANTEE

Each offer shall be accompanied by an earnest money deposit (hereinafter referred to as the "Deposit") in the form of a certified or cashier's check or irrevocable letter of credit from a financial institution as defined in Section 655.005, Florida Statutes, made payable to the State of Florida Department of Environmental Protection in the amount of ten percent of the OFFEROR'S offer. The Deposit shall be forfeited to the TRUSTEES if the successful OFFEROR fails to perform as specified after written notification of award. Any Deposits received from unsuccessful OFFERORS will be returned within ten working days after the TRUSTEES' decision.

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