

5101 GATEWAY BOULEVARD

# Ruthven Business Park

LAKELAND, FLORIDA

## FOR LEASE – DISTRIBUTION/MANUFACTURING WAREHOUSE

Industrial/warehouse containing 75,000 square feet.

Ideal Central Florida location, just off County Line Road.

Over 7.5 million people live within a 100-mile radius of Lakeland.

*Only 1.8 miles from exit 25 at Interstate 4.*



Attractive, functional. Construction is concrete block and stucco with steel frame. May be leased in multiples of 3,000 square feet. Ample truck parking and turning radius.

The building has all of the necessary amenities including city sewer, water, natural gas and electric.

Thirty common carrier lines – 9 with local terminals, major parcel services and convenient air freight connections.

Fast access to Highways 92, I-4, and the Polk Parkway (570). I-4 links east and west coasts and connects with north-south highways I-75 and U.S. 27. Only 1.8 miles from full interchange of I-4.

Located midway between two major international airports – Tampa and Orlando. Lakeland Linder Regional Airport serves general aviation with up to 8,500 feet of lighted runway.

FOR MORE INFORMATION AND LEASING DETAILS, CONTACT

# THE Ruthvens

(863) 686-3173 • FAX (863) 688-6948

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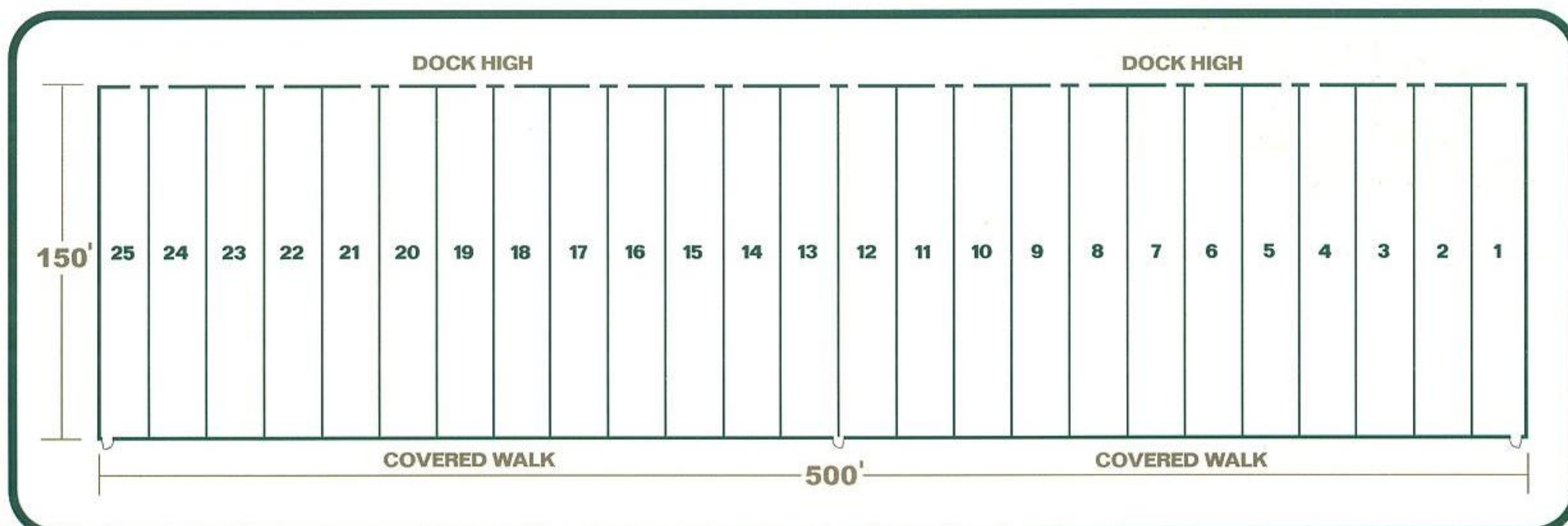


## SPECIFICATIONS

- Building 150' x 500' — total area 75,000 sq. ft.
- Covered walkway
- 10' x 10' overhead doors
- 24' eave height
- Construction — concrete block and stucco with steel frame
- Floor — 5 1/2" reinforced concrete
- 10' ridge vent each bay
- City water, electric, natural gas and sewer
- Truck court 130' deep with extra trailer parking
- Located in fire district
- ESFR overhead sprinkler system
- Zoned industrial
- Continuous translucent wall panels



- Ample parking
- Three phase electrical services available, and 227/480V, 120/240V, 120/208V
- 48" exhaust fans available



## GREAT LOCATION: LAKELAND, FLORIDA

Midway between Orlando and Tampa. 7.5 million people live within a 100-mile radius. Lakeland is an All-American city in the top 25 fastest growing MSAs in the country.

Home of Florida Southern College, excellent public, private, and parochial schools, and a vocational-technical center.

Lakeland Regional Medical Center, an 897-bed hospital, and world renowned Watson Clinic LLP are both in Lakeland.

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