

Ruthven Business Park

LAKELAND, FLORIDA

FOR LEASE – DISTRIBUTION/MANUFACTURING WAREHOUSE

Industrial/warehouse containing 45,600 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 2,400 square feet. Ample truck parking and turning radius.

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

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.

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

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

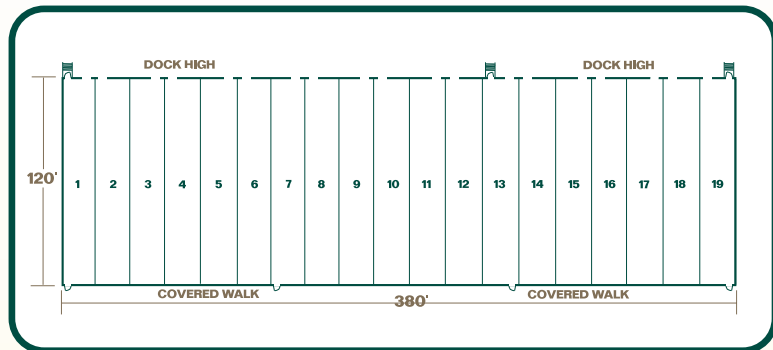
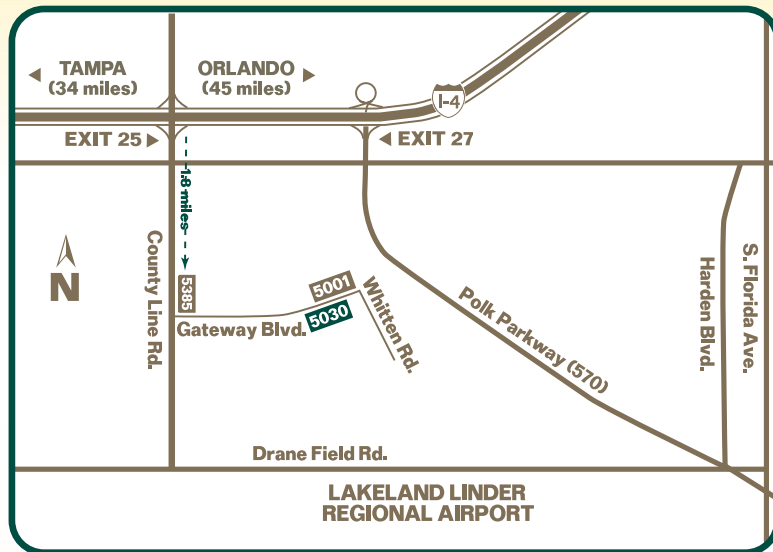
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41 LAKE MORTON DRIVE • P.O. BOX 2420 • LAKELAND, FL 33806

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SPECIFICATIONS

- Building 120' x 380' – total area 45,600 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
- 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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