

# Ruthven Industrial Complex

## 3020 REYNOLDS ROAD – LAKELAND, FL



**NEED WAREHOUSE  
SPACE? Call  
THE RUTHVENS  
(863) 686-3173**

**For More Information  
Contact:**

**Greg Ruthven, CCIM  
(863) 581-4639 cell  
greg@ruthvens.com**

**Matt Ruthven, CCIM  
(863) 581-4637 cell  
mruthven@ruthvens.com**

### ***DISTRIBUTION / MANUFACTURING WAREHOUSE***

Ruthven Industrial Complex located at 3020 Reynolds Road provides 35,750 square feet of dock high and ground level warehouse. Minimum space leased 6,500 square feet. Conveniently located close to Highway 98 and Polk Parkway. The building has a fenced truck court area and all necessary amenities including city water and electric.

#### ***Specifications***

- 35,750 sq. ft. dock high / ground level
- Bays 1-4 ground level
- 6,500 sq. ft. minimum
- 10'x10' overhead doors
- 24' eave height
- Concrete block with steel frame
- Overhead sprinkler system
- 120/208 3 phase 400 amp
- Covered loading dock and walkway
- 6" natural gas lines

**41 Lake Morton Drive . P.O. Box 2420 Lakeland, FL  
33806-2420**

**[www.Ruthvens.com](http://www.Ruthvens.com)**

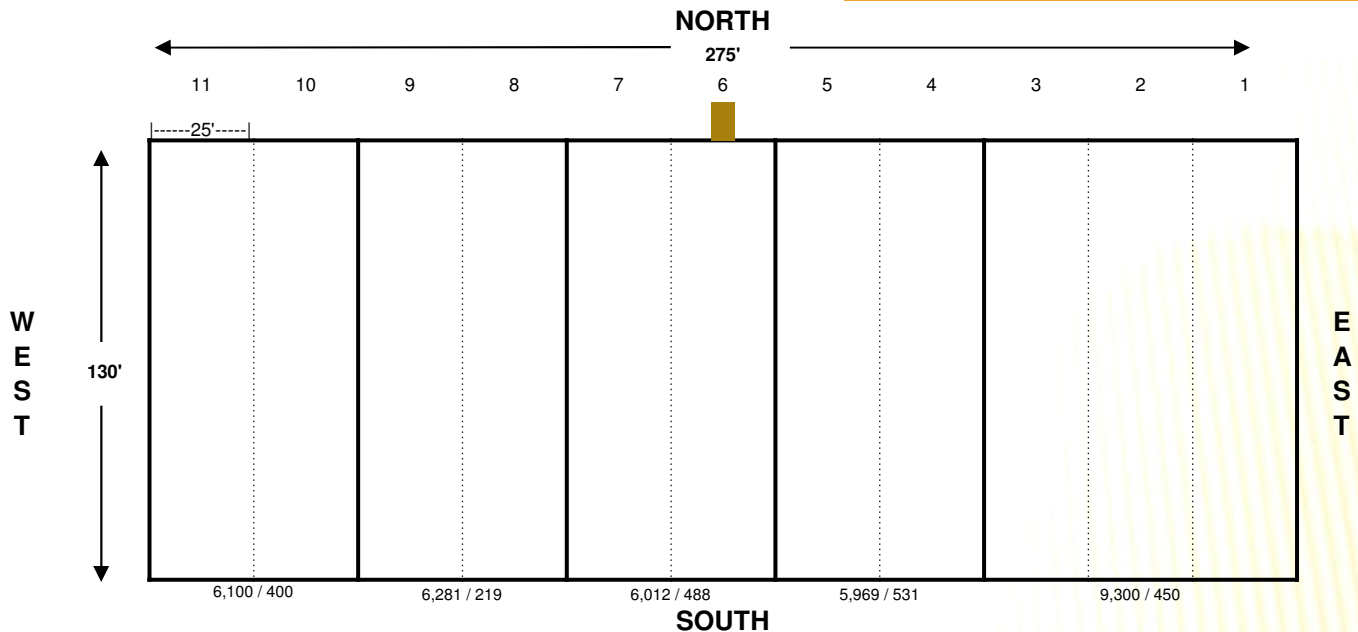
**THE  
Ruthvens**

*Leasing Warehouse Space for  
Distribution & Manufacturing*

# Ruthven Industrial Complex

## 3020 REYNOLDS ROAD – LAKELAND, FL

*We build more than warehouses... we build relationships!*



### ***DISTRIBUTION / MANUFACTURING WAREHOUSE***

- Over 9½ million people live within a 100-mile radius of Lakeland
- Fast access to Highway 98 and Polk Parkway (570) and Interstate 4
- Only 7 miles to Bartow, 11.5 miles to Auburndale and 8 miles to Winter Haven

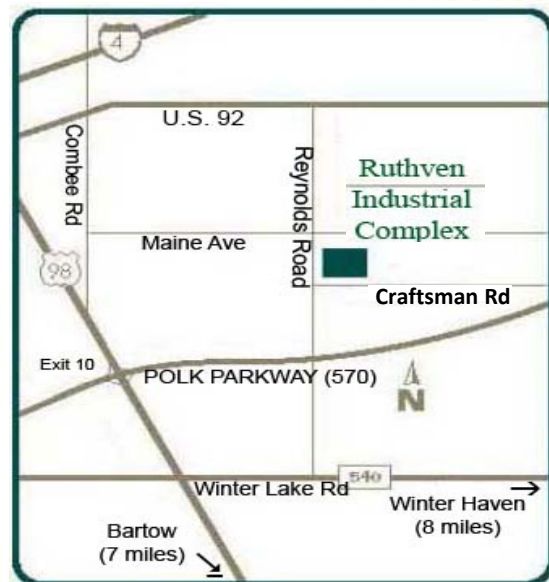
***Call Today!***

***863-686-3173***

***www.Ruthvens.com***

**THE Ruthvens**

*Leasing Warehouse Space for  
Distribution & Manufacturing*



***Tampa is 39 miles West and  
Orlando is 52 miles East***

Greg Ruthven, CCIM: [greg@ruthvens.com](mailto:greg@ruthvens.com) - Matt Ruthven, CCIM: [mruthven@ruthvens.com](mailto:mruthven@ruthvens.com)  
Mobile: (863) 581-4639 Mobile: (863) 581-4637