

# 3115 DRANE FIELD ROAD

LAKELAND, FL



**NEED  
WAREHOUSE  
SPACE?**

## DISTRIBUTION / MANUFACTURING WAREHOUSE

*Approximately one-half mile from full interchange of the Polk Parkway (570) Exit 4, only 4 miles to Interstate 4*

3115 Drane Field Road is a dock-high warehouse containing 92,800 sq. ft. Great for office space, warehousing, and light manufacturing and may be leased in multiples of at least 3,200 square feet.

### *Specifications*

- 92,800 sq. ft. dock high building
- 3,200 sq. ft. minimum
- 10'x10' overhead doors
- 22' clear height
- Covered walkway
- Concrete block walls and stucco with steel frame construction
- Ample truck parking and turning radius
- ESFR fire sprinkler system
- T8 Lighting

**Leasing Warehouse Space for Distribution & Manufacturing**  
**ruthvens.com**

Call  
**THE  
Ruthvens**  
**(863) 686-3173**

#### **Contact:**

**Greg Ruthven, CCIM**  
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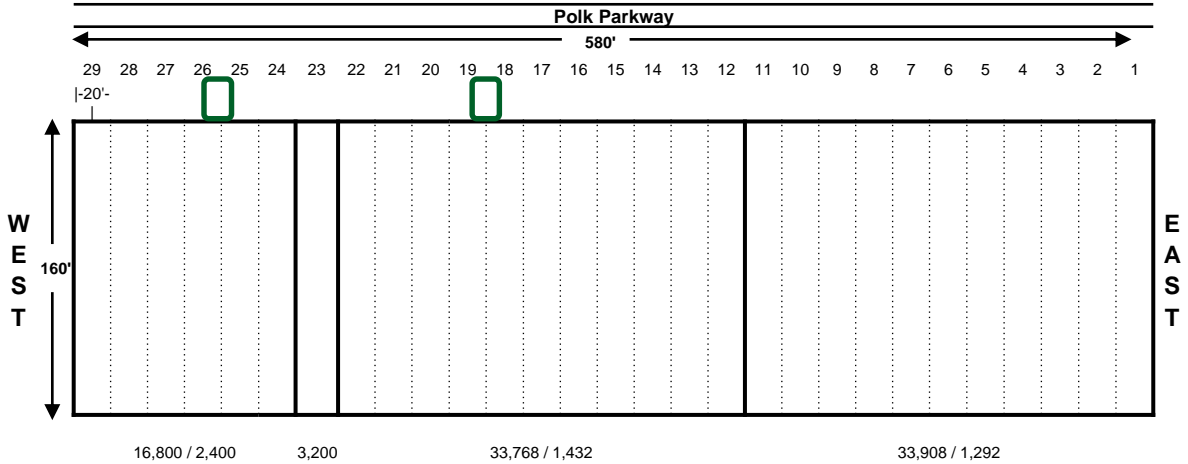
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LAKELAND, FL

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



DRANE FIELD ROAD

## Lakeland is an Ideal Location for Distribution

**10 million** people within 100 miles

- Up 16% in 10 years

**19.5 million** people within 200 miles

- Up 15% in 10 years



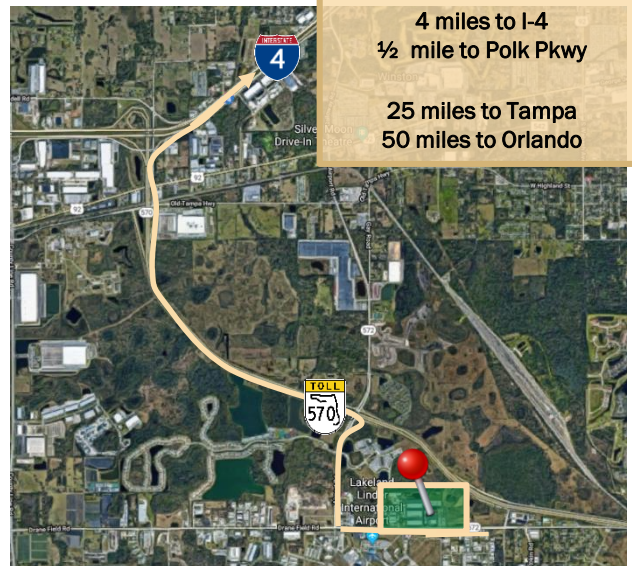
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# THE Ruthvens

Central Florida's  
Warehouse Specialists

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