

Ruthven Industrial Center

700 McCue Road, Lakeland, Florida

For Lease, Industrial or Distribution Warehouse

Industrial/warehouse containing 45,000 sq. ft. Ideal Central Florida location. Located on McCue Road, just off I-4. And 5 minutes from full interchange at County Line Road.

Attractive, functional. Construction is metal with 8'-8" ft. high concrete block end walls. Contains 12 sprinklered bays dock high. May be leased in multiples of 3,750 square feet. Ample parking and turning radius for trucks.

Warehouse has all necessary amenities including city water and electric.

Fast access to Highway 98, 92 and I-4. I-4 links east and west coast and connects with north-south highways I-75 and U.S. 27. Approximately 1 mile from full interchange.

30 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 6,000 feet of lighted runway.

With Great Location

Lakeland, Florida

Midway between Orlando and Tampa.
5 million people live within a 100 mile radius.
An All-American City in the top 25 fastest growing MSA's in the country.

Home of Florida Southern College.
Excellent public, private, parochial schools.
Vocational-Technical Center.

Lakeland Regional Medical Center, 897 bed hospital, and world renowned Watson Clinic.

You'll be in good industrial company: Erly Foods, Owens-Illinois, Union Camp, FMC and the corporate home offices of Publix, Pepperidge Farm, Florida Tile and Firewolf Industries.



SPECIFICATIONS

Building 150' x 300'
Total area 45,000 sq. ft.
including 2,000 sq. ft. office
Overhead sprinkler system
Covered loading dock
Covered walkway
Overhead doors – 10' x 10'
Construction – metal with
concrete block end walls
Floor – 5" reinforced
concrete – sealed
Eave height – 24'
Continuous translucent wall
panels all sides
12 bays - 25' x 150'
City water and electric
Zoned general industrial
Located in fire district
Ample parking – including
trucks – 50' X 50' parking
canopy and flat bed trailer
well in building
10' ridge vent each bay
Three phase, 4 wire, 400
amp, 277/480V electrical
service

FOR MORE INFORMATION AND
LEASING DETAILS, CONTACT

**THE
Ruthvens**

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