

5725 NEW TAMPA HIGHWAY

Ruthven Commerce Center

LAKELAND, FLORIDA
FOR LEASE - DISTRIBUTION WAREHOUSE

*Industrial/warehouse containing 36,000 square feet.
Ideal Central Florida location.*

*Midway between Orlando and Tampa, with fast access to I-4,
Highways 98 and 92, and the Polk County Parkway (570).*

Attractive and functional - warehouse is constructed of metal with 8' 8" high concrete block end walls. Contains 8 sprinklered bays dock high. May be leased in multiples of 4,500 square feet. Ample parking and turning radius for trucks.

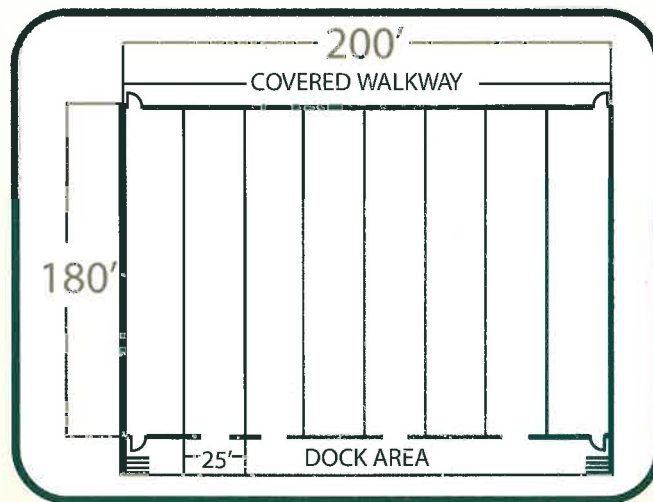
Warehouse has all necessary amenities including city water and electric.

Enjoy fast access to Highways 98, 92, I-4 and Polk County Parkway (570). I-4 links east and west coasts and connects with

north-south highways I-75 and U.S. 27. Approximately 2 miles from full interchange.

20 Common carrier lines; nine 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

(863) 686-3173 • FAX (863) 688-6948

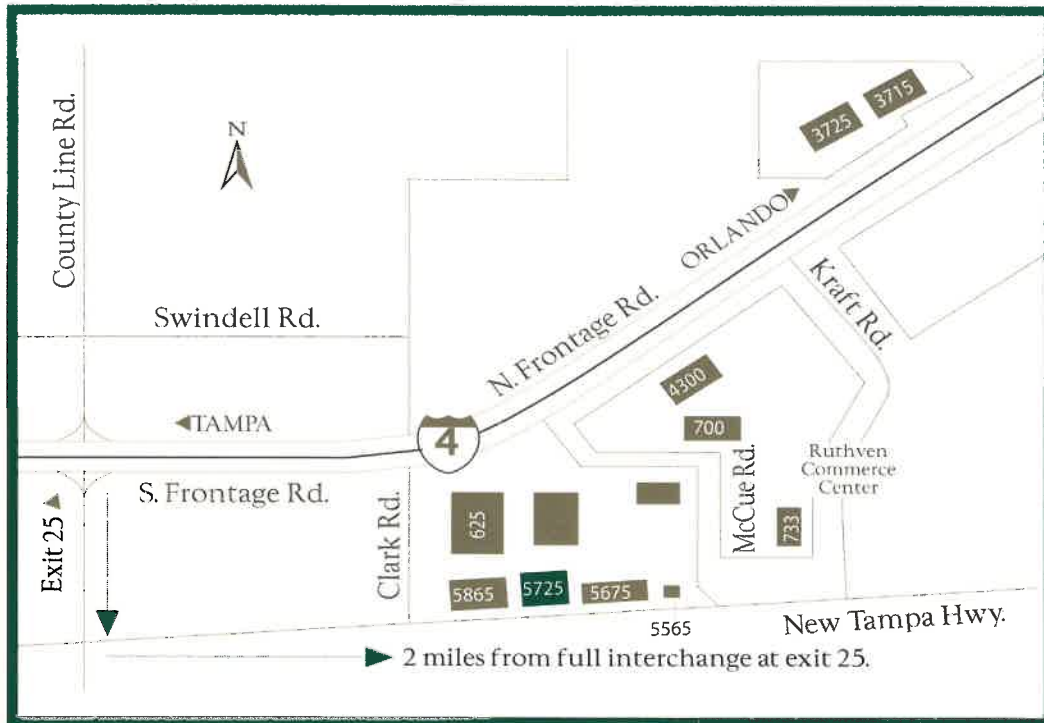
41 LAKE MORTON DRIVE • P.O. BOX 2420 • LAKELAND, FL 33806

WWW.RUTHVENS.COM

JOE P. RUTHVEN • J. GREG RUTHVEN, CCIM • JOE L. RUTHVEN • MATT RUTHVEN

SPECIFICATIONS

- Building 200' x 180' - total area 36,000 square feet
- Overhead sprinkler system
- Covered loading dock
- Covered walkway
- Overhead doors 10' x 10'
- Construction - metal with concrete block end walls
- Floors - 5" reinforced concrete
- Eave height - 24'
- Continuous translucent wall panels
- 8 bays - 25' x 180', 4,500 square feet each
- City water and electric
- Zoned general industrial
- Located in fire district
- Ample parking, including trucks
- Septic tank
- 10' ridge vent each bay
- Three phase electrical services available; 277/480V, 120/240V, and 120/208V



30 MILES TO TAMPA • 40 MILES TO ORLANDO
GREAT LOCATION: LAKELAND, FLORIDA

Midway between Tampa and Orlando.

7 million people live within a 100 mile radius of Lakeland.

It's an All-American City in the top 25 fastest growing MSAs in the country.

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