

# Ruthven AirPark

3810 DRANE FIELD ROAD



## This Exciting New AirPark Offers Warehouse Condos For Lease !

Lakeland's most innovative business complex, the Ruthven AirPark provides flex space that may be used for office, warehousing and light manufacturing. The Ruthven AirPark offers warehouse condos with all the necessary amenities including city water, sewer, electric and high speed internet access.

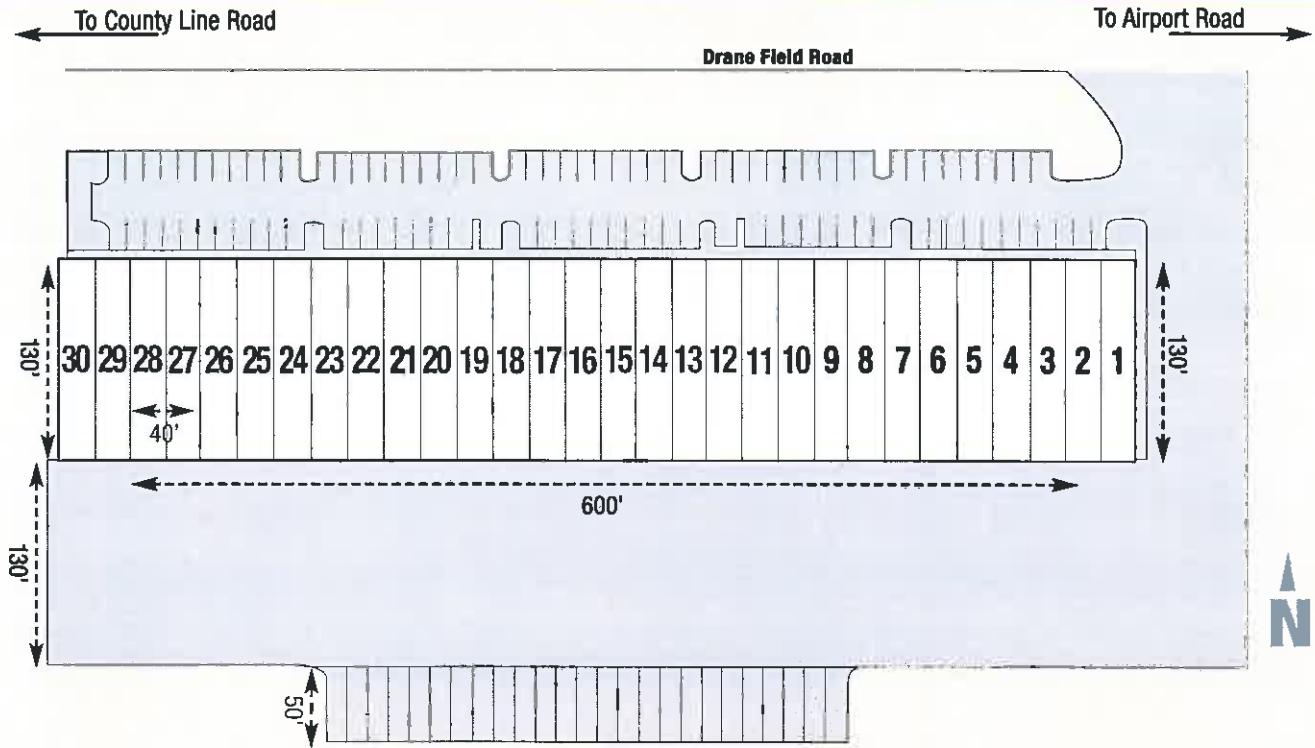
Units offer flexible space options with three different floorplan configurations with dock high buildings. The property provides ample employee or customer parking, and truck parking with turning radius.

- **78,000 sf Dock High Building**
- **Flexible Space Options**
- **5200 sf Minimum**
- **City Water, Sewer and Electric**
- **Natural Gas**
- **High Speed Internet Access**
- **Midway Between Two Major Airports—Tampa and Orlando**
- **Easy Access to I-4, Polk Parkway and Highways 92 & 98**
- **Eave Height – 24 Ft.**
- **ESFR Sprinklers**
- **10' x 10' Overhead Doors**

**THE**  
**Ruthvens**

PO Box 2420 • Lakeland, FL 33806  
**(863) 686-3173** • FAX (863) 688-6948  
[www.ruthvens.com](http://www.ruthvens.com)

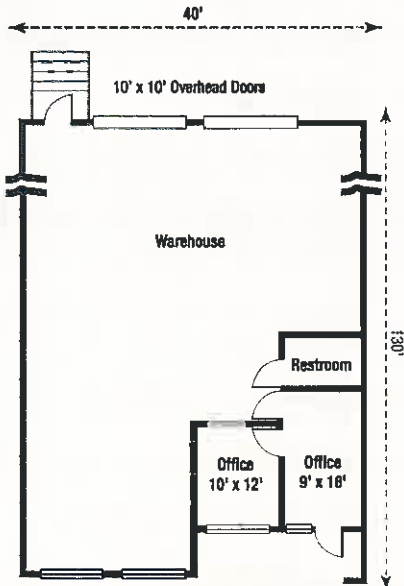
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## SAMPLE BUILD OUTS

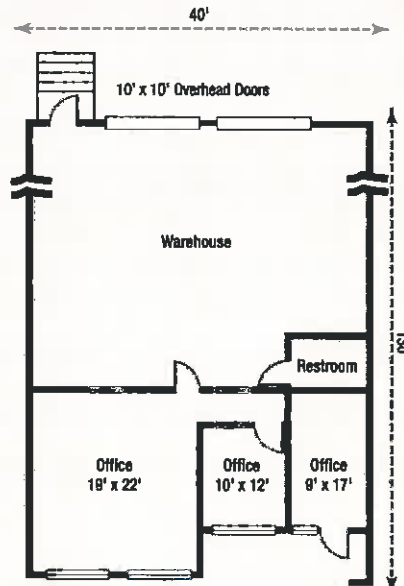
### PLAN A

Office Area	476
Warehouse	4724
<b>Building Total</b>	<b>5200 sf</b>



### PLAN B

Office Area	995
Warehouse	4205
<b>Building Total</b>	<b>5200 sf</b>



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Office Build Out Options  
(Not Included In Base Unit Prices)

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