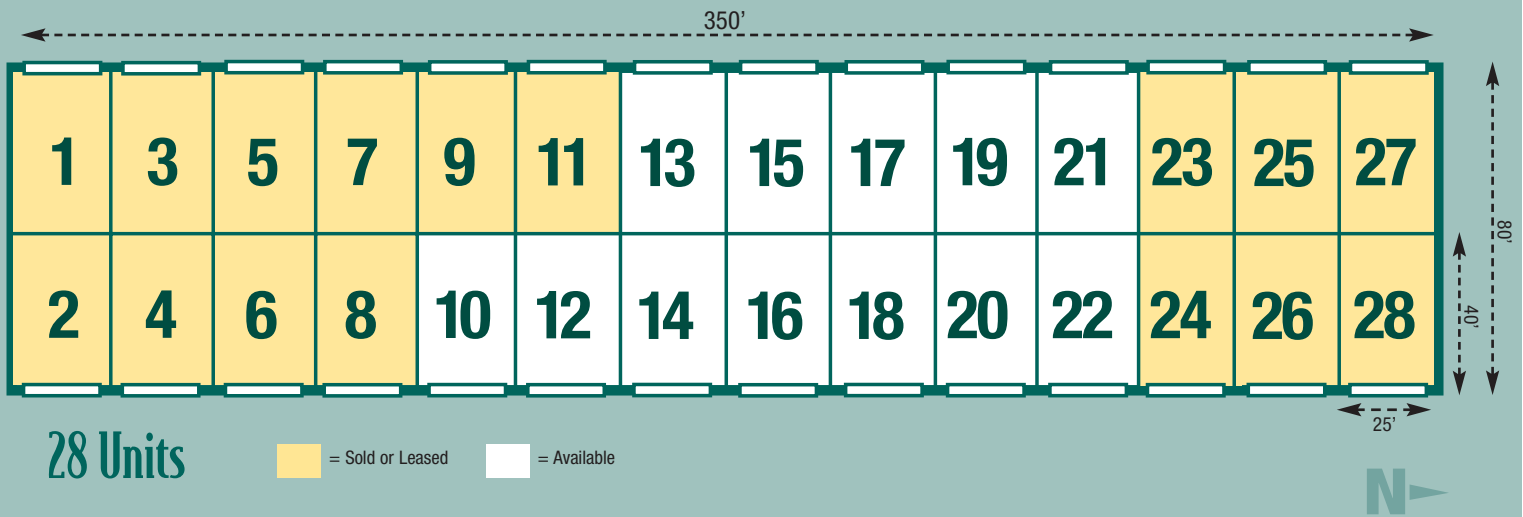


# Ruthven AirPark

4030 KIDRON ROAD



## Own or Lease Warehouse Condos In This Exciting New Air Park!

Destined to be Lakeland's most innovative business complex, the Ruthven AirPark provides flex space that may be used for office, warehousing or 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 and unit configurations on ground level buildings. Multiple units can be combined to provide side by side, or a front to back configuration allowing complete drive through access. The property provides ample employee or customer parking, and truck parking with turning radius.

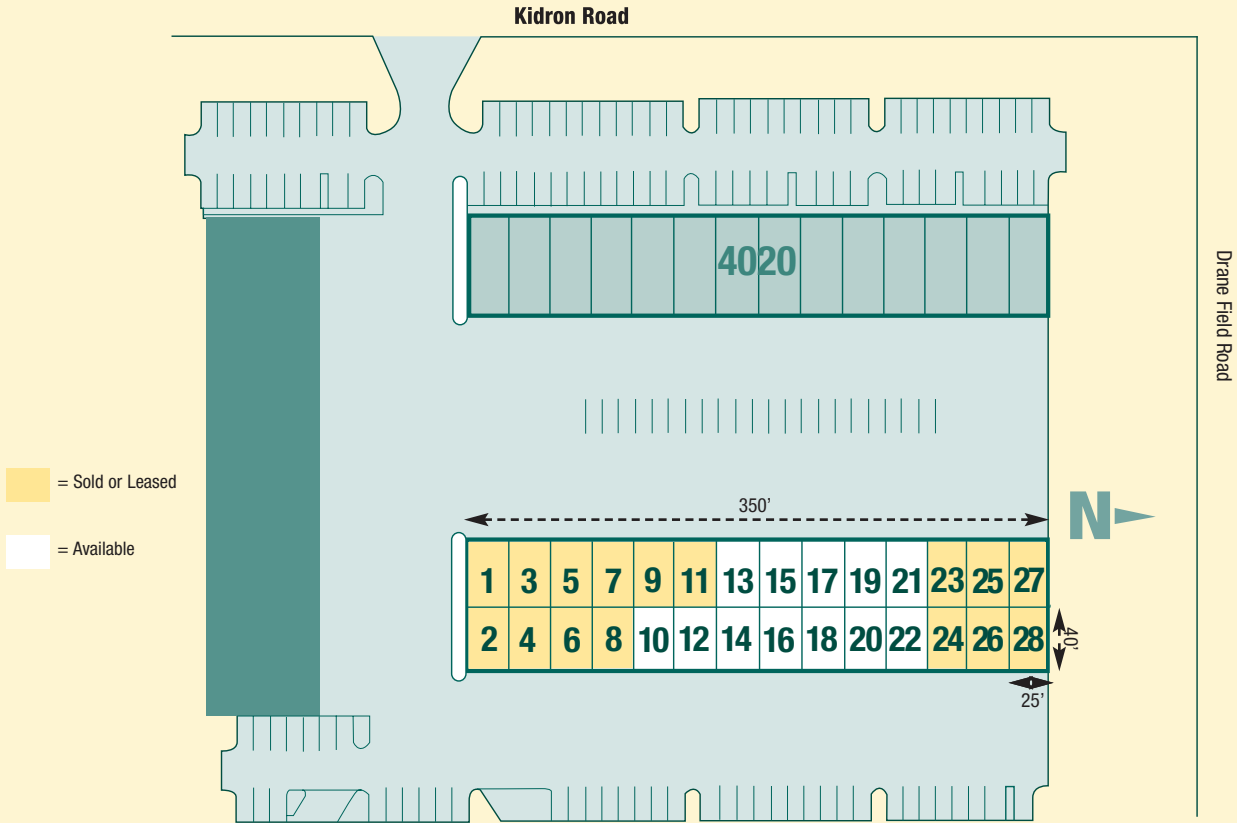
- **28,000 sf Ground Level Building**
- **Flexible Space Options**
- **City Water, Sewer and Electric**
- **High Speed Internet Access**
- **Midway Between Two Major Airports—Tampa and Orlando**
- **Easy Access to I-4, Polk Parkway and Highways 92 & 98**
- **Eave Height – 18 Ft.**
- **12' x 12' Overhead Doors**
- **Units starting at 1000 sf**

**THE**  
**Ruthvens**

PO Box 2420 • Lakeland, FL 33806  
(863) 686-3173 • FAX (863) 688-6948

[www.ruthvens.com](http://www.ruthvens.com)

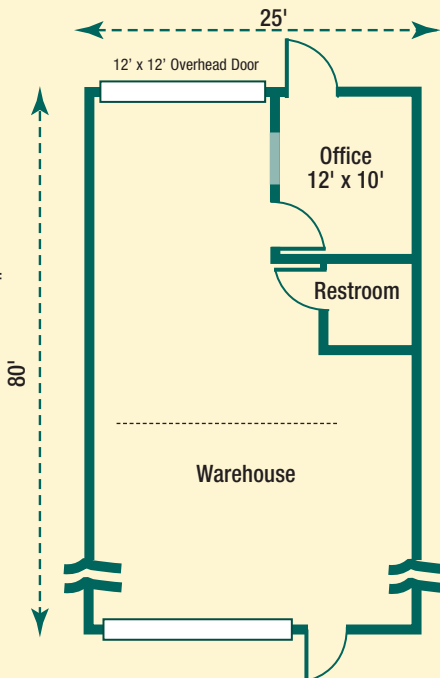
# 4030 KIDRON ROAD



## SAMPLE BUILD OUTS

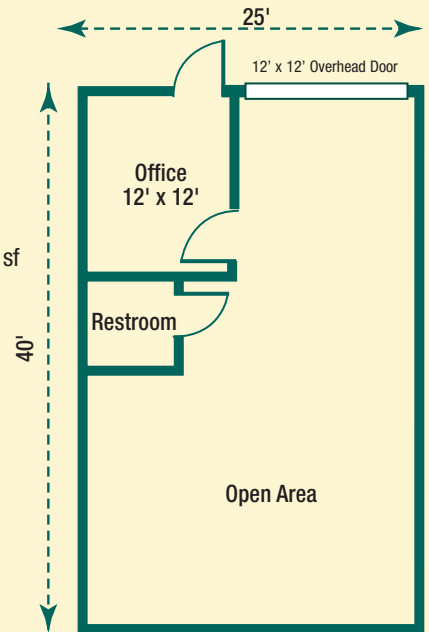
### Double Unit / 2000 sf Front to Back

Office Area	176
Warehouse	1824
<b>Building Total</b>	<b>2,000 sf</b>



### Single Unit / 1000 sf

Office Area	200
Warehouse	800
<b>Building Total</b>	<b>1,000 sf</b>



# THE Ruthvens

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

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

Joe P. Ruthven / J. Greg Ruthven, CCIM / Joe L. Ruthven / Matt Ruthven, CCIM

"Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior sales or lease or withdrawal without notice. Prospective buyers or tenants are encouraged to verify, independently, all pertinent data."