

# Ruthven Business Park

LAKELAND, FLORIDA

FOR LEASE – DISTRIBUTION/MANUFACTURING WAREHOUSE

Industrial/warehouse containing 104,000 square feet dock high.

Ideal Central Florida location, just off County Line Road.

Over 7.5 million people live within a 100-mile radius of Lakeland.

*Only 1.8 miles from exit 25 at Interstate 4.*



Attractive, functional. Construction is concrete tilt wall. Minimum lease size is 20,800 sq. ft. (4 bays). Additional bays of 5,200 sq. ft. can be added.

The building has all necessary amenities including city electric, sewer, and water. Natural gas is available.

Thirty common carrier lines – 9 with local terminals, major parcel services and convenient air freight connections.

Fast access to I-4, Highway 92, and the Polk Parkway (570). I-4 links east and west coasts and connects with north-south highways I-75 and U.S. 27.

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

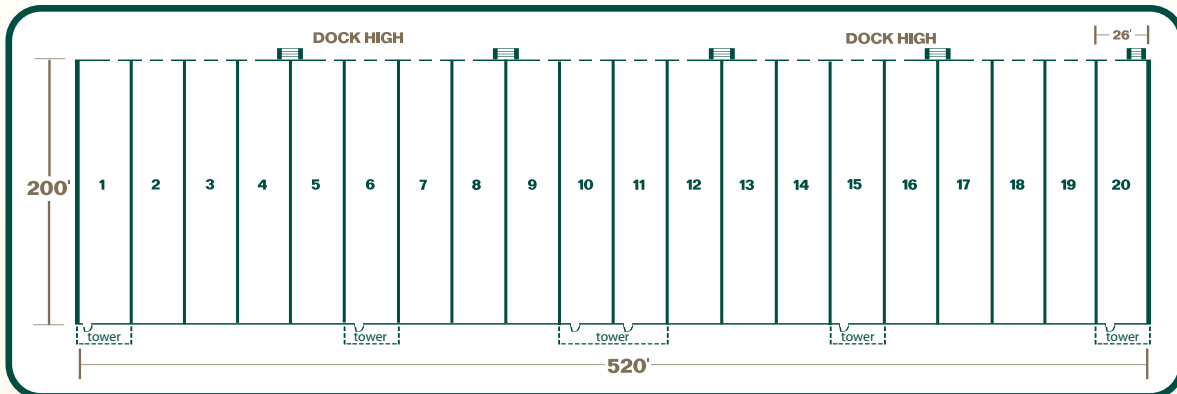
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## SPECIFICATIONS

- Building 200' x 520' – total area 104,000 sq. ft.
- Each bay is 26' wide by 200' deep. Column spacing 52' wide by 50' deep
- 10' x 10' roll up overhead doors in each 26' bay
- 28' eave height
- Construction – concrete tilt wall
- Floor – 5 1/2" reinforced concrete
- EPDM roof, clear height, 30' north side sloping to 25.5' south side.
- Truck court 130' deep with extra trailer parking
- Located in fire district
- ESFR overhead sprinkler system
- Zoned industrial
- 4' X 4' window panels provide natural lighting for each bay



- Ample parking
- Three phase electrical services available, and 227/480V, 120/240V, 120/208V
- 48" roof top exhaust fans can be added
- Warehouse lighting provided by T8 Hi-Bay fluorescent fixtures



## GREAT LOCATION: LAKELAND, FLORIDA

Midway between Orlando and Tampa. 7.5 million people live within a 100-mile radius. Lakeland is an All-American city in the top 25 fastest growing MSAs in the country.

Home of Florida Southern College, excellent public, private, and parochial schools, and a vocational-technical center.

Lakeland Regional Medical Center, an 897-bed hospital, and world renowned Watson Clinic LLP are both in Lakeland.

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