

RUTHVEN INDUSTRIAL CENTER

LAKELAND, FLORIDA FOR LEASE – RETAIL OR OFFICE SHOWROOM

*Retail or office showroom containing 21,100 square feet.
Ideal Central Florida location, directly on New Tampa Highway.
Over 7 million people live within a 100-mile radius of Lakeland.*

Attractive and functional.
Construction is metal with 8' 8" high concrete block end walls. May be leased in multiples of 1,550 square feet. Ample parking.

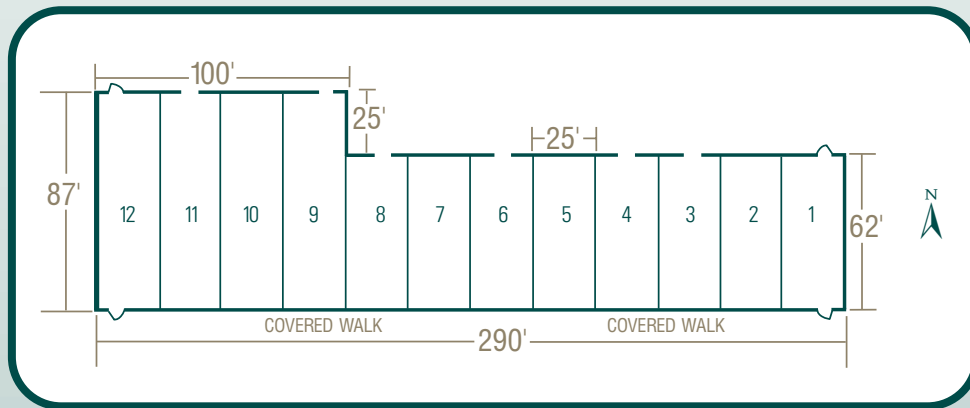
The building has all necessary amenities including city water and electric.

Fast access to Highways 98, 92, I-4 and the Polk County Parkway. I-4 links east and west coasts and connects with north-south highways I-75 and U.S. 27.

Approximately one mile from full interchange.

Thirty 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 8,500 feet of lighted runway.



FOR MORE INFORMATION AND LEASING DETAILS, CONTACT

THE Ruthvens

(863) 686-3173 • FAX (863) 688-6948

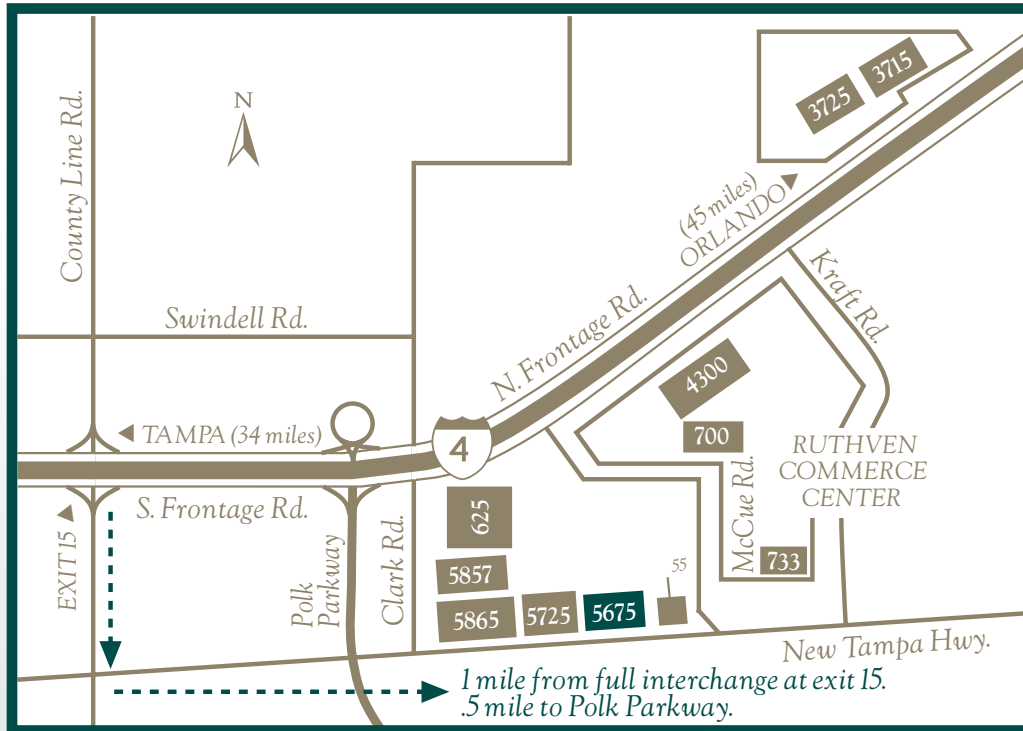
41 LAKE MORTON DRIVE • P.O. BOX 2420 • LAKELAND, FL 33806

www.ruthvens.com

Joe P. Ruthven • J. Greg Ruthven, C.C.I.M. • Joe L. Ruthven • Matt Ruthven

SPECIFICATIONS

- Units 1 through 8: 25' x 62' = 1,550 sq. ft. each
- Units 9 through 12: 25' x 87' = 2,175 sq. ft. each
- total area 21,100 sq. ft.
- Covered walkway
- Overhead doors available
- Construction – metal with concrete block end walls
- Floor – 5" reinforced concrete
- City water and electric
- Located in fire district
- Zoned light industrial
- Ample parking
- Three phase electrical services available, and 277/480V, 120/240V, 120/208V



GREAT LOCATION: LAKELAND, FLORIDA

Midway between Orlando and Tampa. Seven 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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