

700 McCUE ROAD

# Ruthven Industrial Center

LAKELAND, FLORIDA  
FOR LEASE – INDUSTRIAL OR DISTRIBUTION WAREHOUSE

Industrial/warehouse containing 45,000 square feet.  
Ideal Central Florida location, just off I-4.  
Over 7 million people live within a 100-mile radius of Lakeland.



Photo: Aerial Innovations, Inc.

Attractive and functional, this warehouse is constructed of metal with concrete block end walls. May be leased in multiples of 3,750 square feet. Ample truck parking and turning radius available.

The building has all of the necessary amenities including city water, electric and sewer.

Fast access to Highways 98, 92, Polk Parkway (570) and I-4, which links east and west coasts and connects with north-south highways I-75

and U.S. 27. Approximately 1 mile from a full interchange of I-4.

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

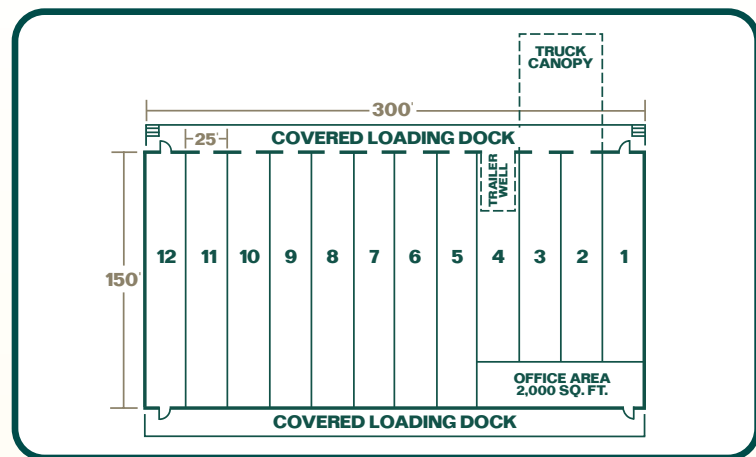
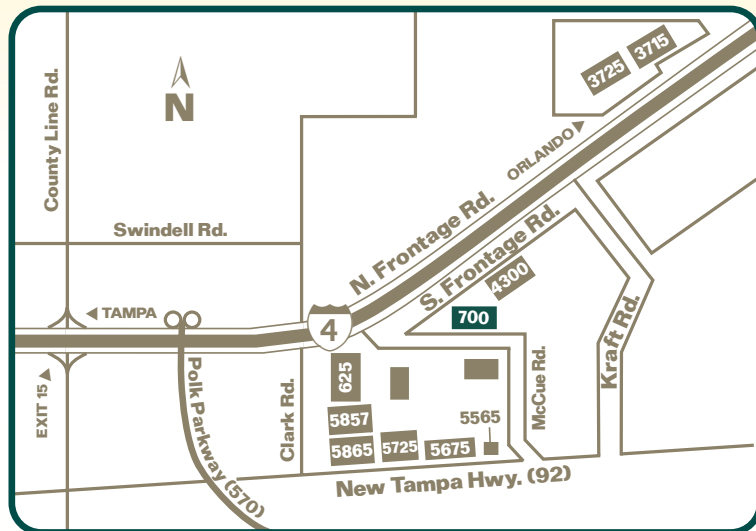
41 LAKE MORTON DRIVE • P.O. BOX 2420 • LAKELAND, FL 33806

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## SPECIFICATIONS

- Building 150' x 300' - total area 45,000 sq. ft. including 2,000 sq. ft. office
- 12 bays, each 25' x 150'
- Covered walkway
- 10' x 10' overhead doors
- 24' eave height
- Construction - metal with concrete block end walls
- Floor - 5" reinforced concrete, sealed
- 10' ridge vent each bay
- City water, electric and sewer
- 50' x 50' parking canopy and flat bed trailer well in building
- Covered loading dock
- Located in fire district
- Overhead sprinkler system
- Zoned general industrial
- Translucent wall panels
- Ample parking
- Three phase electrical service available, 227/480V, 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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