

Ruthven Business Park

LAKELAND, FLORIDA
FOR LEASE — DISTRIBUTION WAREHOUSE SPACE

Dock high and ground level warehouse space in three buildings.
Ideal Central Florida location—directly across from Lakeland Linder Regional Airport
with quick access to I-4 and all of Lakeland.



Photo: Aerial Innovations, Inc.

Over 7.5 million people live within a 100-mile radius of Lakeland.
All-American City in the top 25 fastest growing MSAs in the country.

Positioned in an excellent industrial area, this business park has all the necessary amenities including city sewer, water and electric.

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

Location provides fast access to Highways 98, 92, the Polk Parkway (570) and I-4, which 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

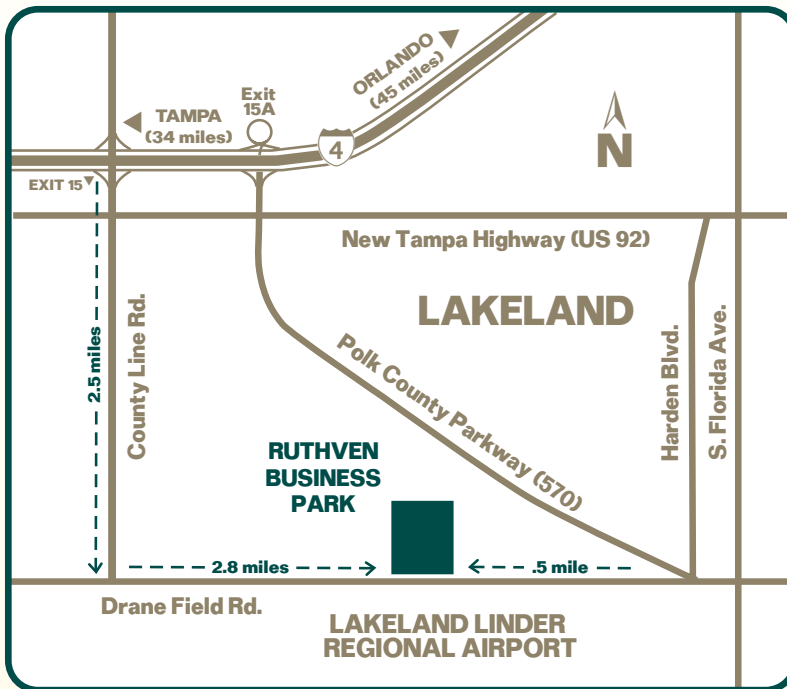
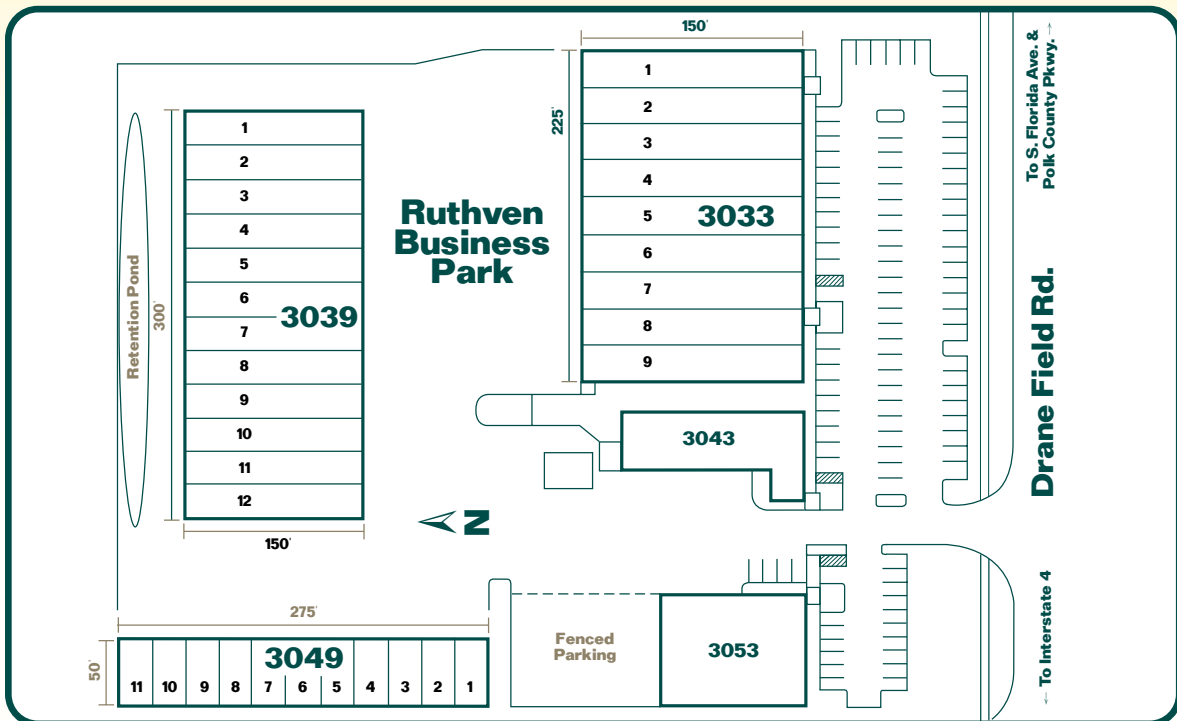
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SPECIFICATIONS



3033 DRANE FIELD ROAD

- Dock high warehouse
- 33,750 square feet
- 9 bays, each 25' x 150'
- Overhead sprinkler system
- Covered walkway
- 10' x 10' overhead doors
- 9' 4" concrete block end walls
- Floor - 5" reinforced concrete, sealed
- 24' eave height
- Continuous translucent wall panels
- City water, electric, natural gas and sewer
- Zoned business park
- Ample car parking in front
- Truck parking area in rear
- 48" exhaust fans available

3049 DRANE FIELD ROAD

- Ground level warehouse
- 13,750 square feet
- Lease in units of 1,250 sq. ft.
- 11 bays - 25' x 50'
- 8' concrete block walls
- 12' x 12' overhead doors
- 48" exhaust fans available
- Air-conditioned offices available
- Eave height - 18'

3039 DRANE FIELD ROAD

- Dock high warehouse
- 45,000 square feet
- 12 bays - 25' x 150'
- Eave height - 24'
- 10' x 10' overhead doors
- 9' 4" concrete block end walls
- Floor - 5" reinforced concrete, sealed
- Continuous translucent wall panels
- City water, electric, natural gas and sewer
- Zoned business park
- Ample truck parking and turning area
- Three-phase electrical services available, and 227/480V, 120/240V, 120/208V