

1070 County Line

Ruthven County Line Road

LAKELAND, FLORIDA
FOR LEASE – DISTRIBUTION/MANUFACTURING WAREHOUSE

*Industrial/warehouse containing 80,000 square feet.
Ideal Central Florida location, just off County Line Road.
Over 7.5 million people live within a 100-mile radius of Lakeland.
Only 1/2 mile from full interchange at Interstate 4 (exit 25).*



Enjoy fast access to Highways 98, 92, I-4 and Polk County Parkway (570). I-4 links east and west coasts and connects with north-south highways I-75 and U.S. 27. Approximately 1/2 mile from full interchange.

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.

- Concrete tiltwall warehouse – ideal for distribution or manufacturing applications
- Rail spur with covered dock area
- 480 volt, 2000 amp, three-phase power
- Ceiling Height - 28' to 33.5' clear
- 8 dock high, 1 ramp dock high, and 2 rail loading doors
- Fire sprinkler system throughout

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, CCIM • JOE L. RUTHVEN • MATT RUTHVEN, CCIM

SPECIFICATIONS

- Rail spur with covered dock area
- City water, electric and sewer
- (8) 8.5' X 10' overhead doors
- (1) 14' X 14' overhead doors
- (8) mechanical dock leveler
- Exhaust fans 18' above floor, typical every other bay and each side of warehouse
- Mezzanine storage area above main office, 11' X 6" above floor
- Zoned general industrial
- Located in fire district
- Ample parking, including trucks



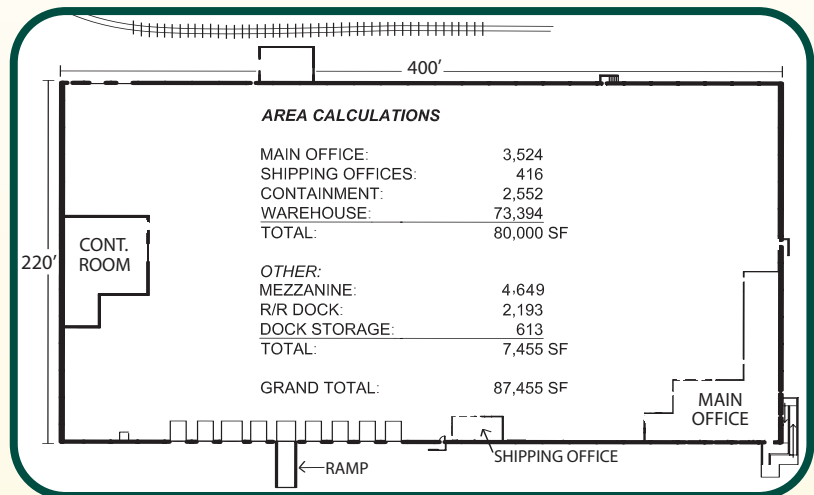
GREAT LOCATION: LAKELAND, FLORIDA

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.



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

"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 sale or lease or withdrawal without notice. Prospective buyers or tenants are encouraged to verify, independently, all pertinent data."

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