

**3505 & 3515  
REYNOLDS ROAD**

**RUTHVEN BUSINESS PARK**  
**LAKELAND, FLORIDA**  
**FOR LEASE—INDUSTRIAL WAREHOUSE**

Over 8.5 million people live within a 100-mile radius of Lakeland. Less than a mile from a full interchange of the Polk Parkway (570), with quick access to Interstate 4 and all points in Central Florida.



Warehouse construction is concrete block with steel frame. Ample truck parking and turning radius.

The buildings have all necessary amenities including city water, natural gas and electric.

Fast access to Highways 98, 92, the Polk Parkway (570), and Interstate 4. I-4 links east and west coasts and connects with North-south highways I-75 & US 27.

Within 1 mile of full interchange of the Polk Parkway, Exit 10 at U.S. Hwy 98.

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

Located midway between two major international airports -Tampa & 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**

**41 Lake Morton Drive, Lakeland, Florida 33801  
P.O. Box 2420, Lakeland, Florida 33806-2420**

For a list of Ruthven available properties, please visit our website at: **[WWW.RUTHVENS.COM](http://WWW.RUTHVENS.COM)**

Joe P. Ruthven

J. Greg Ruthven, CCIM

Joe L. Ruthven

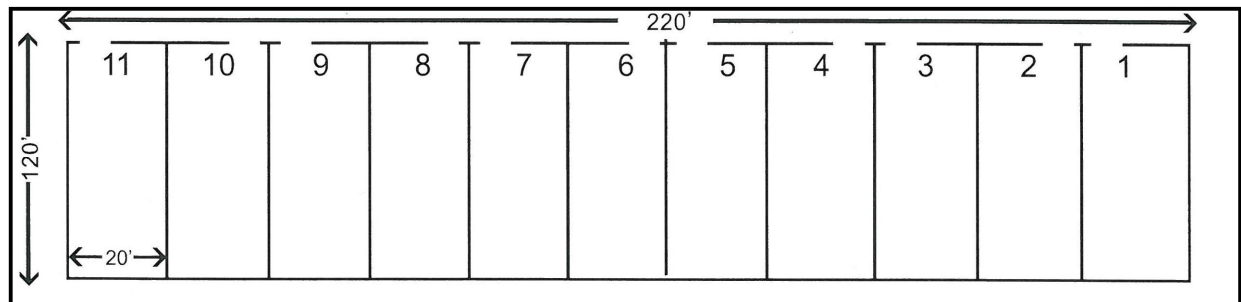
Matt Ruthven, CCIM

# SPECIFICATIONS - 3505 & 3515 Reynolds Road

Dock high warehouse	Bays 1 & 11 - 12' x 12' OH doors	Zoned Industrial (I-2)
Two 26,400 square foot buildings	10' x 10' overhead doors	24' eave height
11 Bays in each building 20'x20' (2,400 sq. ft.)	Construction - concrete block and stucco with steel frame	5 ½" reinforced concrete floor
Continuous translucent wall panels	T8 fluorescent energy savings lights	City water and electric
Natural gas lines available	3505 has 120/208v service 3515 has 277/480v service	Ample truck parking and turning radius - 190' truck court
Located in fire district		Overhead ESFR fire sprinkler system



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