



### PROPERTY DESCRIPTION

5101 Gateway Blvd. is a 75,000 SF dock-high warehouse in Lakeland, FL. This park is strategically located near I-4, the Lakeland airport, Polk Parkway, Publix HQ and Amazon.

Units range in size from 6,000-30,000 SF. Exterior walls are block and metal, electrical service is 120/208V, 3-Phase, total of 84 parking spaces (1.1/1,000 SF), with 22' clear height and column spacing of 40' x 75'.

The property is in the industrial hub of the Lakeland Linder International Airport area of Lakeland. Easy access to Polk Parkway, I-4, 8.3 miles from downtown Lakeland, 6.8 miles from Lakeside Village, between County Line Rd and S Florida Ave to access a strong demographic and workforce.

### OFFERING SUMMARY

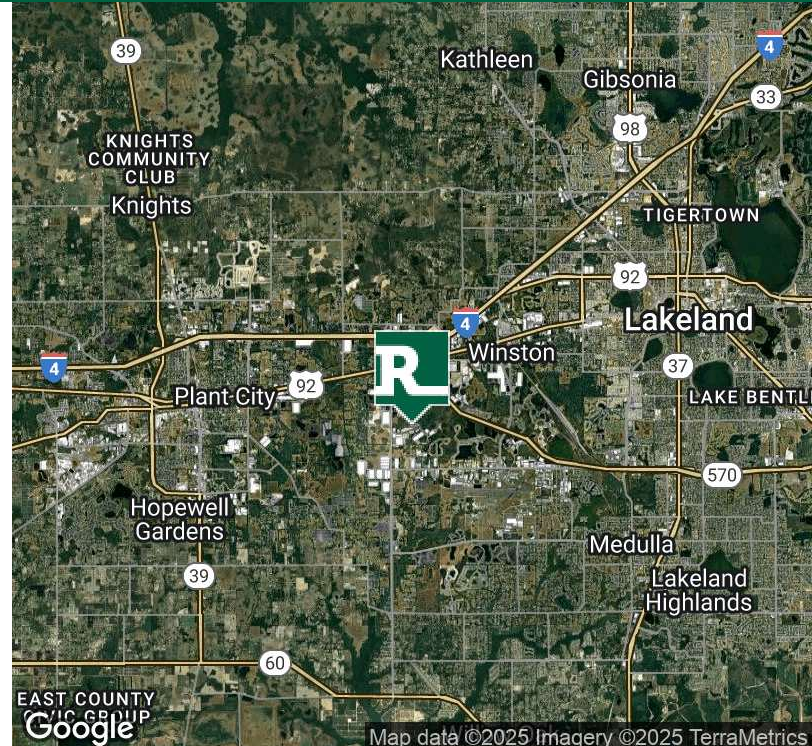
Lease Rate:	Call for Pricing
Units SF:	6,000 - 30,000
Lot Size:	6.6 Acres
Building Size:	75,000 SF
Dock High Doors:	25 (10' x 10')
Clear Height:	22'
Truck Court:	130'
Sprinkler System:	Yes- ESFR
Parking Spaces:	82 (1.1/1,000 SF)
Power:	120/208V, 3-Phase
Truck/ Trailer Parking:	Add'l Spaces Available



LAKELAND IS AN IDEAL LOCATION  
FOR DISTRIBUTION

11 million people within 100 miles  
21 million people within 200 miles

Need Warehouse Space?  
Call the Ruthvens!



### COMPANY HISTORY

The Ruthvens, Central Florida's warehouse specialists, have decades of expertise in industrial, manufacturing and distribution warehouse space, with an inventory of over 5 million square feet. Our properties are located along the I-4 corridor between Tampa and Orlando. This location provides quick access to all major north, south, east, and west highways allowing for regional or state-wide distribution.

The Ruthvens are a 3rd generation, family-run company, dating back to 1957. We own and manage over 90 buildings with decisions made locally to allow your business to move forward and grow. Our customers can expand with us at any time during their lease term. Our unique scale and new development focus allow us to accommodate your business' growth. Whether you need 1,000 square feet or 200,000 square feet, we are ready to be your long-term warehouse partner in Central Florida.

### LEASING CONTACTS



#### MATT RUTHVEN, CCIM

Vice President of Leasing  
mruthven@ruthvens.com  
863.581.4637



#### JAKE SCHNER, MBA

Sales & Leasing Associate  
jschnner@ruthvens.com  
561.706.6299



#### BRANDON CLARK

President  
bclark@ruthvens.com  
863.450.9540



#### ALEX DELANNOY, SIOR

Vice President of Brokerage  
adelannoy@ruthvens.com  
863.250.2502

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We build more than warehouses  
We Build Relationships!