

# 700 McCUE ROAD

## LAKELAND, FL



**NEED  
WAREHOUSE  
SPACE?**

*Call*  
**THE  
Ruthvens**  
**(863) 686-3173**

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**Greg Ruthven, CCIM**  
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## DISTRIBUTION /INDUSTRIAL WAREHOUSE

700 McCue Road is just off I-4 and contains 45,000 sq. ft. 5 minutes from full interchange at Interstate 4 and County Line Road, exit 25, with fast access to Highway 98 and 92.

### *Specifications*

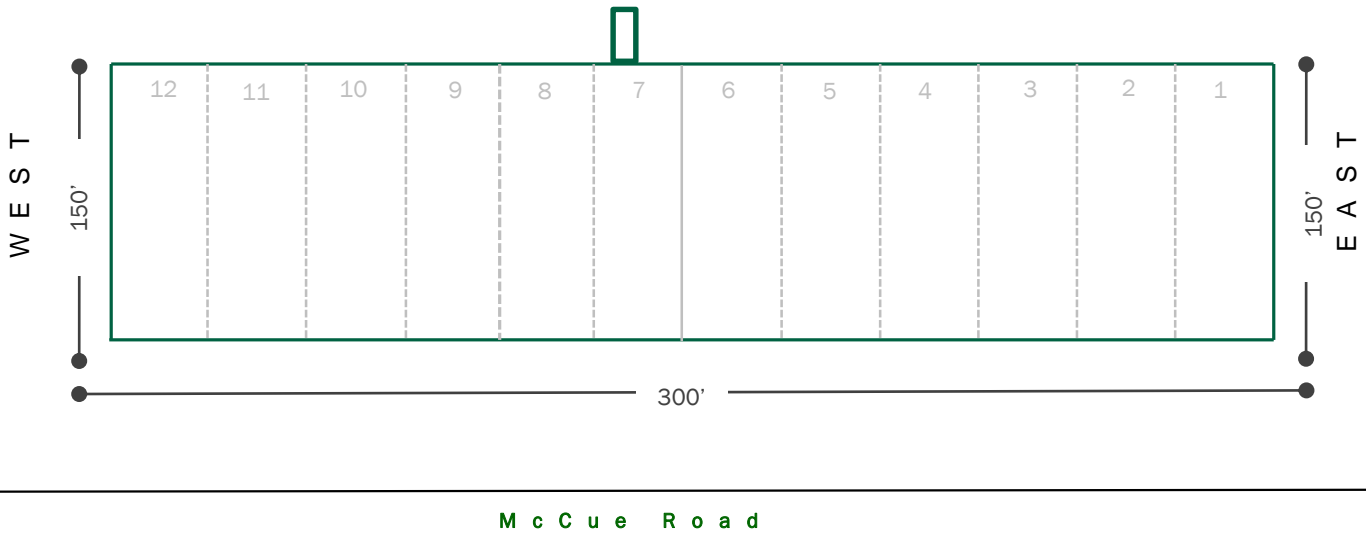
- 45,000 sq. ft.
- 22,500 sq. ft. minimum
- 2,000 sq. ft. office
- 24' eave height
- 12 bays – 25' x 150'
- Covered loading dock
- Fire sprinkler
- City water and electric
- 400 amp, 277/480V 3-phase electrical service
- Ample parking—including trucks- 50'x50' parking canopy

Leasing Warehouse Space for Distribution & Manufacturing  
**[ruthvens.com](http://ruthvens.com)**

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*We build more than warehouses...we build relationships!*



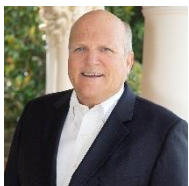
## Lakeland is an Ideal Location for Distribution

**10 million** people within 100 miles

- Up 16% in 10 years

**19.5 million** people within 200 miles

- Up 15% in 10 years



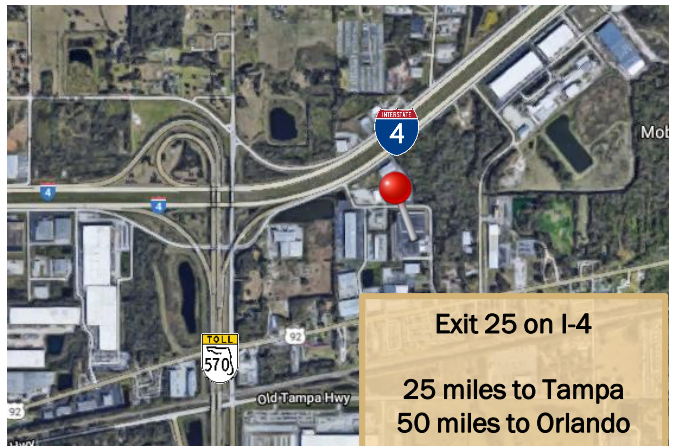
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Warehouse Specialists

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