

Ruthven Business Park

5201 GATEWAY BOULEVARD – LAKELAND, FL



DISTRIBUTION / MANUFACTURING WAREHOUSE

Only 1.8 miles from full interchange of Interstate 4 at Exit 25

Dock high warehouse containing 104,000 square feet. May be leased in multiples of 2,600 square feet. The property provides ample truck/trailer parking in the rear. All necessary amenities including city sewer, water and electric. Prominent neighbors include Publix, Amazon.com, Philips Feed & Pet Supply, O'Reilly Auto Parts and Save-A-Lot.

Specifications

- 104,000 sq. ft. dock high building
- 5,200 sq. ft. minimum
- Covered walkway
- 10'x10' overhead doors
- 24' eave height
- Concrete block and stucco with steel frame
- Truck court 130 feet deep
- ESFR fire sprinkler system

41 Lake Morton Drive . P.O. Box 2420 Lakeland, FL
33806-2420

www.Ruthvens.com

**THE
Ruthvens**

*Leasing Warehouse Space for
Distribution & Manufacturing*

**NEED WAREHOUSE
SPACE? CALL
THE RUTHVENS**

(863) 686-3173

**For More Information
Contact:**

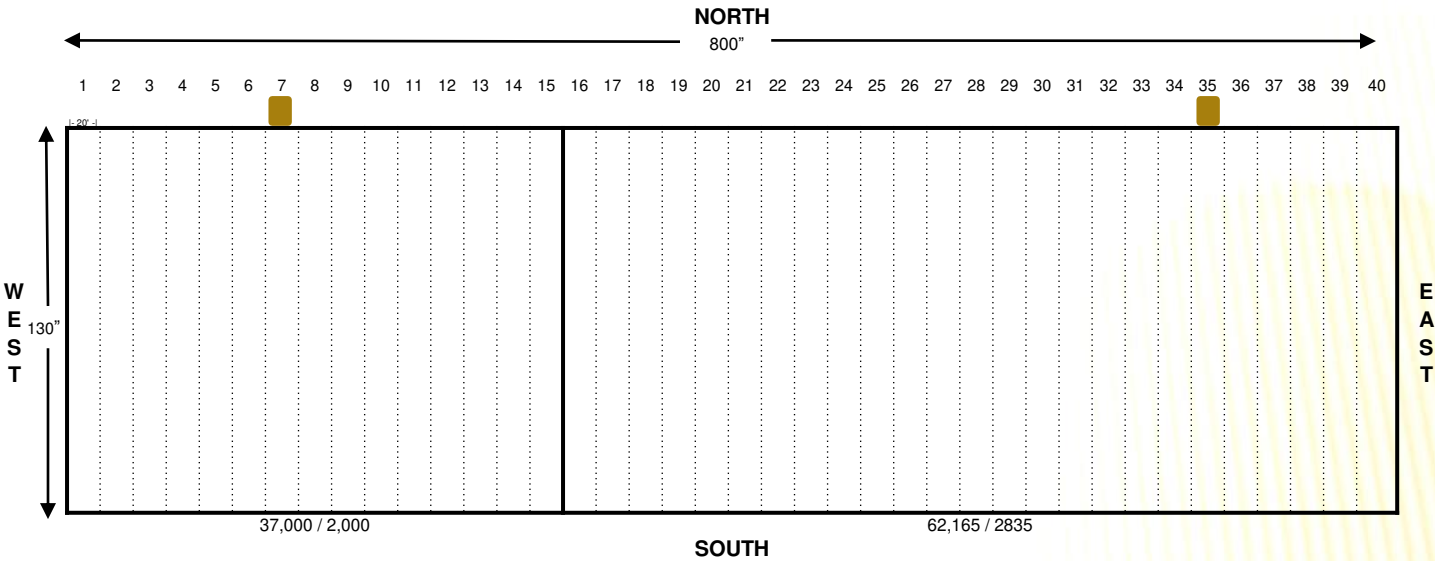
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Ruthven Business Park

5201 GATEWAY BOULEVARD – LAKELAND, FL

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



DISTRIBUTION / MANUFACTURING WAREHOUSE

- Over 9½ million people live within a 100-mile radius of Lakeland
- Fast access to Highways 92, and Polk Parkway (570)
- Only two minutes from a full interchange at Interstate 4 / County Line Rd (Exit 25)

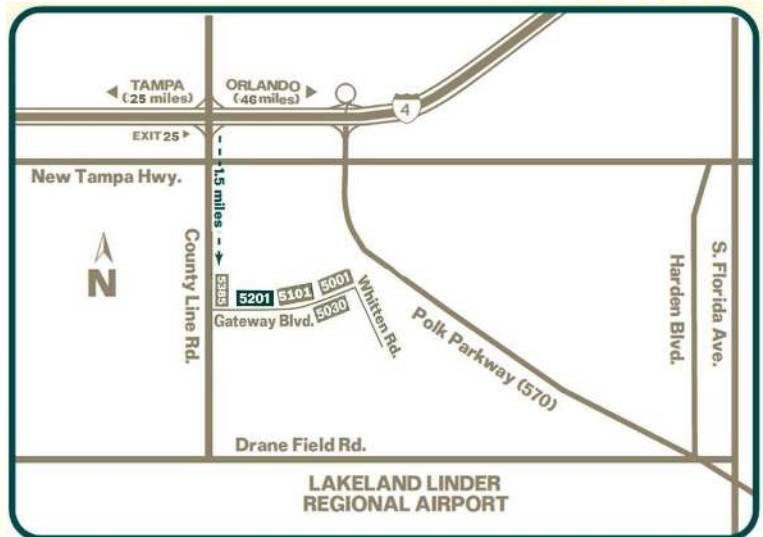
Call Today!

863-686-3173

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***Tampa is only 25 miles West and
Orlando is 46 miles East***

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