

# 2520 KNIGHTS STATION ROAD

LAKELAND, FL



**NEED  
WAREHOUSE  
SPACE?**

*Call*

**THE  
Ruthvens**

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## **DISTRIBUTION / MANUFACTURING WAREHOUSE**

*4 minutes to Interstate 4,  
30 miles to Tampa & 45 miles to Orlando*

2520 Knights Station Road is a multifunctional warehouse with access to 30 common carrier lines – 9 with local terminals. May be leased in increments of 3,800 square feet and has a 24' clear height.

### ***Specifications***

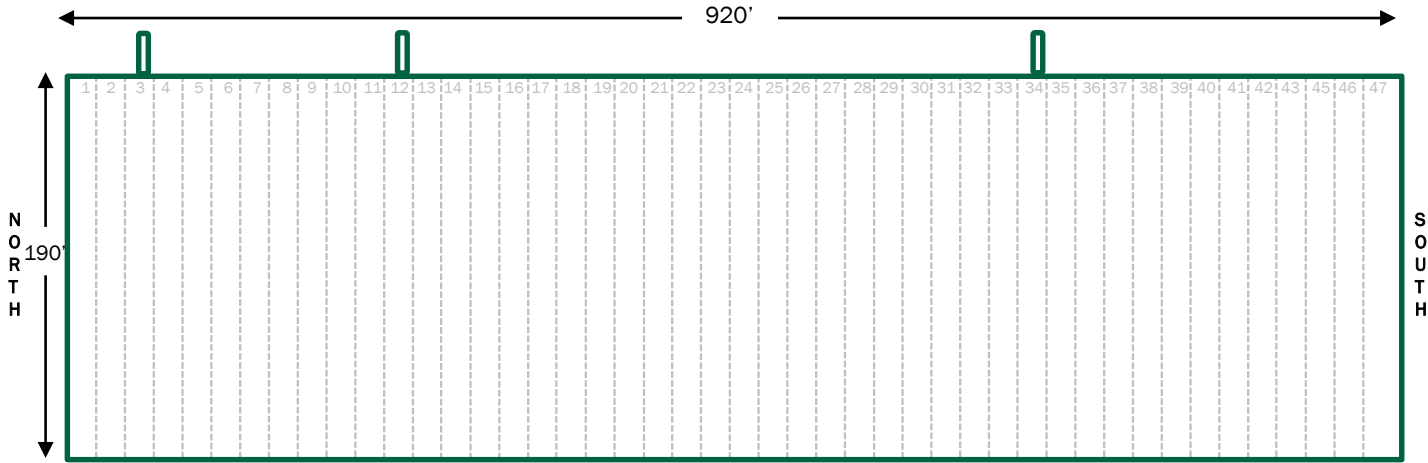
- 174,800 sq. ft. dock-high building
- 46 bays 20' x 190', 3,800 square feet each
- 10'x10' overhead doors
- 24' eave height
- Covered 10' loading dock; east side on rail spur
- Construction – 9' 4" concrete block walls with steel frame
- Covered walkway
- Floor – 5 ½" reinforced concrete
- Continuous translucent wall panels
- City water, electric and sewer
- Column spacing 40'
- Ample parking, including trucks
- Zoned business park
- 10' ridge vent each bay
- Three phase electrical services available, and 227/480V, 120/208V
- Overhead fire sprinkler system

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

# 2520 KNIGHTS STATION ROAD

LAKELAND, FL

*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

# THE Ruthvens

Central Florida's  
Warehouse Specialists

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