

Ruthven Business Park II

LAKELAND, FLORIDA
FOR LEASE - DOCK HIGH DISTRIBUTION WAREHOUSE

Located directly across from the Lakeland Airport, one-half mile from a full interchange of the Polk County Parkway, with quick access to Interstate 4 and all points in Central Florida.



Construction is concrete block and stucco with steel frame. Ample truck parking and turning radius.

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

Fast access to Highways 98, 92, I-4, and the Polk County Parkway (570). I-4 links east and west coasts and connects with north-south highways I-75 and U.S. 27.

Approximately one-half mile from a full interchange of the Polk County Parkway.

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

Located midway between two major international airports - Tampa and Orlando. Lakeland Linder Regional Airport serves general aviation with up to 8,500 feet of lighted runway.

FOR MORE INFORMATION AND LEASING DETAILS, CONTACT

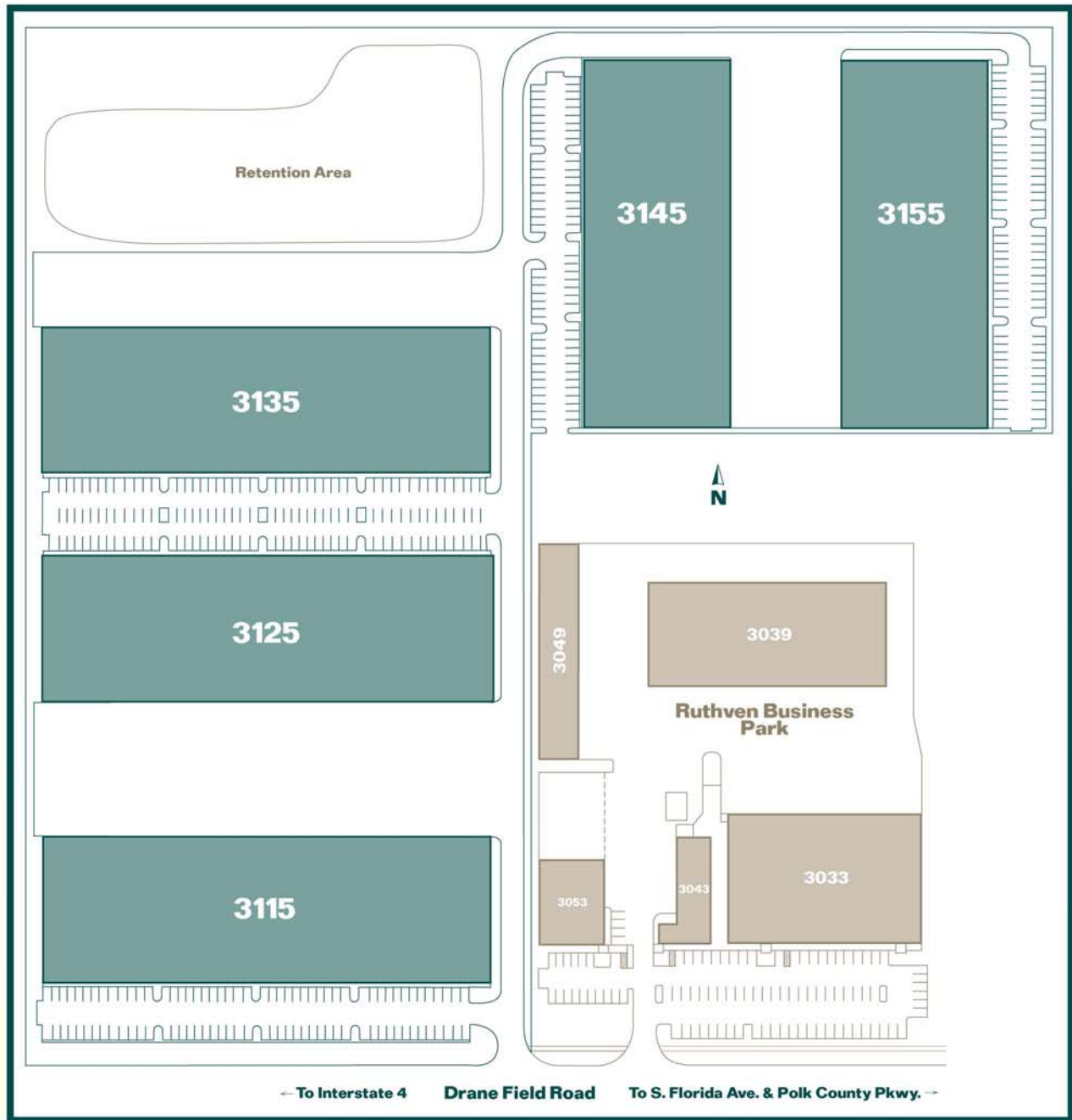
THE Ruthvens

(863) 686-3173 • FAX (863) 688-6948

41 LAKE MORTON DRIVE • P.O. BOX 2420 • LAKELAND, FL 33806

WWW.RUTHVENS.COM

JOE P. RUTHVEN • J. GREG RUTHVEN, CCIM • JOE L. RUTHVEN • MATT RUTHVEN

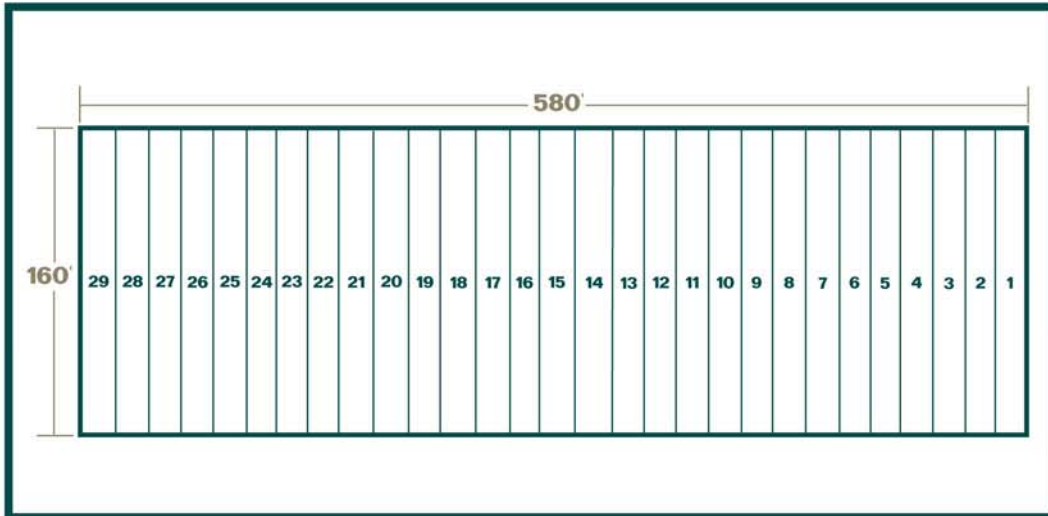


RUTHVEN BUSINESS PARK II

Ruthven Business Park II is constructed around the original Ruthven Business Park, a facility which offers both dock high and ground level warehouse distribution space, as well as retail space.

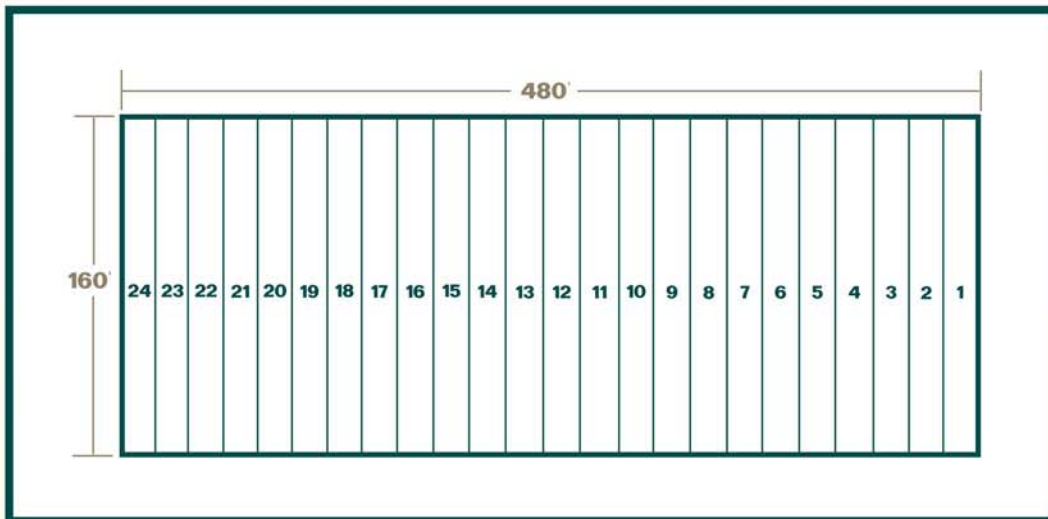
Ruthven Business Park II has bays for lease in an ideal Central Florida location and an excellent industrial area.

3115, 3125 & 3135 DRANE FIELD ROAD



Building 580' x 160' • Total area 92,800 square feet • 29 bays- 20' x 160'

3145 & 3155 DRANE FIELD ROAD



Building 480' x 160' • Total area 76,800 square feet • 24 bays- 20' x 160'

- Dock high warehouse
- ESFR fire sprinkler
- Covered walkway
- 10' x 10' overhead doors
- Construction- 9'3" concrete block walls and stucco with steel frame
- Floor- 5 1/2" reinforced concrete
- Eave height 24'
- Translucent wall panels
- City water, electric and sewer
- Zoned business park
- Ample truck parking and turning radius
- 48" exhaust fans available
- Three-phase electrical services available
- Telephone lines - fiber optics

GREAT LOCATION: LAKELAND, FLORIDA

Midway between Orlando and Tampa. Seven million people live within a 100-mile radius. Lakeland is an All-American city in the top 25 fastest growing MSAs in the country.

Home of Florida Southern College, excellent public, private, and parochial schools, and a vocational-technical center.

Lakeland Regional Medical Center, an 897-bed hospital, and world renowned Watson Clinic LLP are both in Lakeland.



FOR MORE INFORMATION AND LEASING DETAILS, CONTACT

THE Ruthvens

(863) 686-3173 • FAX (863) 688-6948
41 LAKE MORTON DRIVE • P.O. BOX 2420 • LAKELAND, FL 33806
WWW.RUTHVENS.COM

JOE P. RUTHVEN • J. GREG RUTHVEN, CCIM • JOE L. RUTHVEN • MATT RUTHVEN