

Ruthven Business Park II

3135 DRANE FIELD ROAD – LAKELAND, FL



DISTRIBUTION / MANUFACTURING WAREHOUSE

Approximately one-half mile from full interchange of the Polk Parkway (570) Exit 4, only 4 miles to Interstate 4

Dock high warehouse containing 92,800 square feet. May be leased in multiples of 3,200 square feet and used for office, warehousing and light manufacturing. The property provides ample truck parking in the rear and two rows of employee/customer parking out front.

Specifications

- 92,800 sq. ft. dock high building
- 3,200 sq. ft. minimum
- 10'x10' overhead doors
- 22' clear height
- Covered walkway
- Concrete block walls and stucco with steel frame construction
- Ample truck parking and turning radius
- ESFR fire sprinkler system
- T8 Lighting



**NEED WAREHOUSE
SPACE? CALL
THE RUTHVENS
(863) 686-3173**

**For More Information
Contact:**

**Greg Ruthven, CCIM
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**41 Lake Morton Drive . P.O. Box 2420 Lakeland, FL
33806-2420**

www.Ruthvens.com

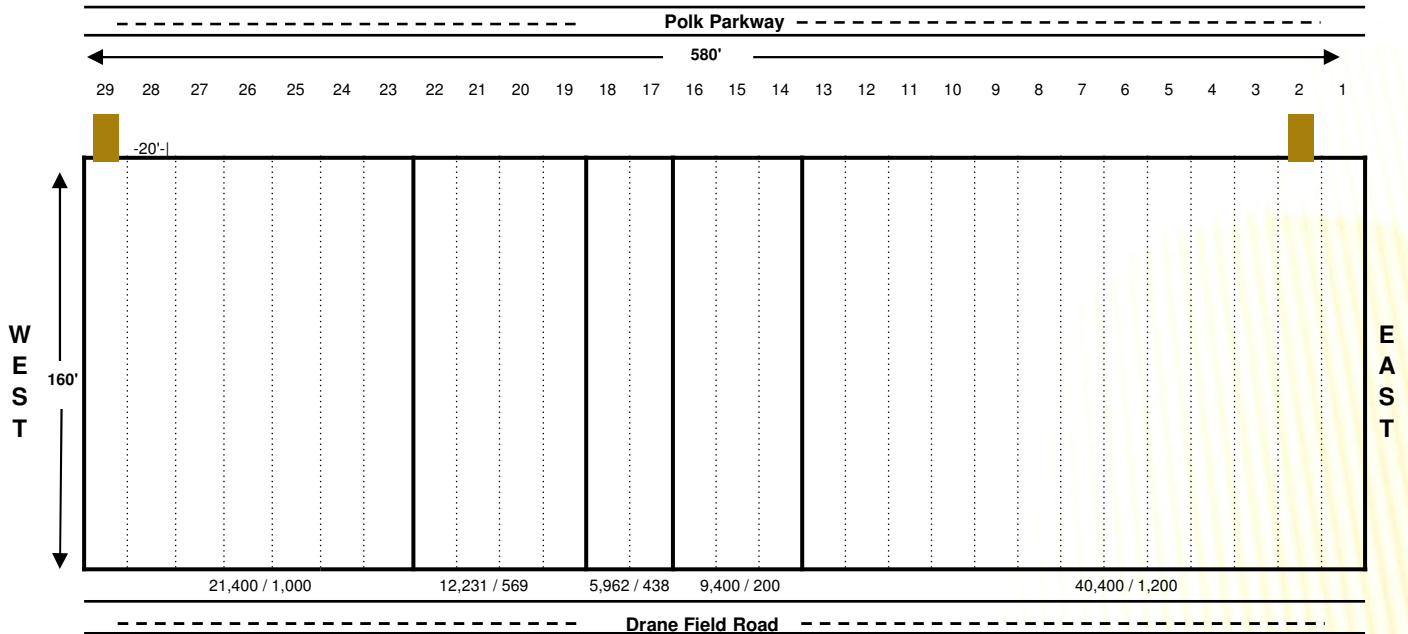
**THE
Ruthvens**

*Leasing Warehouse Space for
Distribution & Manufacturing*

Ruthven Business Park II

3135 DRANE FIELD ROAD – 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, 98 and Polk Parkway (570)
- One-half mile from a full interchange of the Polk Parkway (570), Exit 4 and approximately 4 miles to Interstate 4

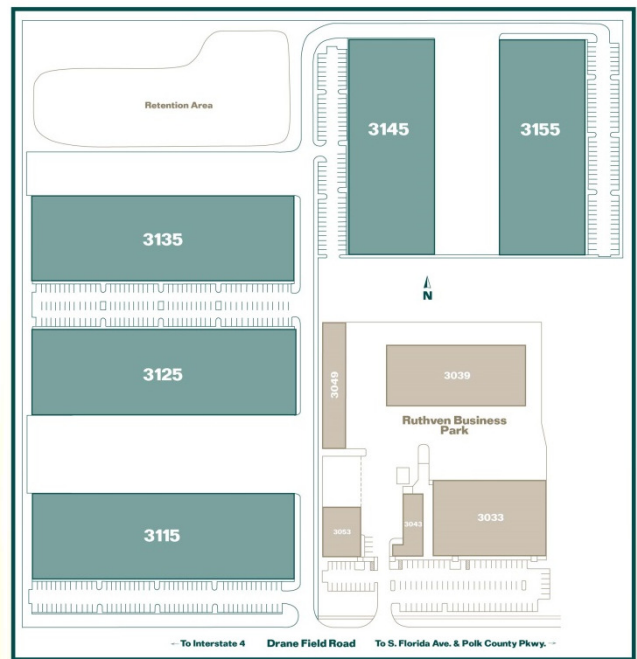
Call Today!

863-686-3173

www.Ruthvens.com

THE Ruthvens

*Leasing Warehouse Space for
Distribution & Manufacturing*



***Tampa is only 25 miles West and
Orlando is 45 miles East***

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