

3010, 3020 & 3030  
REYNOLDS ROAD

# RUTHVEN INDUSTRIAL COMPLEX

## LAKELAND, FLORIDA FOR LEASE - INDUSTRIAL WAREHOUSE

Over 8.5 million people live within a 100-mile radius of Lakeland. Less than a mile from a full interchange of the Polk Parkway (570), with quick access to Interstate 4 and all points in Central Florida.



Warehouse construction is concrete block with steel frame. Ample truck parking and turning radius.

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

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

Within 1 mile of full interchange of the Polk Parkway (570) , Exit 10 at U.S. Hwy 98.

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**

41 Lake Morton Drive, Lakeland, Florida 33801  
P.O. Box 2420, Lakeland, Florida 33806-2420

[WWW.RUTHVENS.COM](http://WWW.RUTHVENS.COM)

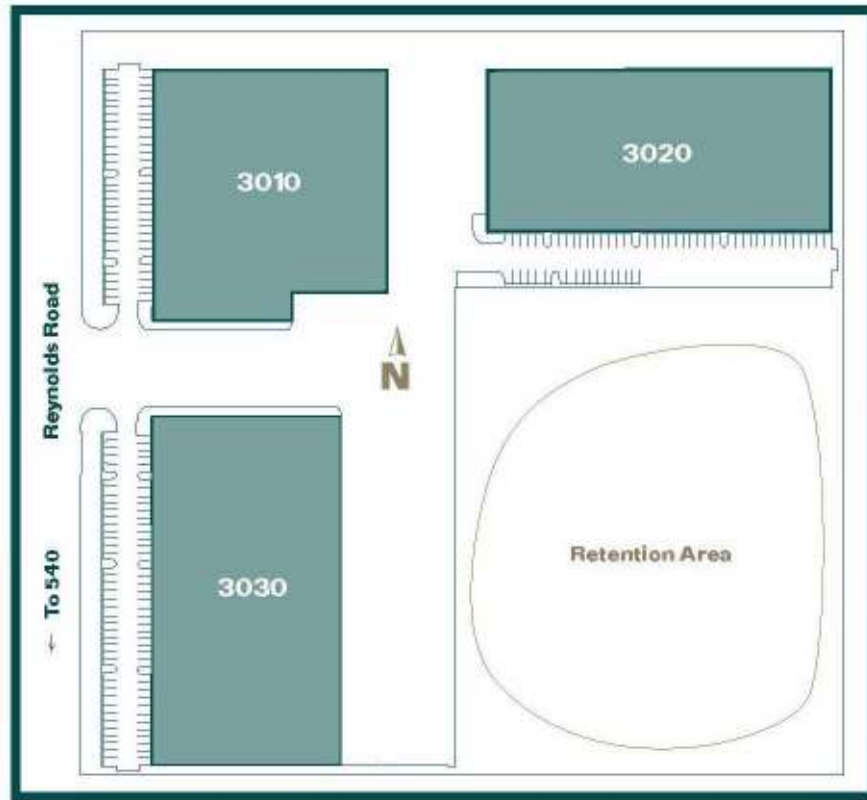
Joe P. Ruthven

J. Greg Ruthven, CCIM

Joe L. Ruthven

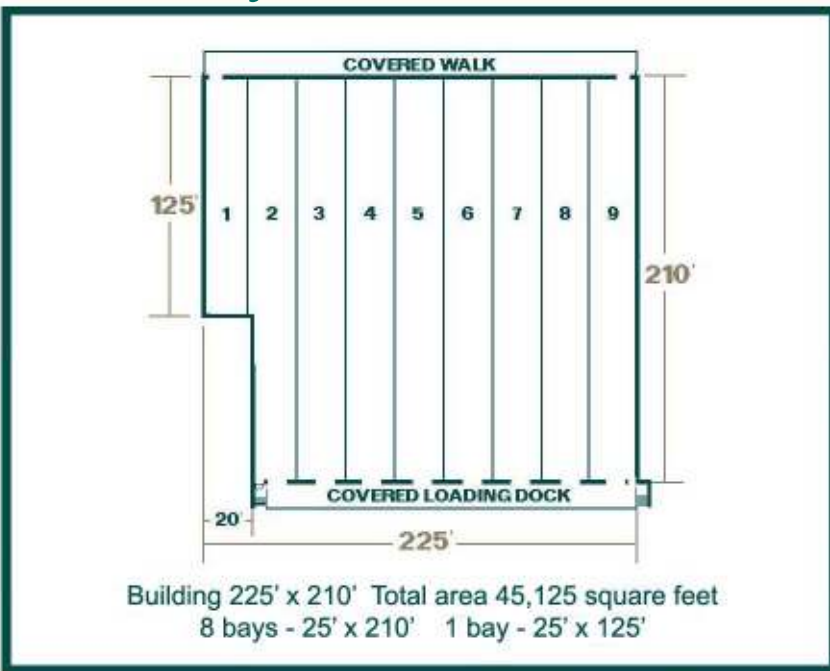
Matt Ruthven, CCIM

# SITE MAP



## DIMENSIONS AND SPECIFICATIONS -

### 3010 Reynolds Road



- Construction - concrete block with steel frame
- 5" reinforced concrete floor
- Translucent wall panels at ends
- City water and electric
- Private sewer
- Zoned industrial
- Ample truck parking and turning radius
- 10" ridge vent each bay
- Three-phase electrical services available, and 277 / 480V, 120/240V, 120/208V

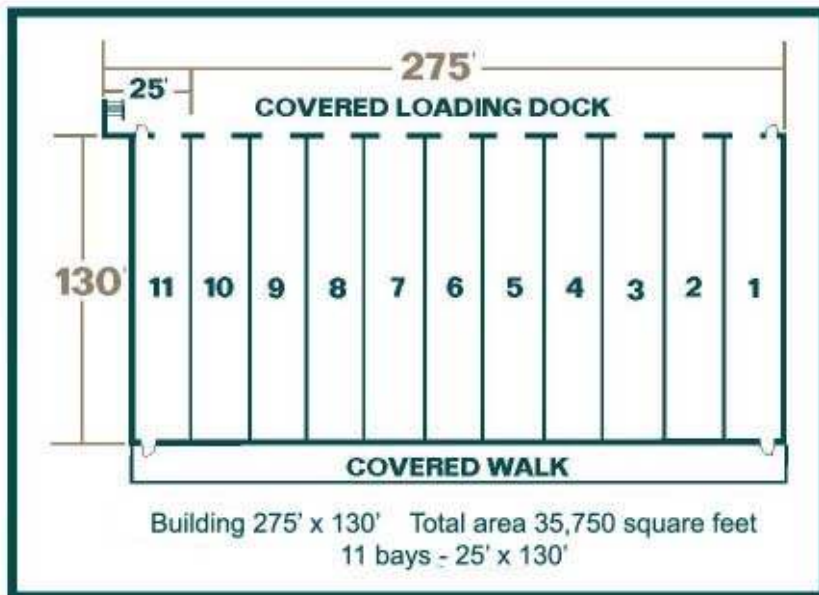
Bay 1 - 3,125 sq. ft.

Covered walkway

- Bays 2-9, 5,250 sq. ft. each
- 10' x 10' overhead doors
- Overhead fire sprinkler system
- Dock high warehouse
- 24' eave height
- Located in fire district

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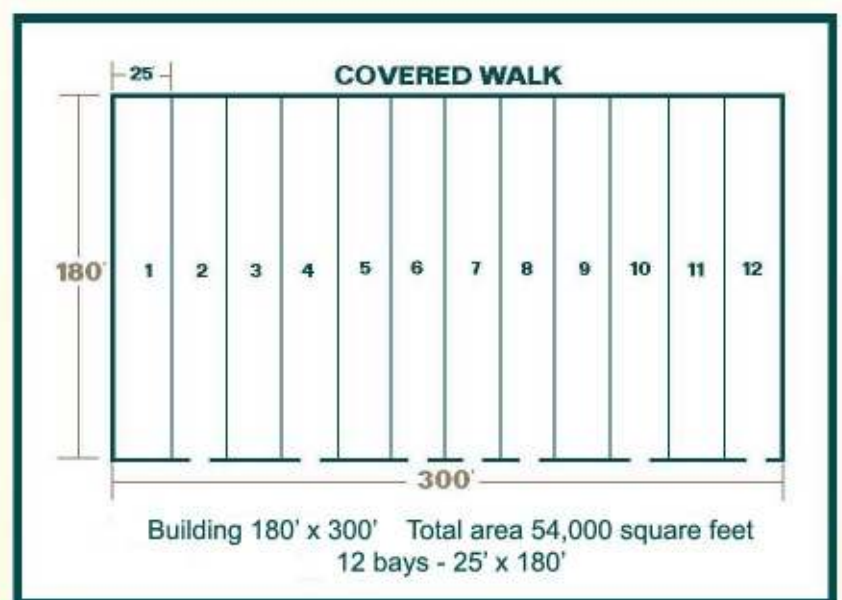
### 3020 Reynolds Road



- Bays 1-4 ground level
- Bays 5-11 dock high
- Covered walkway and loading dock
- Construction - concrete block with steel frame
- 10' x 10' overhead doors
- 24' eave height
- 5" reinforced concrete floors
- Translucent wall panels at front and back
- City water and electric
- Septic tank
- 6" natural gas line available
- Zoned industrial
- Ample truck parking and turning radius
- 10" ridge vent each bay
- Overhead fire sprinkler system
- Three-phase electrical services available, and 277/480V, 120/240V, and 120/208V
- Fenced loading area
- Located in fire district

### 3030 Reynolds Road

- Dock high warehouse
- Covered walkway
- Construction - concrete block and stucco with steel frame
- 10' x 10' overhead doors
- 24' eave height
- 5" reinforced concrete floors
- Continuous translucent wall panels
- City water and electric
- 6" natural gas line available
- Sewer
- Ample truck parking and turning radius
- Zoned industrial
- Overhead fire sprinkler system
- 48" exhaust fans available
- Building insulated
- Located in fire district



## GREAT LOCATION: LAKELAND, FLORIDA

Midway between Orlando and Tampa, an hour from two international airports. 8.5 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, Southeastern University, and USF Polytechnic. Excellent public, private, 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.



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