

Ruthven AirPark

4020 KIDRON ROAD



Warehouse Condos For Lease In This Exciting New AirPark!

Destined to be Lakeland's most innovative business complex, the Ruthven AirPark provides flex space that may be used for office, warehousing or light manufacturing. The Ruthven AirPark offers warehouse condos with all the necessary amenities including city water, sewer, electric and high speed internet access.

Units offer flexible space options with three different floorplan configurations on ground level buildings. The property provides ample employee or customer parking, and truck parking with turning radius.

- **21,000 sf Ground Level Building**
- **Flexible Space Options**
- **City Water, Sewer and Electric**
- **High Speed Internet Access**
- **Midway Between Two Major Airports—Tampa and Orlando**
- **Easy Access to I-4, Polk Parkway and Highways 92 & 98**
- **Eave Height – 18 Ft.**
- **12' x12' Overhead Doors**
- **Units starting at 1500 sf**

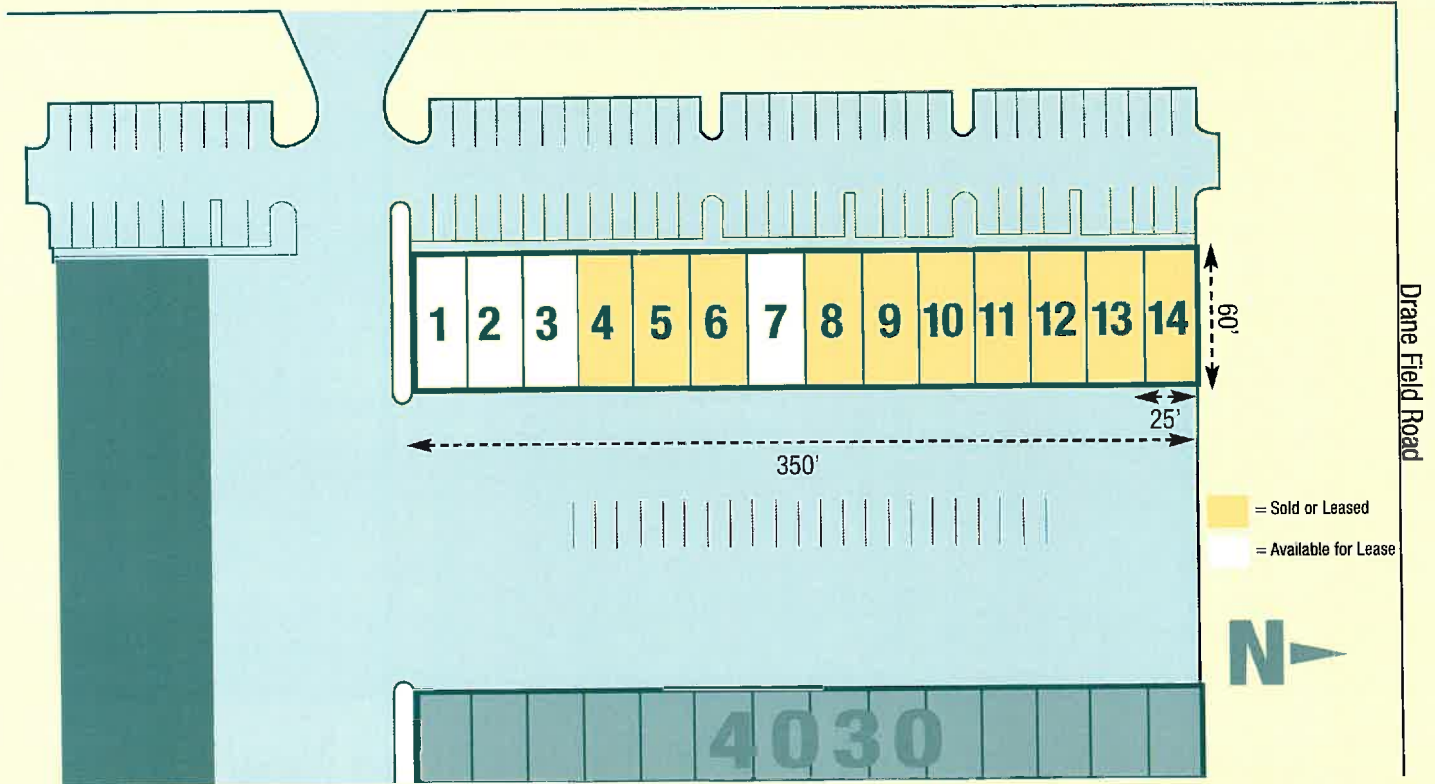
THE
Ruthvens

PO Box 2420 • Lakeland, FL 33806
(863) 686-3173 • FAX (863) 688-6948
www.ruthvens.com

Joe P. Ruthven / J. Greg Ruthven, CCIM / Joe L. Ruthven / Matt Ruthven, CCIM

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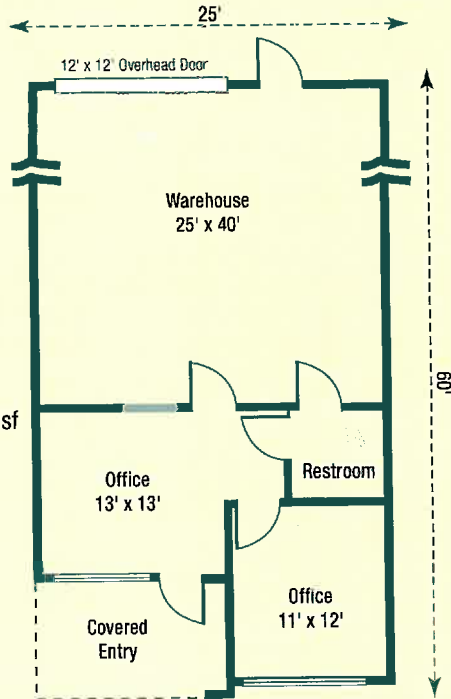
= Sold or Leased
 = Available for Lease



SAMPLE BUILD OUTS

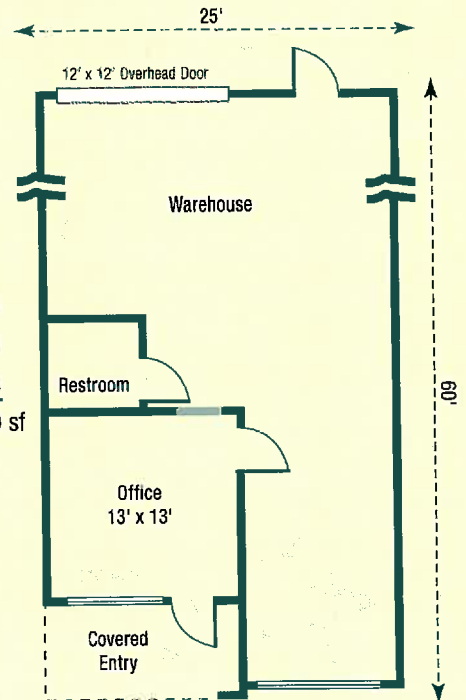
PLAN A

Office Area	414
Entry	78
Warehouse	1008
Building Total	1500 sf



PLAN B

Office Area	234
Entry	78
Warehouse	1188
Building Total	1500 sf



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Office Build Out Options
(Not Included in Base Unit Prices)

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