

# Ruthven AirPark West

3850 ANCHUCA DRIVE – LAKELAND, FL



## ***DOCK HIGH FLEX WAREHOUSE***

*Only 3.3 miles from full interchange of Interstate-4*

**3850 ANCHUCA DRIVE** provides space that may be used for office, showroom and warehousing. Provides space that may be used for office, showroom and warehousing. May be leased in 2 bay minimum 4,800 – 5,400 SF.

### ***Specifications***

- 79,200 sq. ft. ground level building
- 2 bay minimum
- Bays 1-6 are 20' x 120' (2,400 SF)
- Bays 7-30 are 20' x 135' (2,700 SF)
- 10'x10' overhead doors
- 24' clear height
- Tilt wall construction
- ESFR Fire sprinkler system
- Web accessible security cameras
- City water and sewer
- 277/480V 3 phase electric

***Leasing Warehouse Space for Distribution & Manufacturing***

**[www.Ruthvens.com](http://www.Ruthvens.com)**

**NEED  
WAREHOUSE  
SPACE?  
Call**

**THE  
Ruthvens**

**(863) 686-3173**

***For More Information:***

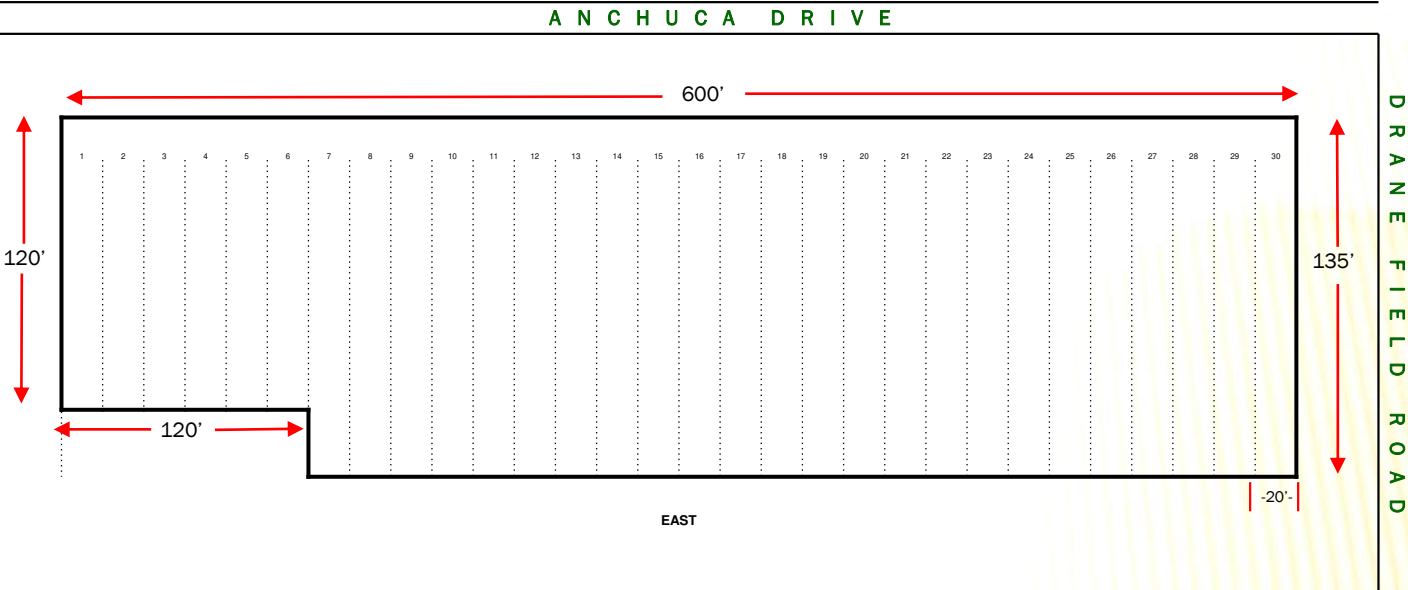
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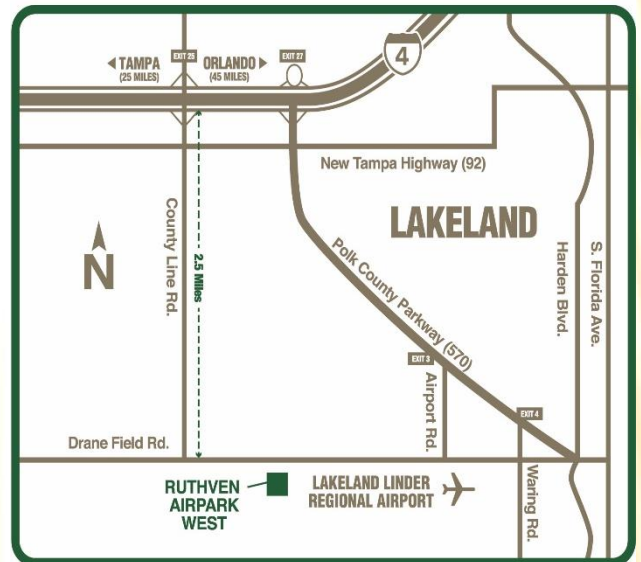
*We build more than warehouses... We build relationships!*



### ***DISTRIBUTION / FLEX SPACE WAREHOUSE***

- Over 9½ million people live within a 100-mile radius of Lakeland
- Less than 2.5 miles from a full interchange of the Polk Parkway (570), Exit 4 and approximately 6 minutes to Interstate 4, exit 25

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