



PROPERTY DESCRIPTION

2845 Drane Field Road is a 104,000 SF dock-high warehouse in Lakeland, Florida. This building is strategically located near I-4, the Lakeland Linder International Airport, Polk Parkway, Publix HQ and Amazon.

Exterior walls are tilt-wall, electrical service is 277/480V & 120/208V 3-Phase, with a total of 72 car parking spaces (0.7/1,000 SF) and 24 additional truck parking spaces. 30' clear height, ESFR sprinkler system, web-accessible security cameras, and LED lighting.

This property is located in the industrial hub of the Lakeland Linder International Airport. Only 0.5 mile to Polk Parkway and 6 minutes to I-4. Between County Line Rd and S Florida Ave to access a strong demographic and workforce.

OFFERING SUMMARY

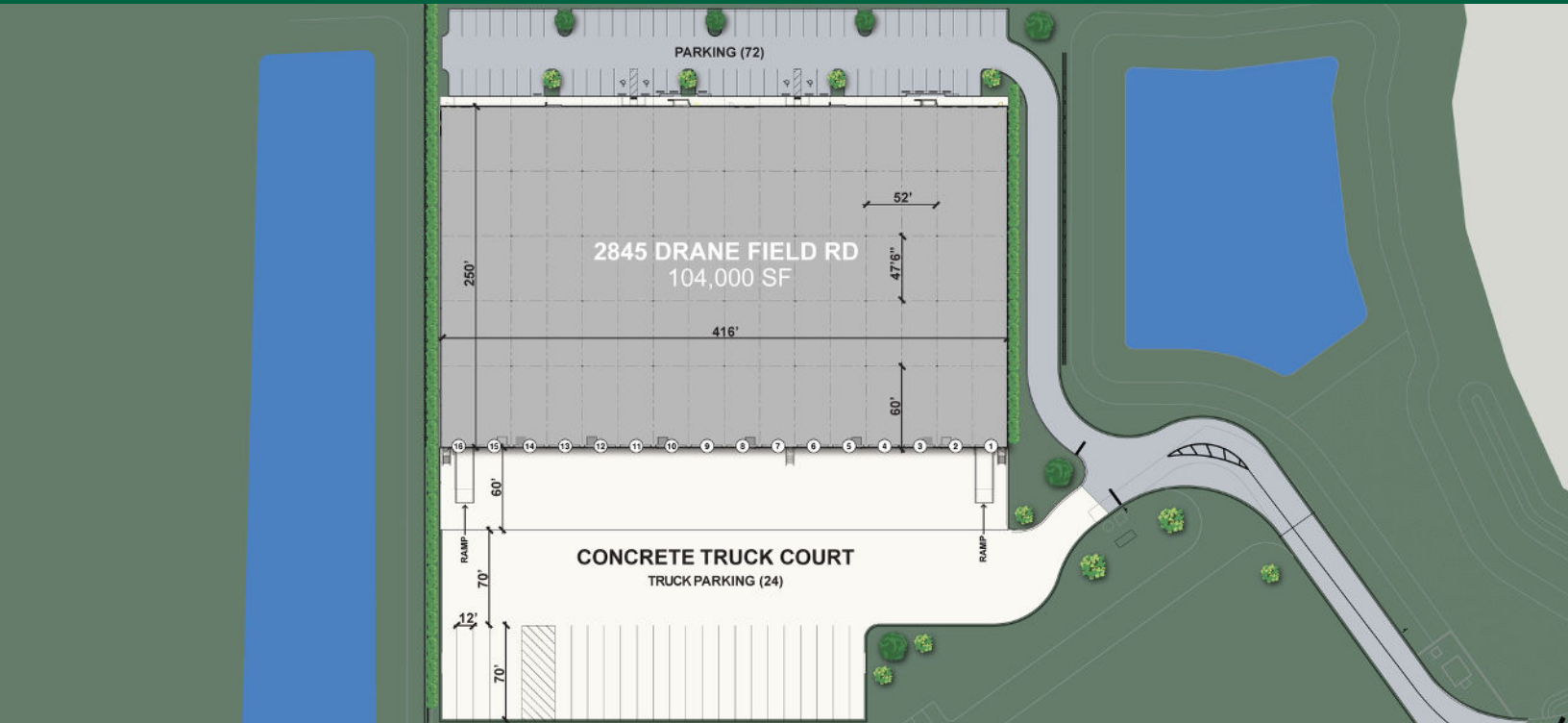
Building Size:	104,000 SF
Bay Dimensions:	26' x 250'
Clear Height:	30'
Dock High Doors:	27 (10'x10')
Ramp Doors:	2 (12'x14')
Fire Sprinkler System:	ESFR
Security Cameras:	Yes
Exterior Walls:	Tilt-Wall
Electric:	277/240 3-Phase & 120/208V 3-Phase
Lighting:	LED
Car Parking:	72 Spaces (0.7/1,000 SF)
Truck/Trailer Parking:	24 Add'l Spaces
Utilities:	City Water / Sewer Add'l sewer connections available



LAKELAND IS AN IDEAL LOCATION
FOR DISTRIBUTION

11 million people within 100 miles
21 million people within 200 miles

Need Warehouse Space?
Call the Ruthvens!



COMPANY HISTORY

The Ruthvens, Central Florida's warehouse specialists, have decades of expertise in industrial, manufacturing and distribution warehouse space, with an inventory of over 5 million square feet. Our properties are located along the I-4 corridor between Tampa and Orlando. This location provides quick access to all major north, south, east, and west highways allowing for regional and state-wide distribution.

The Ruthvens are a 3rd generation, family-run company, dating back to 1957. We own and manage over 90 buildings with decisions made locally to allow your business to move forward and grow. Our customers can expand with us at any time during their lease term. Our unique scale and new development focus allow us to accommodate your business' growth. Whether you need 1,000 square feet or 200,000 square feet, we are ready to be your long-term warehouse partner in Central Florida.

LEASING CONTACTS



MATT RUTHVEN, CCIM

Vice President of Leasing
mruthven@ruthvens.com
863.581.4637



JAKE SCHNER, MBA

Sales & Leasing Associate
jschnner@ruthvens.com
561.706.6299



BRANDON CLARK

President
bclark@ruthvens.com
863.450.9540



ALEX DELANNOY, MICP

Vice President of Brokerage
adelannoy@ruthvens.com
863.224.6915



LAKELAND IS AN IDEAL LOCATION
FOR DISTRIBUTION

11 million people within 100 miles
21 million people within 200 miles

We build more than warehouses
We Build Relationships!