



PROPERTY DESCRIPTION

4725 E. Lakeland Commerce Parkway is 48,400 SF dock-high warehouse in Lakeland, FL. This park is strategically located near I-4 and FL-33. Only 5 minutes to I-4, 10 minutes to Florida Polytechnic University and the Polk Parkway.

Units range in size from 2,200-8,800 SF. Exterior walls are block and metal, electrical service is 120/208V, total of 82 car parking spaces (1.7/1,000 SF), with 22' clear height and column spacing of 20' x 55'. Includes security cameras with remote access and an overhead sprinkler system.

OFFERING SUMMARY

Units SF:	2,200-8,800 SF
Building Size:	48,400 SF
Clear Height:	22'
Dock-High Doors:	10' x 10'
Security Cameras:	Yes, web accessible
Sprinkler System:	Overhead
Electric:	120/208V
Column Spacing:	20' x 55'
Car Parking Spaces:	82 (1.7/1,000)
Exterior Material:	Block & Metal
Zoning:	BPC-1
Utilities:	City Water / Septic

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. 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



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LAKELAND IS AN IDEAL LOCATION
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11 million people within 100 miles
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We build more than warehouses
We Build Relationships!