

2101 E. EDGEWOOD DRIVE

FOR SALE OR LEASE

RUTHVEN

RETAIL/PROFESSIONAL OFFICE SHOWROOM

Lakeland, Florida

Retail or office showroom containing 10,860 square feet.
Ideal Central Florida location, at Edgewood Drive near U.S. Highway 98 South.
Over 8.6 million people live within a 100-mile radius of Lakeland.



8,760 square foot building with
6,660 square feet warehouse and
4,200 square feet office space.

Construction is steel with concrete
end walls.

Has all the necessary amenities including
city water, electric and sewer.

Zoning and Land Use: City of Lakeland
Small Lot Commercial and Light Industrial (I-1)
Linear Commercial Corridor (LCC)

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

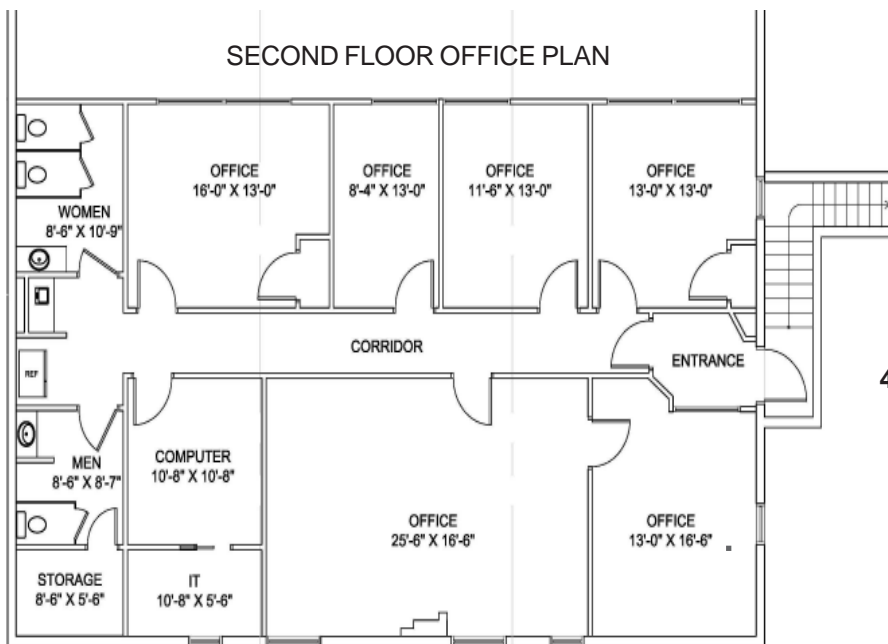
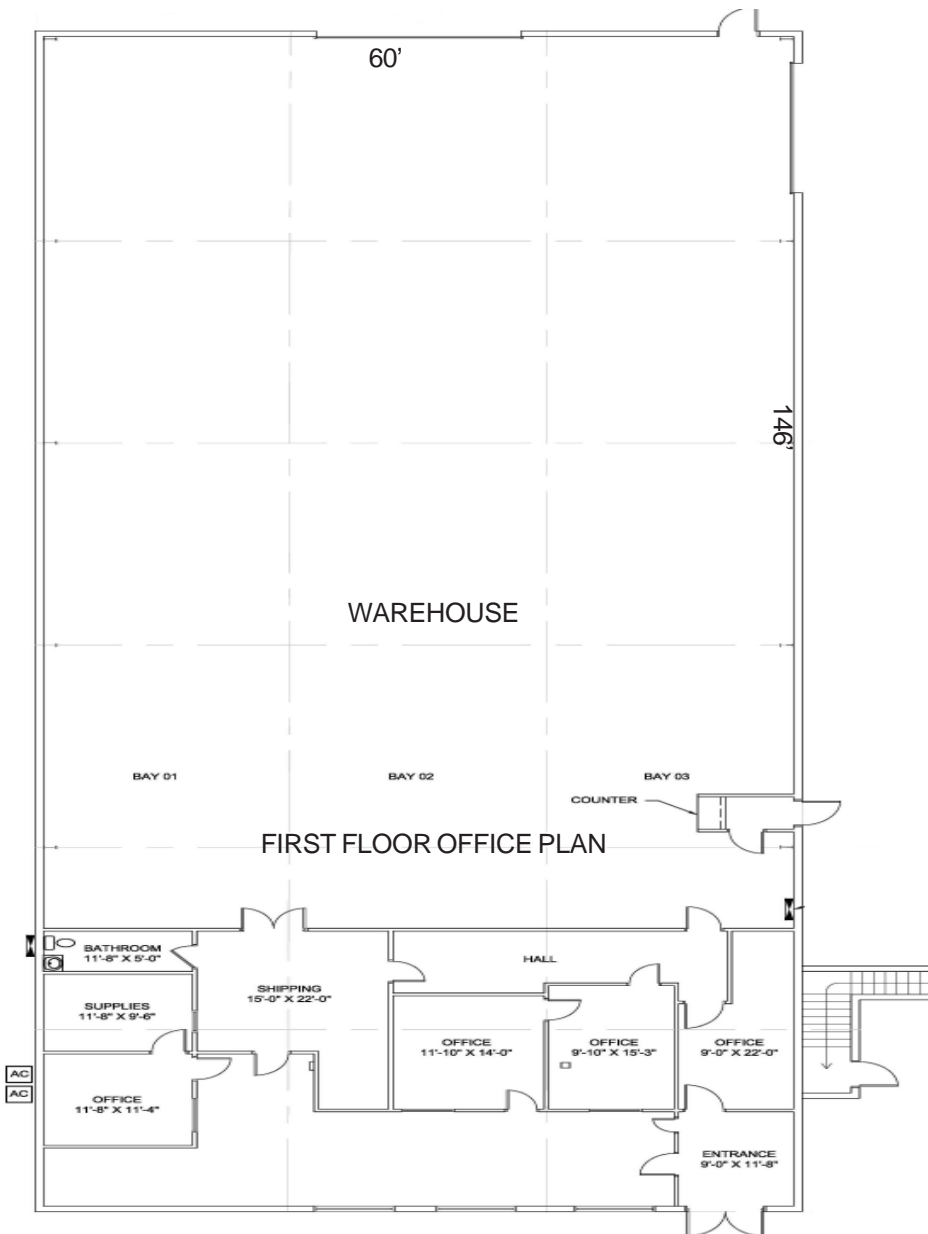
Joe P. Ruthven

J. Greg Ruthven, CCIM

Joe L. Ruthven

Matt Ruthven, CCIM

SPECIFICATIONS - 2101 E. Edgewood Drive



- ◆ Building 60' x 146'
(8,760 square feet)
1st floor, plus 2,100 sf
2nd floor office area
- ◆ 20' eave height
- ◆ Construction - steel with concrete
block end walls
- ◆ 5" reinforced concrete floor
- ◆ 16'x14' overhead door to
warehouse
- ◆ City water and electric

zoned I-1 (City of Lakeland)
Small Lot Commercial and
Light Industrial

- ◆ Ample parking, including trucks
- ◆ High traffic count area

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