

2610 MINE AND MILL ROAD

# RUTHVEN

## LAKELAND, FLORIDA FOR LEASE - DISTRIBUTION WAREHOUSE

Industrial warehouse containing 24,500 square feet.  
Half mile from Polk Parkway (570), Exit 10 with quick access to Interstate 4.  
Central Florida location between Tampa and Orlando  
Over 8.5 million people live within a 100-mile radius of Lakeland.



Attractive, functional. Construction is metal with 9'3" high concrete block end walls. Contains 14 dock-high bays. Ample parking and turning radius for trucks.

Warehouse has all necessary amenities including city water and electric.

Conveniently located off S. Combee Road, near U. S. Highway 98 South; Central to Lakeland, Bartow and Winter Haven.

Fast access to Highways 92, 98, I-4 and Polk Parkway (570). Interstate 4 links east-west Florida coasts and connects with north-south Interstate 75, U.S. 27, and I-95.

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](http://WWW.RUTHVENS.COM)

Joe P. Ruthven

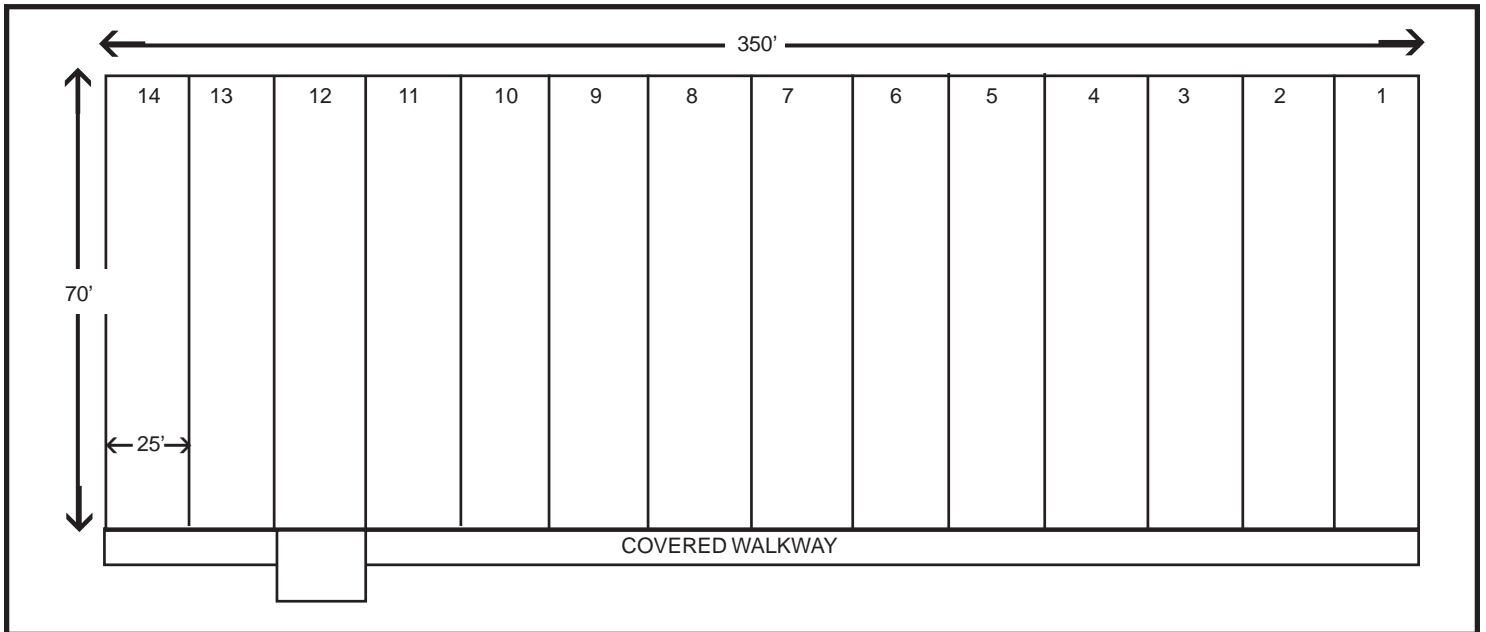
J. Greg Ruthven, CCIM

Joe L. Ruthven

Matt Ruthven, CCIM

## SPECIFICATIONS - 2610 Mine and Mill Road

- ◆ Building 350' x 70' - total area 24,500 sq. ft.
- ◆ Construction - metal with with block end walls
- ◆ Zoned general industrial
- ◆ Located in fire district
- ◆ 18' eave height
- ◆ 10' x 10' overhead doors
- ◆ Septic tank
- ◆ 10' ridge vent each bay
- ◆ Cross-dock building
- ◆ 14 bays - 70' x 25' - 1,750 sq. ft. each
- ◆ Natural gas available
- ◆ 5" reinforced concrete floor
- ◆ Overhead sprinkler system
- ◆ Covered walkway
- ◆ City water and electric
- ◆ 3-Phase electrical services available, and 227/480V, 120/240V, 120/208V



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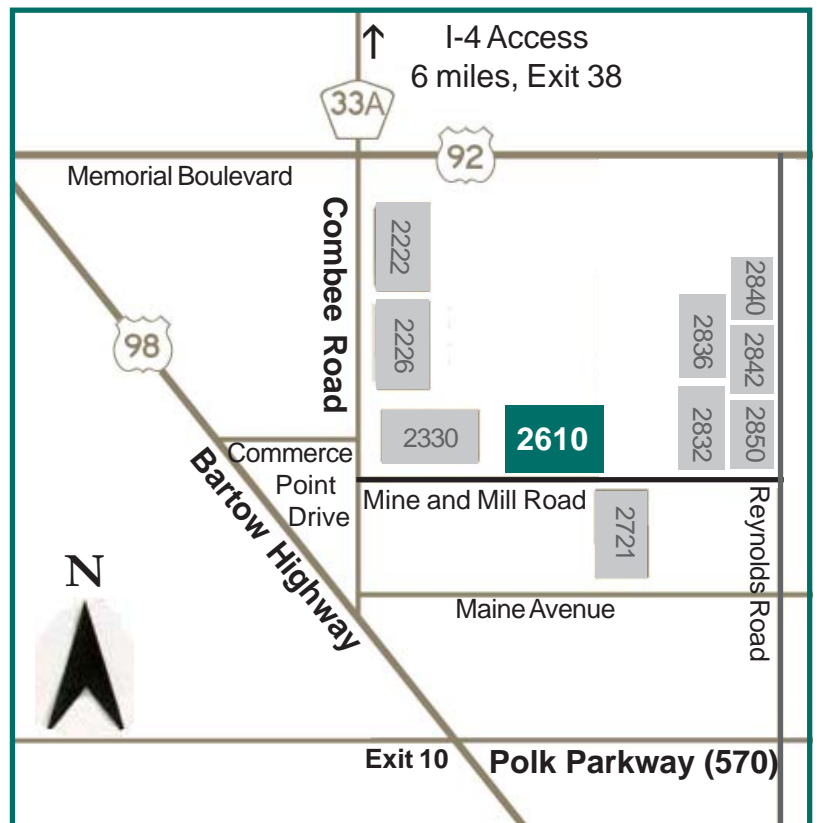
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