

2721 MINE AND MILL ROAD

RUTHVEN

LAKELAND, FLORIDA FOR LEASE - DISTRIBUTION WAREHOUSE

Industrial warehouse containing 41,400 square feet.
Half mile from Polk Parkway (570), Exit 10 with quick access to Interstate 4.



2721 Mine and Mill Road

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 17 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

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Joe P. Ruthven

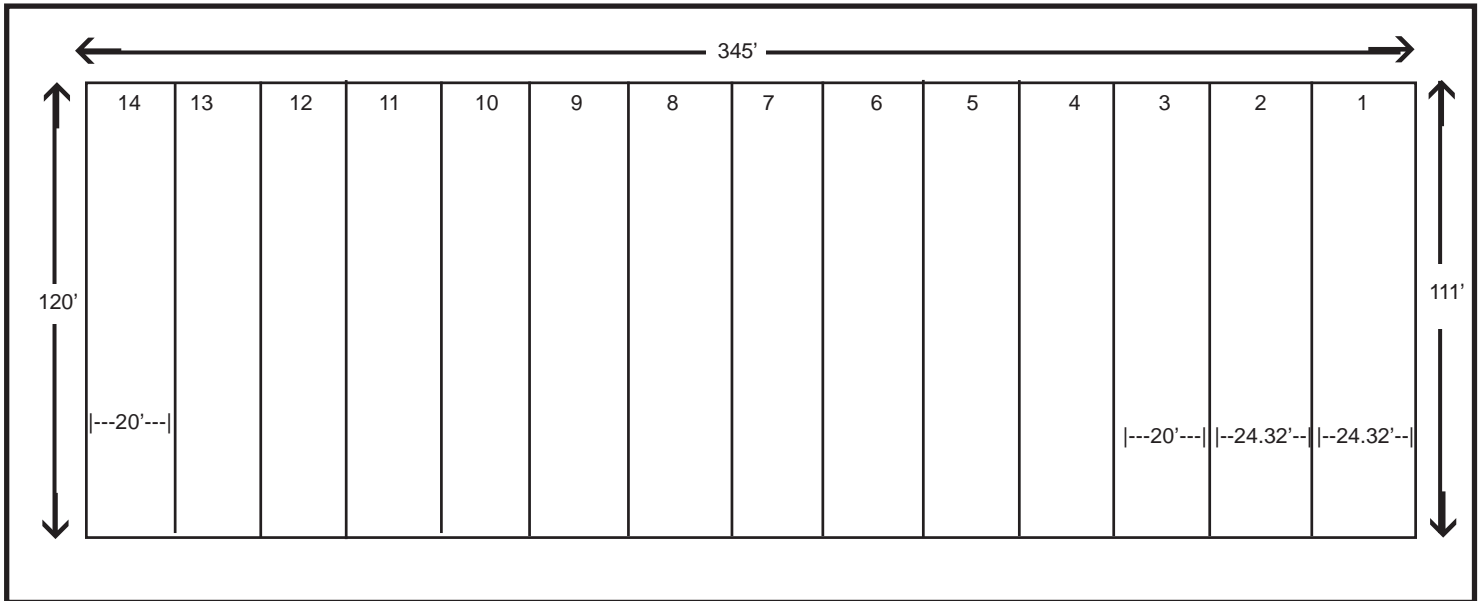
J. Greg Ruthven, CCIM

Joe L. Ruthven

Matt Ruthven, CCIM

SPECIFICATIONS - 2721 Mine and Mill Road

- ◆ Building 345' x 120' - total area 41,400 sq. ft.
- ◆ Construction - metal with with block end walls
- ◆ Zoned general industrial
- ◆ Located in fire district
- ◆ 16' eave height
- ◆ 10' x 10' overhead doors
- ◆ Septic tank
- ◆ 10' ridge vent each bay
- ◆ Dock-high building
- ◆ 17 bays - 120' x 20' - 2,400 sq. ft. each
- ◆ Natural gas available
- ◆ 5" reinforced concrete floor
- ◆ Overhead sprinkler system
- ◆ Fenced
- ◆ City water and electric
- ◆ 3-Phase electrical services available, and 227/480V, 120/240V, 120/208V



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