

2850 MINE AND MILL ROAD

# RUTHVEN

## LAKELAND, FLORIDA FOR LEASE - INDUSTRIAL WAREHOUSE

Industrial warehouse containing 10,000 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.



Central Location  
between  
Lakeland,  
Winter Haven,  
and Bartow

Construction is metal with concrete block end walls. Warehouse has all the necessary amenities.

Conveniently located off S. Combee Road, near US 98, Polk Parkway (570), with fast access to Interstate 4.

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

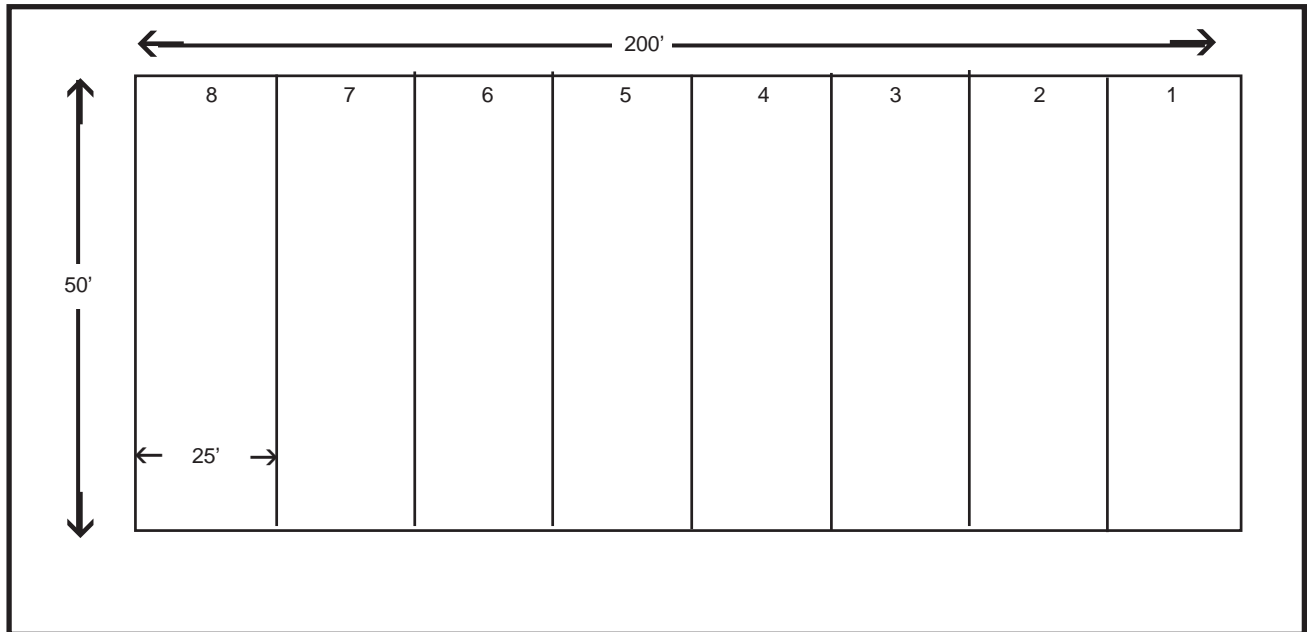
J. Greg Ruthven, CCIM

Joe L. Ruthven

Matt Ruthven, CCIM

## SPECIFICATIONS - 2850 Mine and Mill Road

- ◆ Building 200' x 50' - total area 10,00 sq. ft.
- ◆ Construction - metal with with block end walls
- ◆ Zoned general industrial
- ◆ Located in fire district
- ◆ 16' eave height
- ◆ 10' x 10' overhead doors
- ◆ City water and electric
- ◆ 8 bays - 50' x 25' - 1,250 sq. ft. each
- ◆ Natural gas available
- ◆ 5" reinforced concrete floor
- ◆ Overhead sprinkler system
- ◆ 10' ridge vent each bay
- ◆ Septic tank
- ◆ 3-Phase electrical services available, and 227/480V, 120/240V, 120/208V



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