

Ruthven Business Park II

3125 DRANE FIELD ROAD – LAKE LAND, FL



DISTRIBUTION / MANUFACTURING WAREHOUSE

***Approximately one-half mile from full interchange of the Polk
Parkway (570) Exit 4, only 4 miles to Interstate 4***

Dock high warehouse containing 92,800 square feet. May be leased in multiples of 3,200 square feet and used for office, warehousing and light manufacturing. The property provides ample truck parking in the rear and two rows of employee/customer parking out front.

Specifications

- 92,800 sq. ft. dock high building
- 3,200 sq. ft. minimum
- 10'x10' overhead doors
- 22' clear height
- Covered walkway
- Concrete block walls and stucco with steel frame construction
- Ample truck parking and turning radius
- ESFR fire sprinkler system
- T8 Lighting

41 Lake Morton Drive . P.O. Box 2420 Lakeland, FL
33806-2420

www.Ruthvens.com

**NEED WAREHOUSE
SPACE? CALL
THE RUTHVENS**

(863) 686-3173

**For More Information
Contact:**

**Greg Ruthven, CCIM
(863) 581-4639 cell
greg@ruthvens.com**

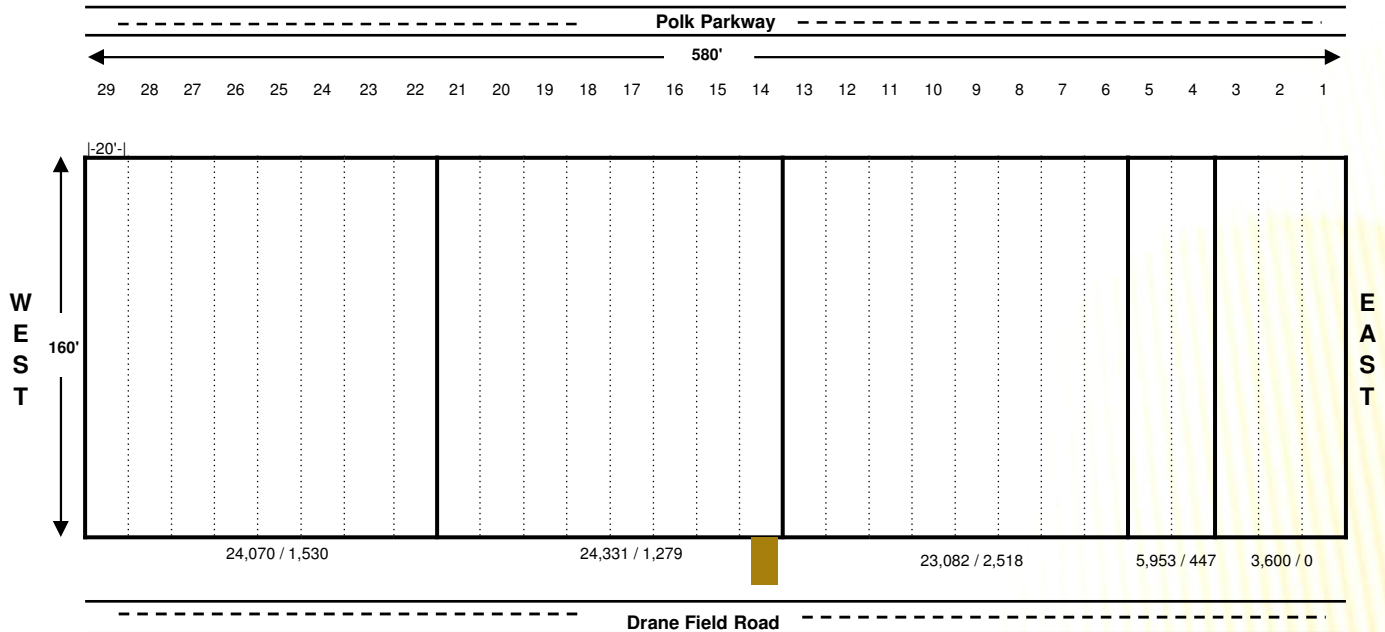
**Matt Ruthven, CCIM
(863) 581-4637 cell
mruthven@ruthvens.com**

**THE
Ruthvens**
*Leasing Warehouse Space for
Distribution & Manufacturing*

Ruthven Business Park II

3125 DRANE FIELD ROAD – LAKELAND, FL

We build more than warehouses... we build relationships!



DISTRIBUTION / MANUFACTURING WAREHOUSE

- Over 9½ million people live within a 100-mile radius of Lakeland
- Fast access to Highways 92, 98 and Polk Parkway (570)
- One-half mile from a full interchange of the Polk Parkway (570), Exit 4 and approximately 4 miles to Interstate 4

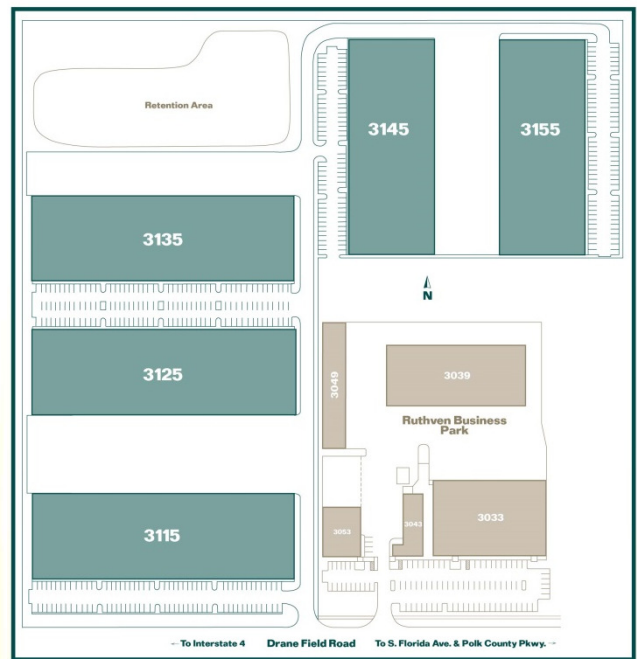
Call Today!

863-686-3173

www.Ruthvens.com

THE Ruthvens

*Leasing Warehouse Space for
Distribution & Manufacturing*



**Tampa is only 25 miles West and
Orlando is 45 miles East**

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