



### PROPERTY DESCRIPTION

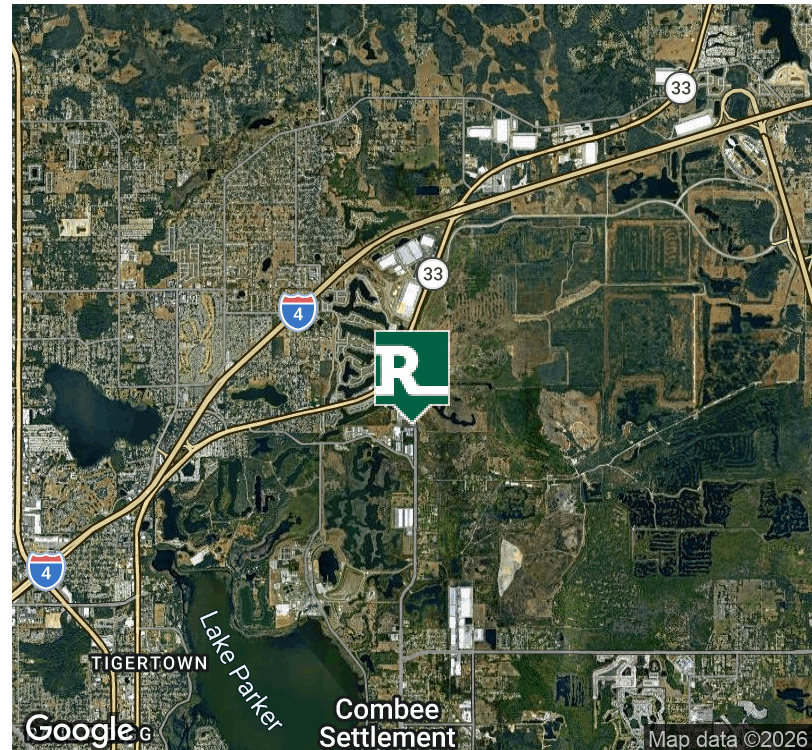
4960 E. Lakeland Commerce Parkway is a 31,500 SF dock-high warehouse in Lakeland, FL. This park is strategically located near I-4 and FL-33, 5 minutes to I-4 and 8 minutes to Florida Polytechnic University.

Units range in size from 7,000-10,500 SF. Exterior walls are block and metal, electrical service is 120/240V, 3-Phase, total of 29 parking spaces (0.9/1,000 SF), and 22' clear height.

The property is located only 2.5 miles to a full interchange of I-4 at exit 38, 7.2 miles to Polk Parkway and 7.3 miles to downtown Lakeland.

### PROPERTY HIGHLIGHTS

- 31,500 SF Dock- High Warehouse
- 7,000 - 10,500 SF Unit Sizes
- 22' Clear Height, 10' x 10' Overhead Doors
- Only 2.5 miles to a full interchange on I-4














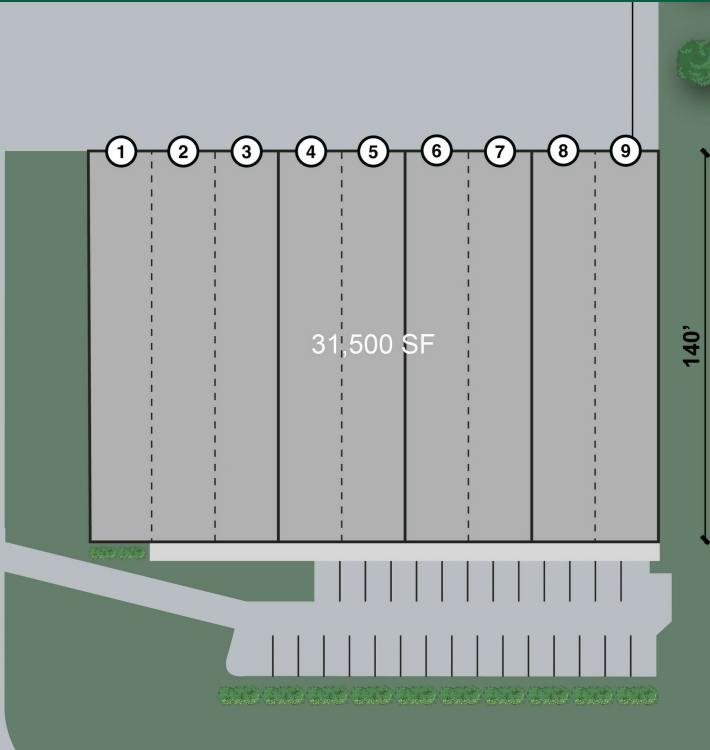
LAKELAND IS AN IDEAL LOCATION  
FOR DISTRIBUTION

11 million people within 100 miles  
21 million people within 200 miles

Need Warehouse Space?  
Call the Ruthvens!

## OFFERING SUMMARY

 Dock High Doors: <b>10' x 10'</b>	 Exterior Walls: <b>Block and Metal</b>
 Clear Height: <b>22'</b>	 Sprinklers: <b>Yes</b>
 Building Size: <b>31,640 SF</b>	 Water: <b>Yes</b>
 Column Spacing: <b>50' x 70'</b>	 Power: <b>120/240V, 1-Phase</b>
 Parking Spaces: <b>29</b>	 Ramp Access: <b>1</b>
	 Security Cameras: <b>Yes</b>



## COMPANY HISTORY

The Ruthvens, Central Florida's warehouse specialists, have decades of expertise in industrial, manufacturing and distribution warehouse space, with a total capacity of over 5 million square feet. Our properties are located along the I-4 corridor between Tampa to Orlando. This location provides quick access to all major north, south, east, and west highways allowing for regional or state-wide distribution across Florida.

The Ruthvens are a 3rd generation, family-run company, dating back to 1957. We own and manage over 90 buildings with decisions made quickly to allow your business to move forward and grow. We also represent an additional 30 properties to provide additional flexibility for Central Florida businesses. Our customers can expand with us at any time during their lease term. Our unique scale and new development focus allow us to easily accommodate your business' growth. Whether you need 1,000 square feet or 200,000 square feet, we are ready to be your long-term real estate partner in Central Florida.

## LEASING CONTACTS



### MATT RUTHVEN, CCIM

Vice President of Leasing  
mruthven@ruthvens.com  
863.581.4637



### BRANDON CLARK

President  
bclark@ruthvens.com  
863.450.9540



### JAKE SCHNIER, MBA

Sales & Leasing Associate  
jschnier@ruthvens.com  
561.706.6299

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We build more than warehouses  
**We Build Relationships!**