



PROPERTY DESCRIPTION

1030 Pace Center Drive is a 104,084 SF dock-high warehouse under construction in Auburndale, FL. Expected completion in April 2026. This building is located near I-4, the Polk Parkway, FL-33, and Florida Polytechnic University.

Minimum square footage is 5,460 SF up to 43,852 SF. Exterior walls are tilt-wall, individual electrical services are 400-800 amps, 277/480V, 3-phase, with 24' clear height, 52' column spacing, and a total of 177 parking spaces (1.7/1,000 SF).

The property is located only 0.3 miles to the Polk Parkway, 2.2 miles to I-4 and 1.7 miles to Florida Poly. The property is immediately north of SunTrax, with other major companies nearby including Hyundai, MedLine, Wal-Mart, Amazon and Saddle Creek.

OFFERING SUMMARY

Units SF:	5,460 - 43,852 SF
Building Size:	104,084 SF
Clear Height:	24'
Dock-High Doors:	10' x 10' (49) 12' x 14' (2)
Ramp Doors:	12' x 14' (7)
Security Cameras:	Web-Accessible
Sprinkler System:	ESFR
Power:	400-800A, 277/480V 3-Phase
Column Spacing:	52'
Exterior Material:	Tilt-Wall
Car Parking Spaces:	177 (1.7/1,000 SF)
Zoning:	IPUD – Industrial
Utilities:	City Water, Sewer

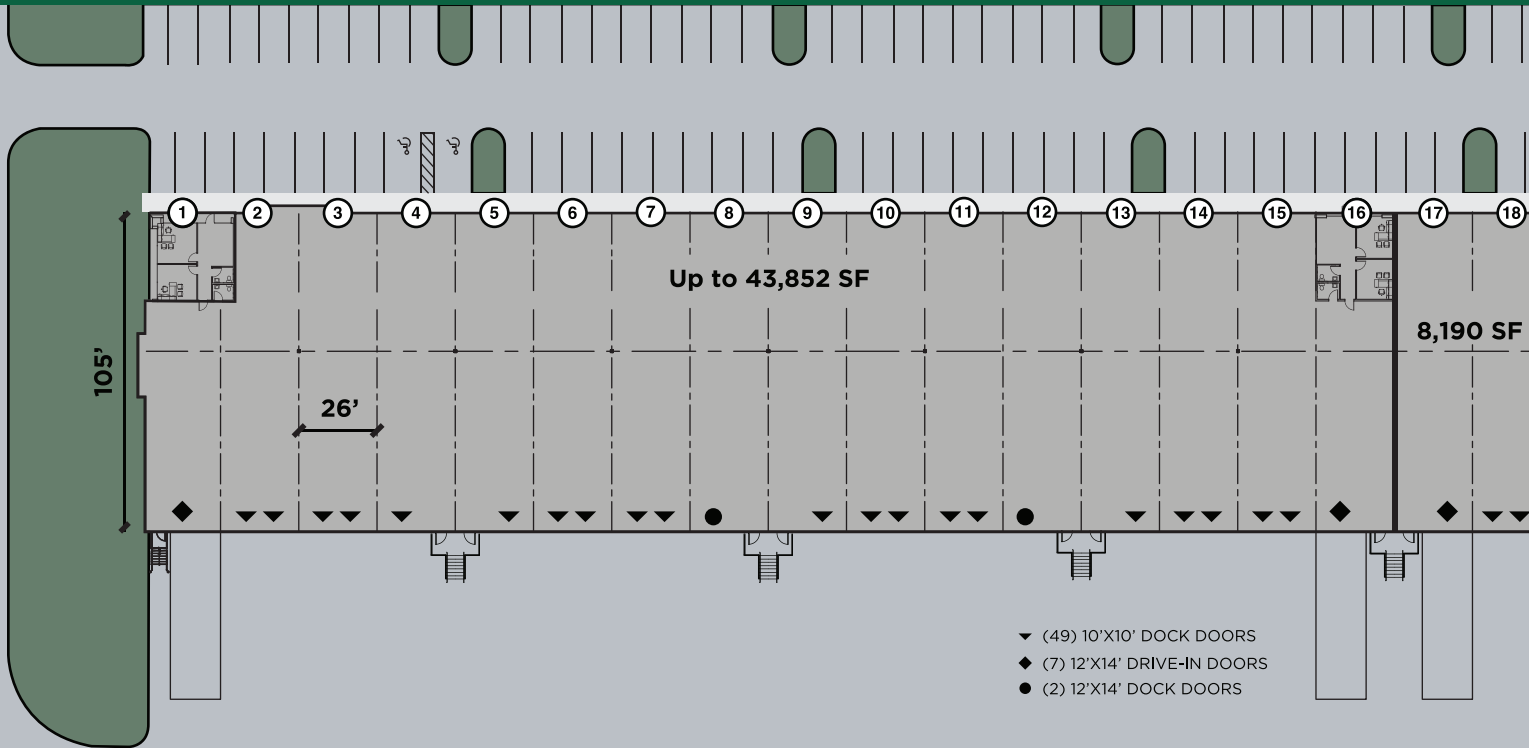
POLK COUNTY IS AN IDEAL LOCATION
FOR DISTRIBUTION

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

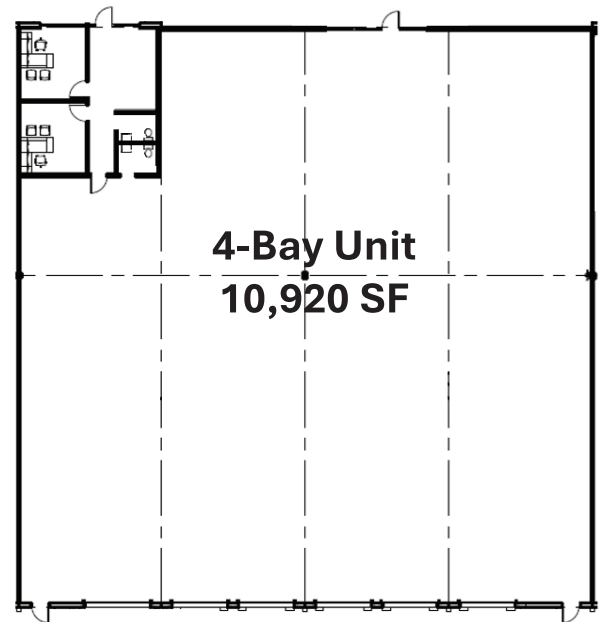
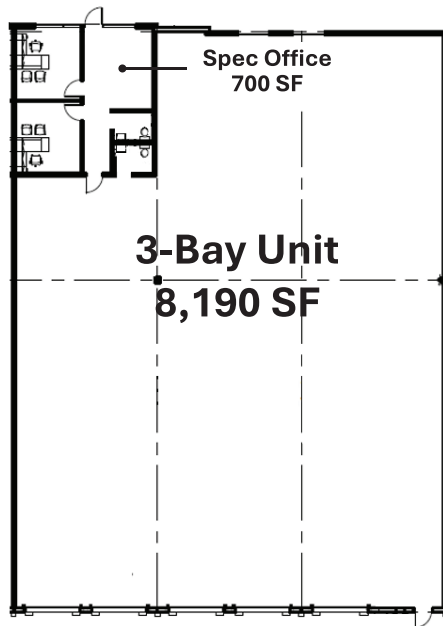
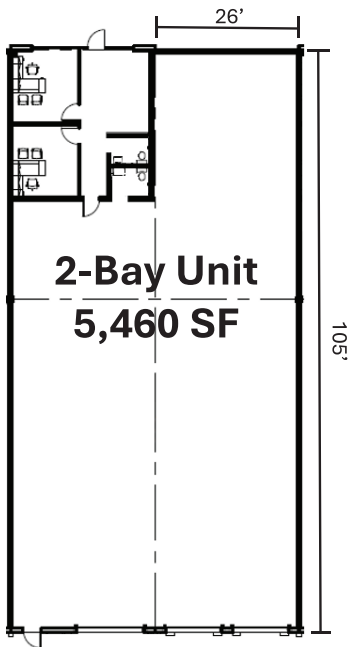
DEVELOPED BY:

THE Ruthvens

INTERSECT
DEVELOPMENT GROUP

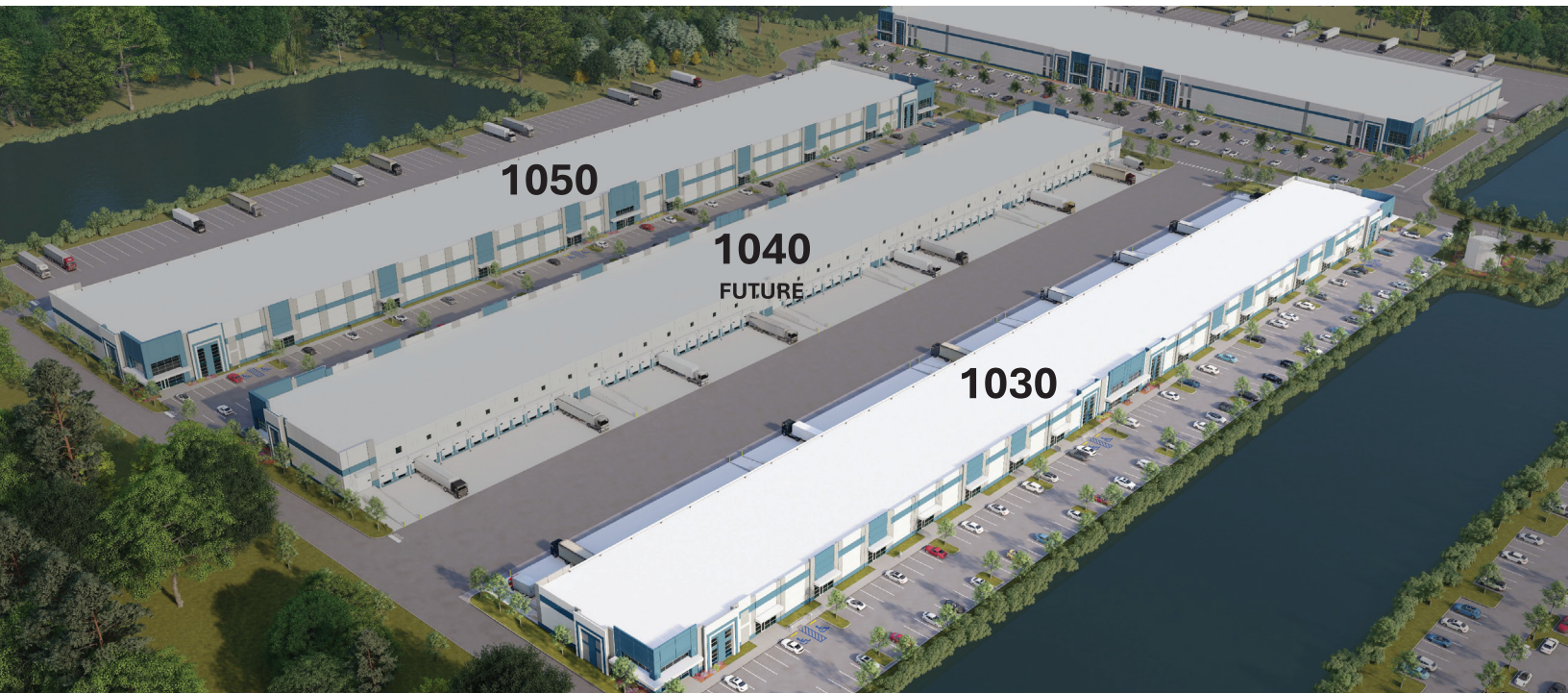
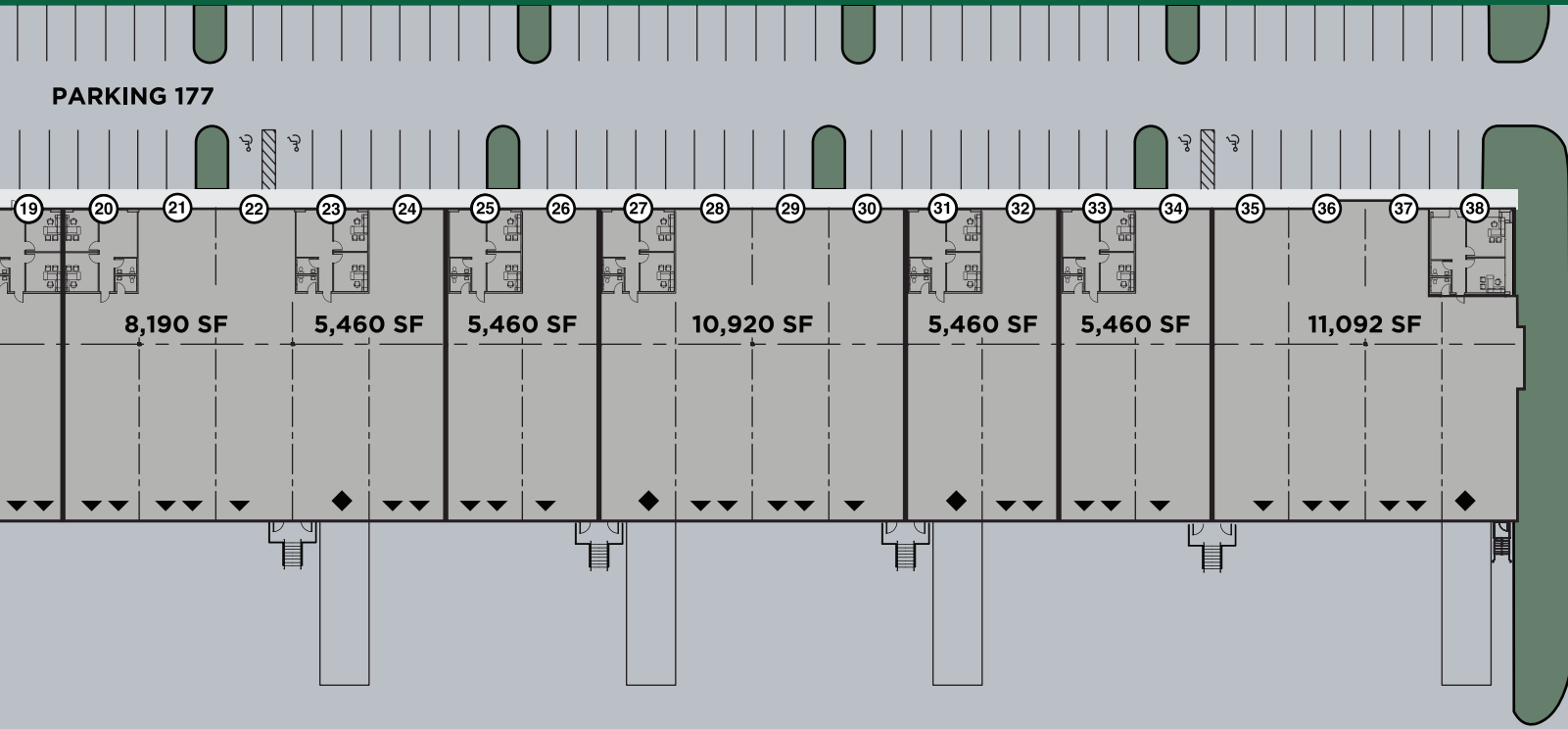


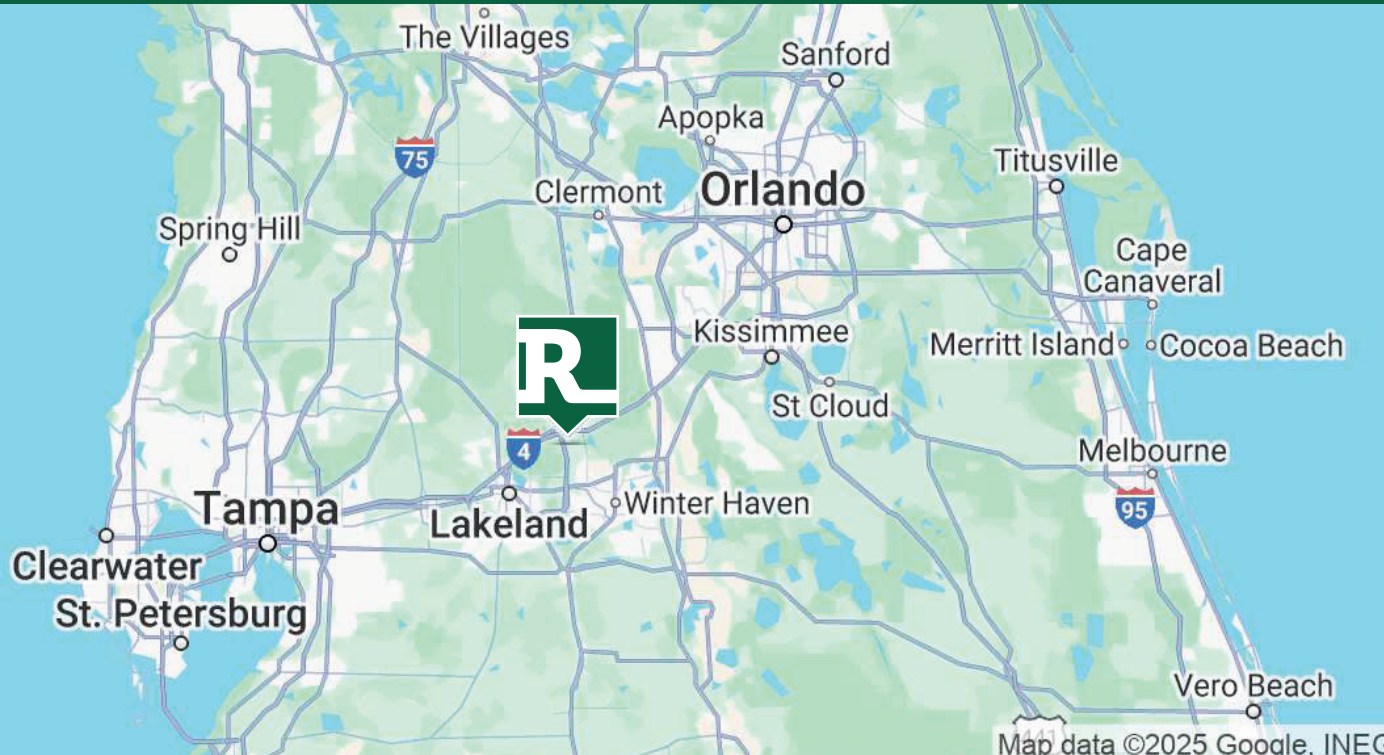
Model Spaces For Lease



1030 PACE CENTER DRIVE AUBURNDALE, FL 33823

FOR LEASE





COMPANY HISTORY

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

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

LEASING CONTACTS



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POLK COUNTY IS AN IDEAL LOCATION
FOR DISTRIBUTION

30 miles to Orlando
40 miles to Tampa

**Need Warehouse Space?
Call the Ruthvens!**