



### PROPERTY DESCRIPTION

3535 Reynolds Rd is a 12,000 SF ground-level warehouse in Lakeland, FL. Units range in size from 1,250 - 2,500 SF. Exterior walls are block and metal, electrical service is 120/208V, 3-Phase, 12' x 12' overhead doors, with 16' clear height.

Located only 3 minutes to an interchange of Polk Parkway and Hwy 98 S. Only 30 miles to Tampa and 40 miles to Orlando.

### PROPERTY HIGHLIGHTS

- 12,000 SF Ground-Level Warehouse in Lakeland, FL
- 1,250 - 2,500 SF Units
- 120/208V 3-Phase Power, 16' Clear Height, 12' x 12' Overhead Doors
- Only 3 Minutes to Interchange of Polk Parkway and US Hwy 98 S

### OFFERING SUMMARY

Units SF:	1,250 - 2,500 SF
Building Size:	12,000 SF
Clear Height:	16'
Sprinkler System:	Wet
Power:	120/208V, 3-Phase
Ground-Level Doors:	12' x 12'
Exterior Material:	Block & Metal
Zoning:	BPC-1X
Utilities:	City Water, Septic

### DEMOGRAPHICS **15 MILES** **30 MILES** **60 MILES**

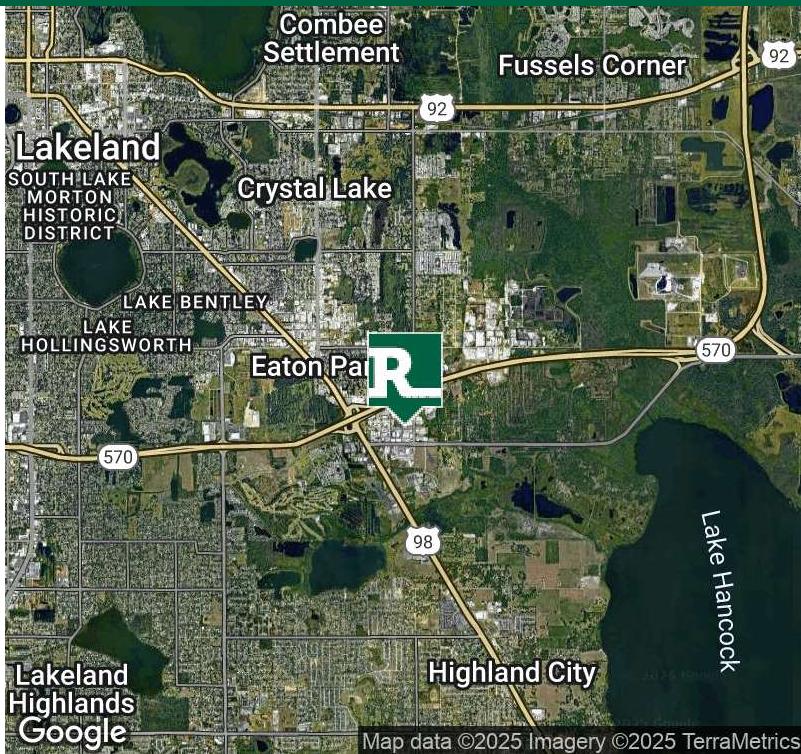
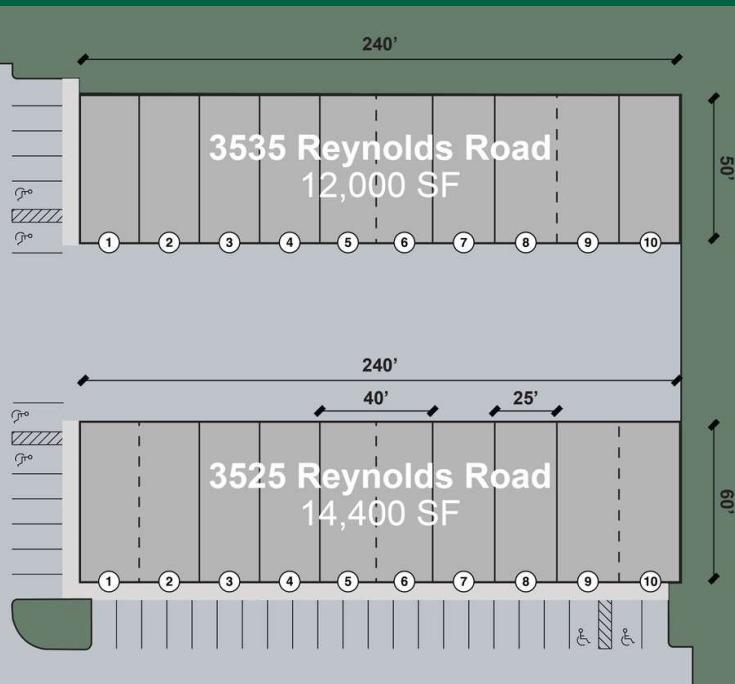
Total Households	216,434	578,570	2,627,317
Total Population	572,280	1,558,163	6,697,541
Average HH Income	\$85,742	\$93,014	\$98,393



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!



### 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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11 million people within 100 miles  
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We build more than warehouses  
We Build Relationships!