



PROPERTY DESCRIPTION

3705 US Hwy 98 S is a 33,000 SF Dock-High warehouse in Lakeland, FL. Units range in size from 2,500-12,500 SF. Exterior walls are block and metal, electrical service is 120/208V 3-Phase, total of 57 parking spaces (1.7/1,000 SF), and 14' clear height.

This property is located off full interchange of US Hwy 98 and the Polk Parkway. Only 8.5 miles to Lakeland Linder International Airport. 12 minutes to I-4 for easy access to Tampa and Orlando. Only 5.5 miles to downtown Lakeland and 12.5 miles to downtown Winter Haven to access a strong demographic and workforce.

OFFERING SUMMARY

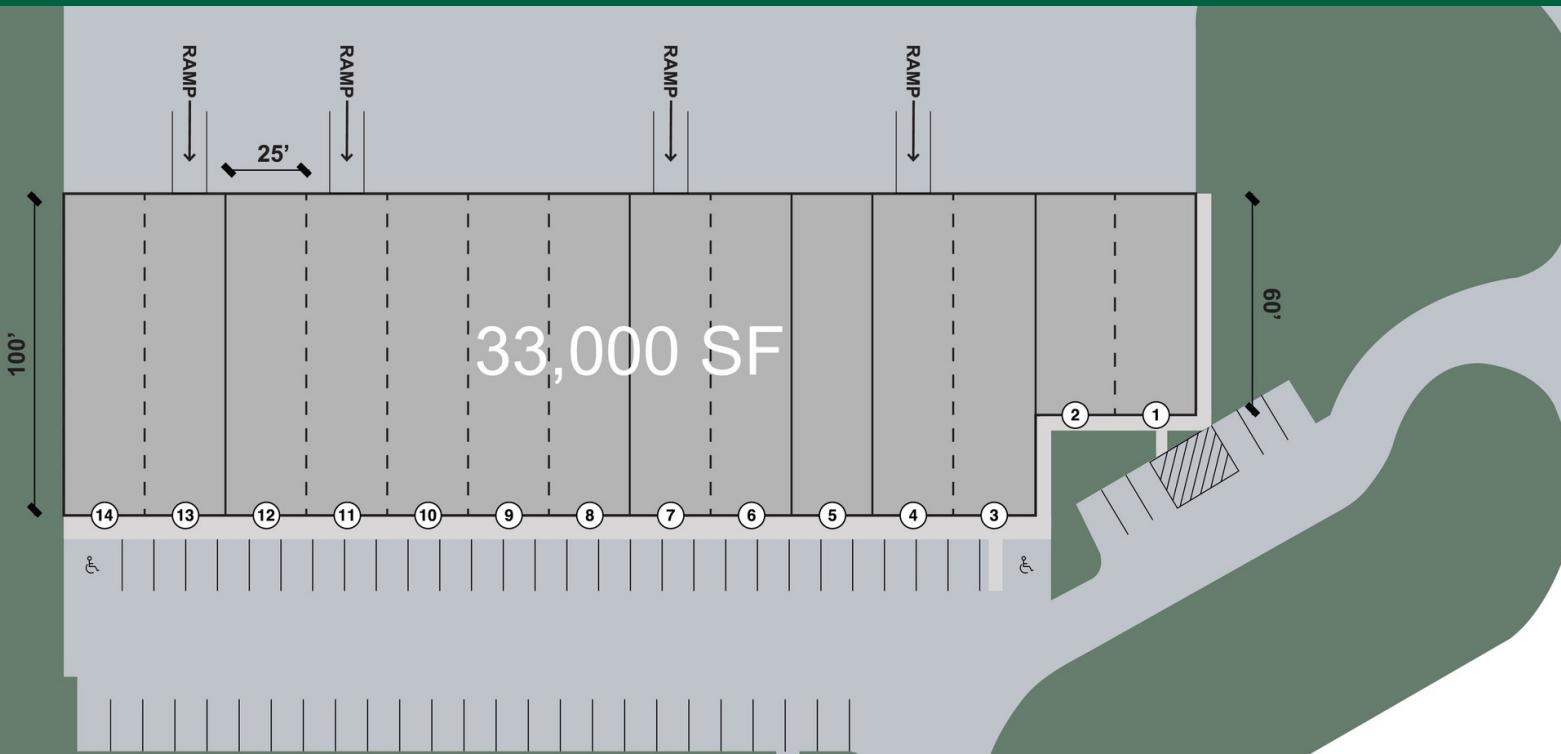
Units SF:	2,500 - 12,500 SF
Building Size:	33,000 SF
Clear Height:	14'
Dock-High Doors:	10' x 10'
Electric:	120/208V, 3-Phase
Exterior Walls:	Block and Metal
Bays:	14
Bay Widths:	25' x 100'
Car Parking Spaces:	57 (1.7/1,000 SF)
Avg. Annual Daily Traffic Ct.	45,500
Utilities:	City Water / Septic
Zoning:	BPC-1 (Polk County)



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. 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 and 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 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 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 warehouse partner in Central Florida.

LEASING CONTACTS



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LAKELAND IS AN IDEAL LOCATION
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11 million people within 100 miles
21 million people within 200 miles

We build more than warehouses
We Build Relationships!