



PROPERTY DESCRIPTION

5101 Gateway Blvd. is a 75,000 SF dock-high warehouse in Lakeland, FL. This park is strategically located near I-4, the Lakeland airport, Polk Parkway, Publix HQ and Amazon.

Units range in size from 6,000-30,000 SF. Exterior walls are block and metal, electrical service is 120/208V, 3-Phase, total of 84 parking spaces (1.1/1,000 SF), with 22' clear height and column spacing of 40' x 75'.

The property is in the industrial hub of the Lakeland Linder International Airport area. Easy access to Polk Parkway and I-4, 8.3 miles to downtown Lakeland. Its location between County Line Rd and S Florida Ave provides access to a strong demographic and workforce.

OFFERING SUMMARY

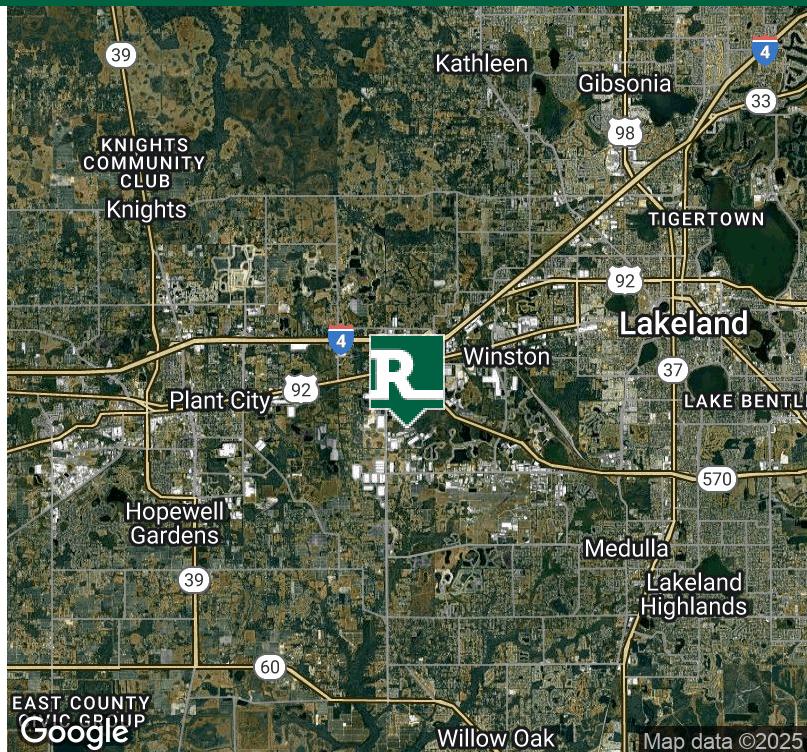
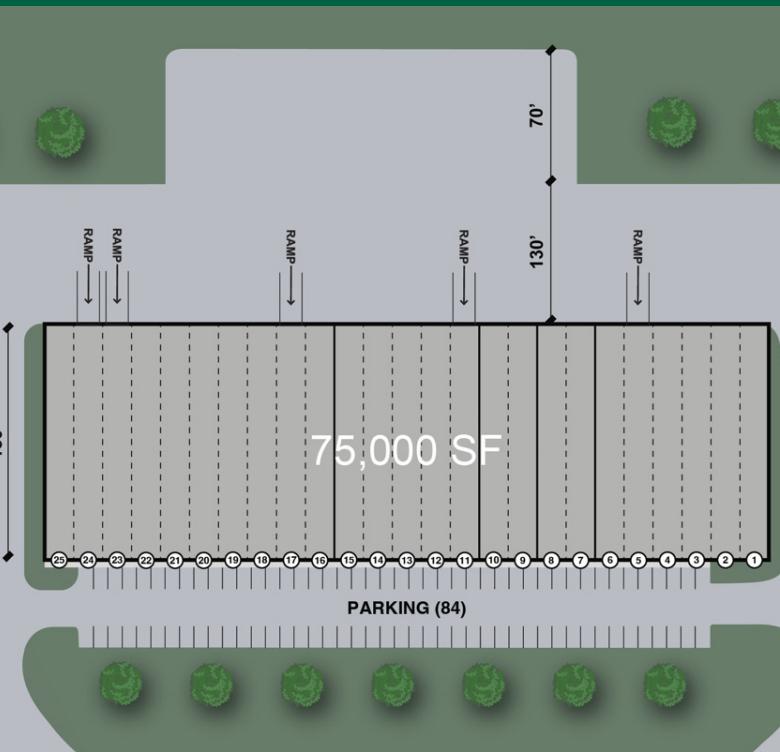
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|-------------------------|------------------------|
| Building Size: | 75,000 SF |
| Units SF: | 6,000 - 30,000 |
| Dock High Doors: | 25 (10' x 10') |
| Clear Height: | 22' |
| Truck Court: | 130' |
| Sprinkler System: | Yes- ESFR |
| Parking Spaces: | 82 (1.1/1,000 SF) |
| Power: | 120/208V, 3-Phase |
| Truck/ Trailer Parking: | Add'l Spaces Available |
| Zoning: | PUD Industrial |
| Utilities: | City Water / Sewer |



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 or 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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LAKELAND IS AN IDEAL LOCATION
FOR DISTRIBUTION

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

We build more than warehouses
We Build Relationships!