

# Ruthven Business Park

## 5201 GATEWAY BOULEVARD – LAKELAND, FL



### ***DISTRIBUTION / MANUFACTURING WAREHOUSE***

*Only 1.8 miles from full interchange of Interstate 4 at Exit 25*

Dock high warehouse containing 104,000 square feet. May be leased in multiples of 2,600 square feet. The property provides ample truck/trailer parking in the rear. All necessary amenities including city sewer, water and electric. Prominent neighbors include Publix, Amazon.com, Philips Feed & Pet Supply, O'Reilly Auto Parts and Save-A-Lot.

#### ***Specifications***

- 104,000 sq. ft. dock high building
- 5,200 sq. ft. minimum
- Covered walkway
- 10'x10' overhead doors
- 24' eave height
- Concrete block and stucco with steel frame
- Truck court 130 feet deep
- ESFR fire sprinkler system

41 Lake Morton Drive . P.O. Box 2420 Lakeland, FL  
33806-2420

[www.Ruthvens.com](http://www.Ruthvens.com)

**THE  
Ruthvens**

*Leasing Warehouse Space for  
Distribution & Manufacturing*

**NEED WAREHOUSE  
SPACE? CALL  
THE RUTHVENS**

**(863) 686-3173**

**For More Information  
Contact:**

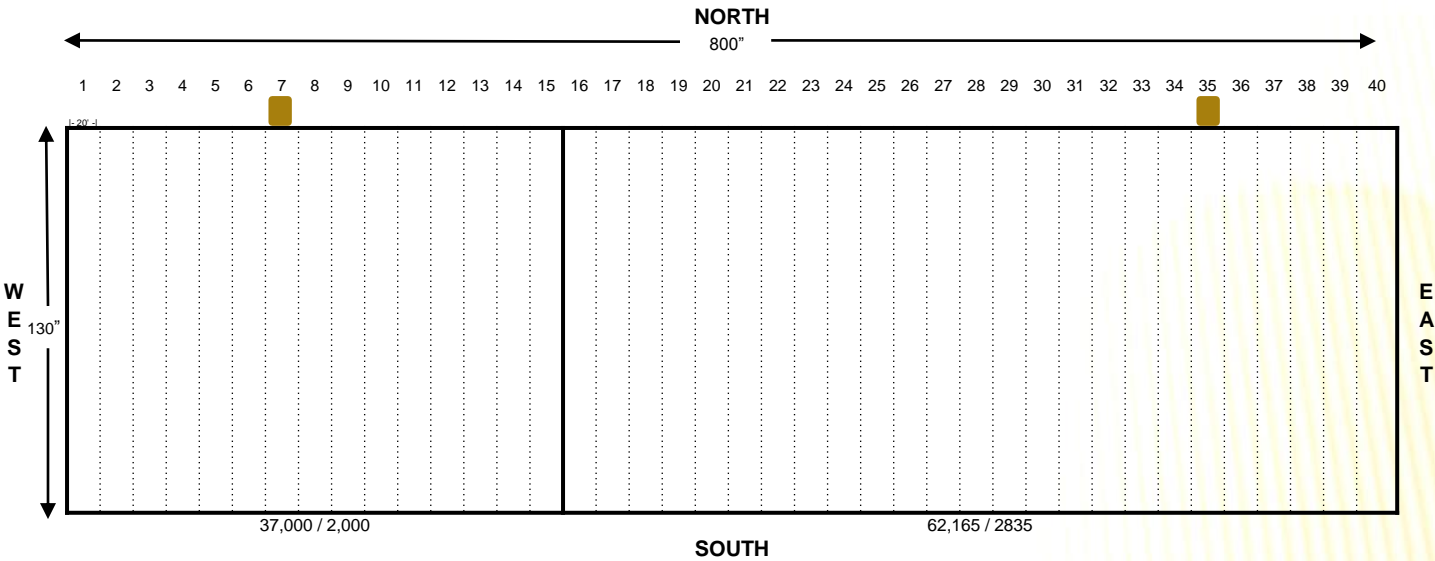
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## 5201 GATEWAY BOULEVARD – LAKELAND, FL

*We build more than warehouses... we build relationships!*



### *DISTRIBUTION / MANUFACTURING WAREHOUSE*

- Over 9½ million people live within a 100-mile radius of Lakeland
- Fast access to Highways 92, and Polk Parkway (570)
- Only two minutes from a full interchange at Interstate 4 / County Line Rd (Exit 25)

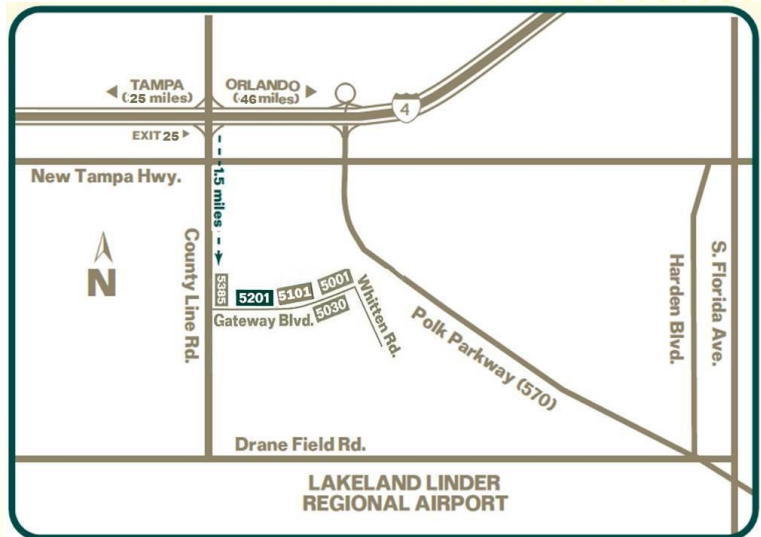
***Call Today!***

***863-686-3173***

***www.Ruthvens.com***

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Ruthvens**

*Leasing Warehouse Space for  
Distribution & Manufacturing*



*Tampa is only 25 miles West and  
Orlando is 46 miles East*

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