



PROPERTY DESCRIPTION

5030 Gateway Blvd. is an 45,600 SF dock-high warehouse in Lakeland, FL. This park is strategically located near I-4, the Lakeland Linder International Airport, Polk Parkway, Publix HQ and Amazon.

Units range in size from 7,200–26,400 SF. Exterior walls are block and metal, total of 71 parking spaces (1.1/1,000 SF), with 22' clear height and column spacing of 40' x 60'. ESFR Sprinkler System, and web-accessible security cameras.

The property is in the industrial hub of the Lakeland Linder International Airport area. Only 6 minutes to I-4, and 8 minutes to the Polk Parkway. Its location between County Line Rd and S Florida Ave provides access to a strong demographic and workforce.

OFFERING SUMMARY

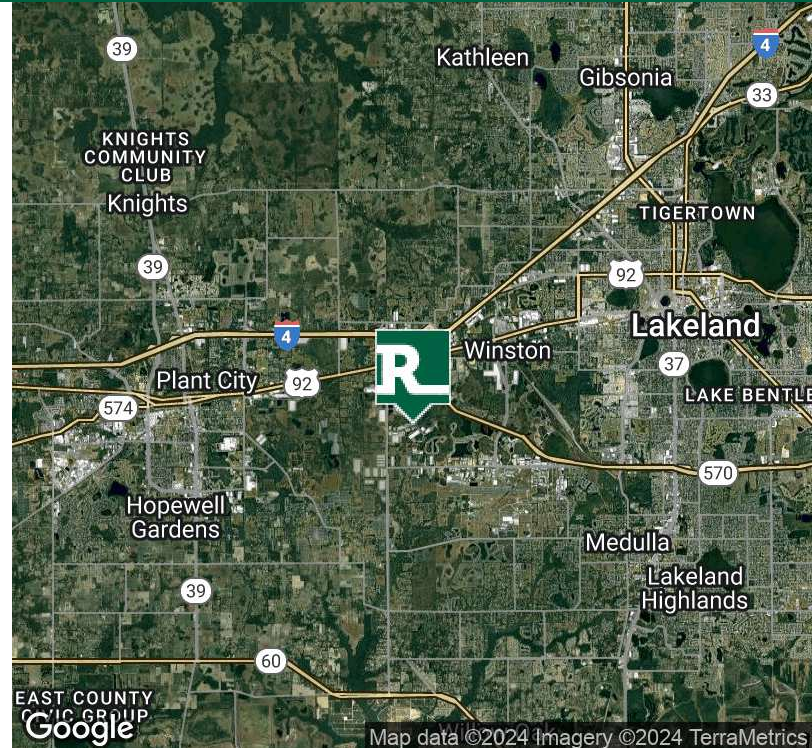
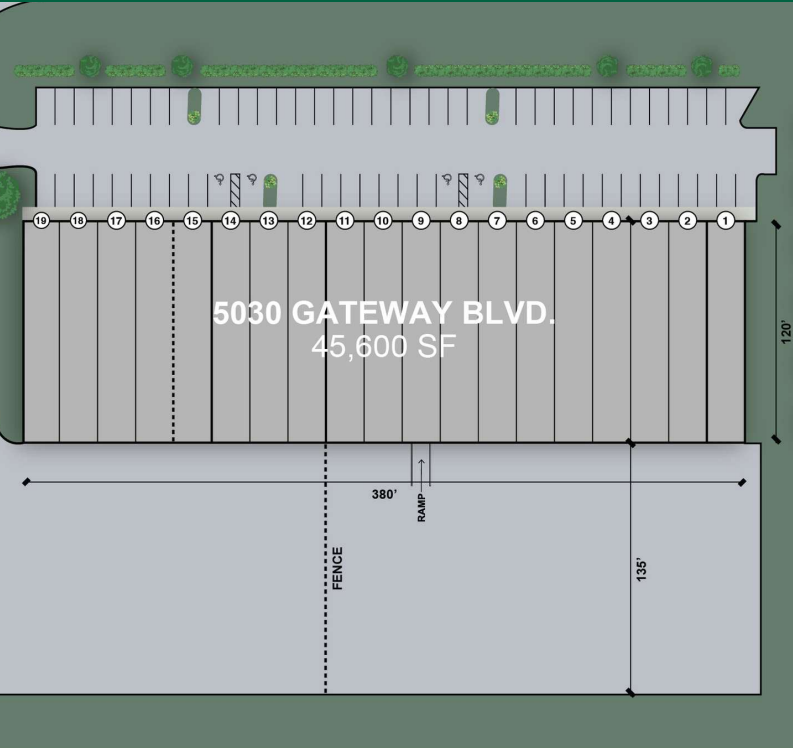
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|---------------------|---|
| Units SF: | 7,200 - 26,400 SF |
| Building Size: | 45,600 SF |
| Clear Height: | 22' |
| Dock-High Doors: | 10' x 10' |
| Security Cameras: | Web-Accessible |
| Sprinkler System: | ESFR |
| Electric: | #1-11: 120/208V, 800A, 3p #12-19: 120/240V, 200A, 3p |
| Column Spacing: | 40' x 60' |
| Exterior Material: | Block and Metal |
| Car Parking Spaces: | 71 (1.6/1,000 SF) |
| Truck Court Depth: | 130' |
| Zoning: | IND |
| 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 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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We build more than warehouses
We Build Relationships!