



PROPERTY DESCRIPTION

3810 Drane Field Rd is a 78,000 SF dock-high warehouse in Lakeland, FL. This building is strategically located near I-4, the Lakeland airport, Polk Parkway, Publix HQ and Amazon.

Units range in size from 5,200 - 10,400 SF. Exterior walls are tilt-wall, electrical service is 120/208V, 3-Phase, total of 103 parking spaces (1.3/1,000 SF), with 21' clear height.

The property is located in the industrial hub of the Lakeland Linder International Airport area. Easy access to Polk Parkway, I-4, and Hwy 92. Only 3 minutes to Polk Parkway, and 4.7 miles to I-4. Its location between County Line Rd and S Florida Ave provides access to a strong demographic and workforce.

OFFERING SUMMARY

Units SF:	5,200 - 10,400 SF
Building Size:	78,000 SF
Clear Height:	21'
Dock-High Doors:	10' x 10'
Ramp Doors:	10' x 10'
Sprinkler System:	ESFR
Electric:	120/208V, 3-Phase
Exterior Material:	Tilt-Wall
Car Parking Spaces:	103 (1.3/1,000 SF)
Truck/ Trailer Parking:	Add'l Spaces Available
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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LAKELAND IS AN IDEAL LOCATION
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11 million people within 100 miles
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We build more than warehouses
We Build Relationships!