



PROPERTY DESCRIPTION

3928 Anchuca Drive is a 22,400 SF ground-level warehouse in Lakeland, FL. It is strategically located near I-4, the Polk Parkway, the Lakeland Airport, Amazon and Publix HQ.

Units range in size from 1,120-2,240 SF. Electrical service is 120/208V 3-Phase, 12' x 12' overhead doors, 18' clear height, total of 34 parking spaces (1.5/1,000 SF).

The property is in the industrial hub of the Lakeland Linder International Airport. Only 6 minutes to Polk Parkway, 9 minutes to I-4 and Hwy 92. Between County Line Rd and S Florida Ave to access a strong demographic and workforce.

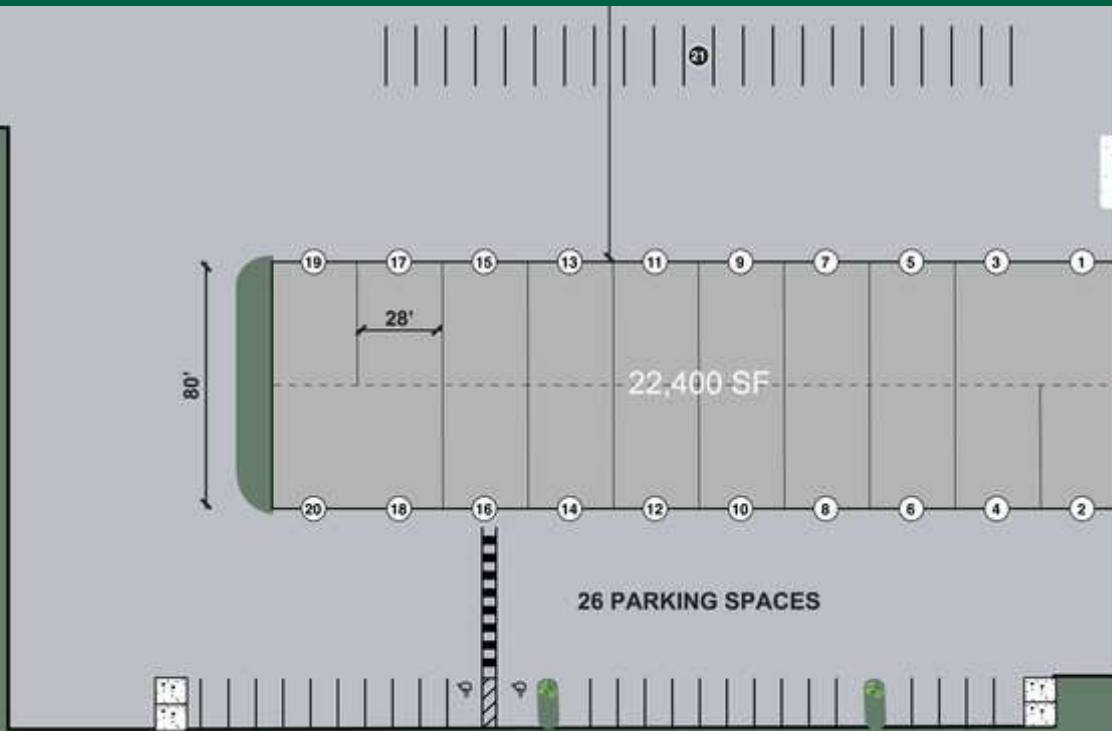
OFFERING SUMMARY

Building Size:	22,400 SF
Units SF:	1,120-2,240 SF
Clear Height:	18'
Overhead Doors:	12' x 12'
Car Parking Spaces:	34 (1.5/1,000 SF)
Power:	120/208V, 3-Phase
Fire Sprinklers:	ESFR
Security Cameras:	Yes- Web Accessible
Zoning:	Industrial (I-2)
Utilities:	City Water / City 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. 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



MATT RUTHVEN, CCIM

Vice President of Leasing
mruthven@ruthvens.com
863.581.4637



JAKE SCHNER, MBA

Sales & Leasing Associate
jschnner@ruthvens.com
561.706.6299



BRANDON CLARK

President
bclark@ruthvens.com
863.450.9540



ALEX DELANNOY, MICP

Vice President of Brokerage
adelannoy@ruthvens.com
863.224.6915



LAKELAND IS AN IDEAL LOCATION
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We build more than warehouses
We Build Relationships!