



### PROPERTY DESCRIPTION

3900 County Line Road is a 156,000 Sq Ft dock-high warehouse completed January 2025 in Lakeland, FL. This property is located on the corner of County Line Road and Drane Field Road, with one right turn to I-4 (Exit 25).

Exterior walls are tilt-wall, electrical service is 277/480V & 120/208V 3-Phase with a total of 135 car parking spaces (0.9/1,000 SF) and 56 additional truck parking spaces. 30' clear height, ESFR sprinkler system, web-accessible security cameras and LED lighting.

This property is located in the industrial hub of the Lakeland Linder International airport. Only 2.8 miles to I-4 and 3.2 miles to Polk Parkway. Between County Line Rd and S Florida Ave to provide a strong demographic and workforce.

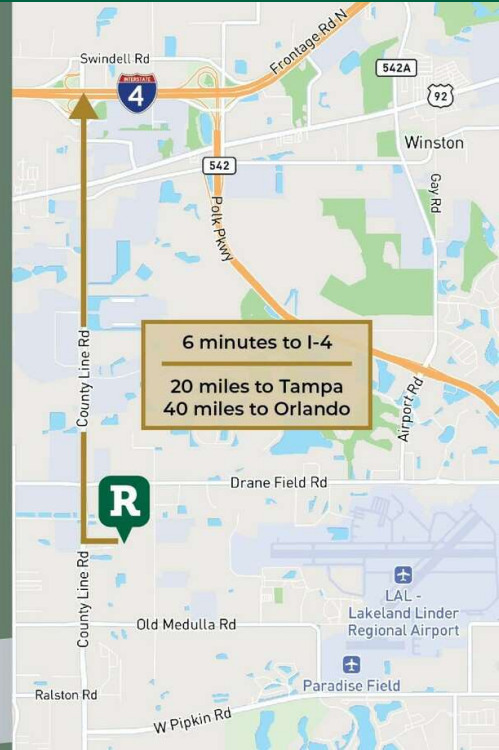
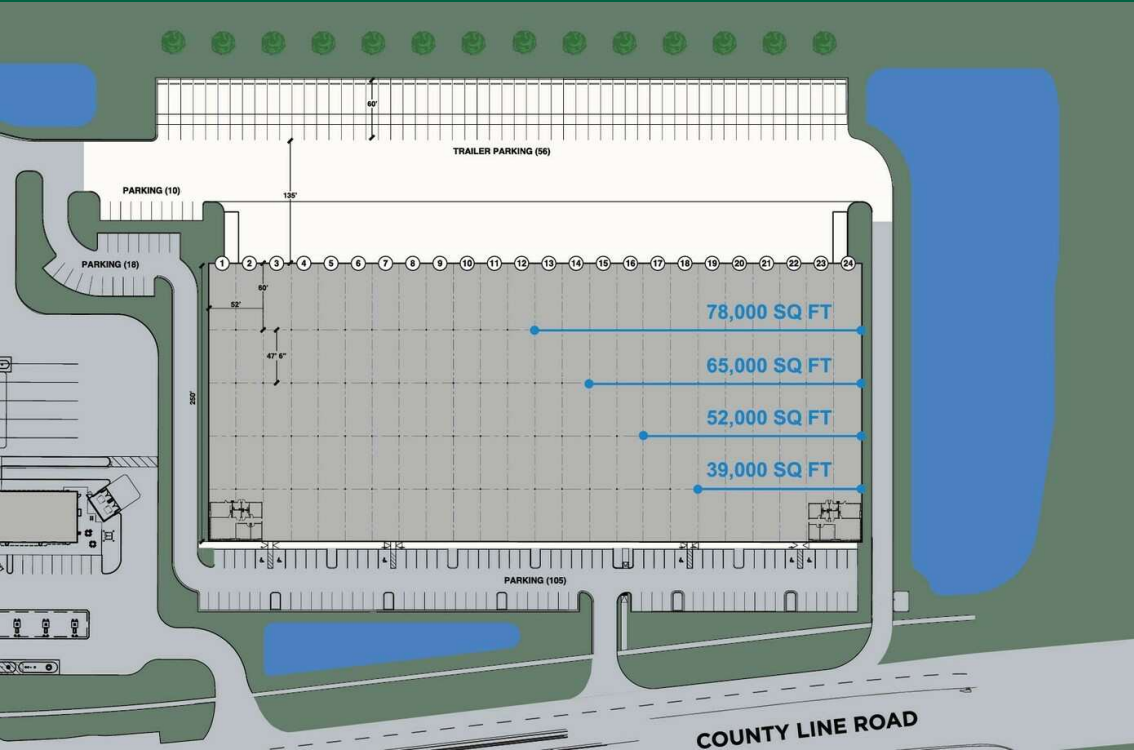
### OFFERING SUMMARY

Building Size:	156,000 SF
Minimum SF:	39,000 SF
Bay Dimensions:	26'x250'
Clear Height:	30'
Dock High Doors:	10'x10'
Ramp Doors:	12'x14'
Fire Sprinkler System:	ESFR
Security Cameras:	Yes
Electric:	Bay 1: 400A, 277/480V, 3p Bay 24: 800A, 277/480V, 3p
Lighting:	LED
Car Parking:	135 Spaces
Truck/ Trailer Parking:	56 Add'l Spaces
Utilities:	City Water / Sewer

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FOR DISTRIBUTION

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

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## 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 to 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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