



PROPERTY DESCRIPTION

3525 Reynolds Road is a 14,400 SF ground-level warehouse in Lakeland, FL. Units range in size from 1,500 - 3,000 SF. Exterior walls are block and metal, electrical service is 120/208V 3-Phase, total of 28 parking spaces (1.9/1,000 SF), and 16' clear height.

Located off interchange of Polk Parkway Exit 10 and Hwy 98. Easy access to Tampa and Orlando. Only 8.7 miles to Lakeland Linder International Airport, 5.7 miles to downtown, 11.5 miles to downtown Winter Haven to access strong demographic and workforce.

PROPERTY HIGHLIGHTS

- 14,400 SF Ground-Level Warehouse in Lakeland, FL
- 1,500 - 3,000 SF Units Sizes
- 120/208V, 3-Phase Power, 16' Clear Height

OFFERING SUMMARY

Units SF:	1,500 - 3,000 SF
Building Size:	14,400 SF
Clear Height:	16'
Ground-Level Doors:	12' x 12'
Sprinkler System:	Wet
Power:	120/208V, 3-Phase
Exterior Material:	Block & Metal
Car Parking Spaces:	28 (1.9/1,000 SF)
Zoning:	BPC-1X
Utilities:	City Water, Septic

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!

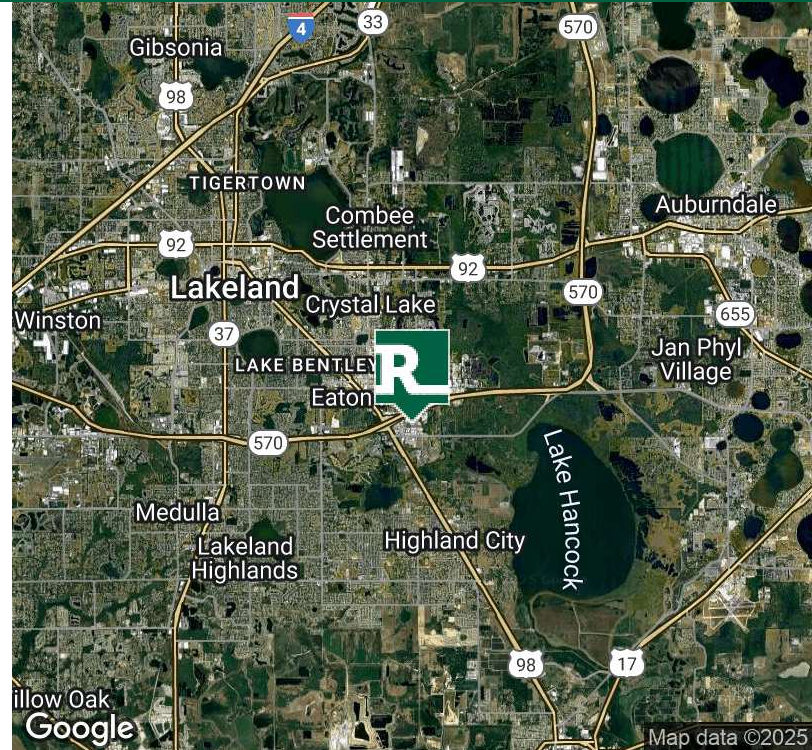
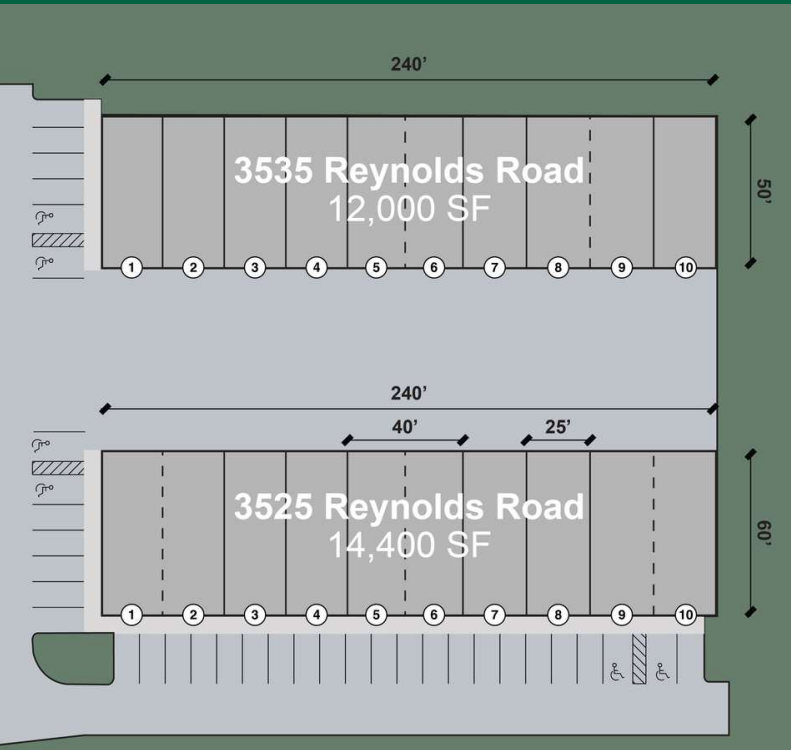


Central Florida's
Warehouse Specialist

3525 REYNOLDS ROAD

LAKELAND, FL 33803

FOR LEASE



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 or 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
FOR DISTRIBUTION

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

We build more than warehouses
We Build Relationships!