THE Ruthvens

Central Florida's
Warehouse Specialist

3955 ANCHUCA DR

LAKELAND, FL 33811

FOR LEASE

PROPERTY DESCRIPTION

3955 Anchuca Drive is a 84,000 SF warehouse under construction, proposed completion in Q3 2026. This building is strategically located near I-4, the Lakeland Linder International Airport, Polk Parkway, Publix HQ and Amazon.

Units range in size from 6,000 - 24,000 SF. Exterior walls are tilt-wall, electrical service is 277/480V, 3-Phase, with a total of 103 car parking spaces (1.23/1,000 SF) and 36 truck/ trailer parking spaces. 24' clear height, 10' x 10' overhead doors, 12' x 14' and 16' x 14' ramp doors, ESFR sprinkler system and web-accessible security cameras.

The property is located in the industrial hub of the Lakeland Linder International Airport area. Only 2.6 miles to the Polk Parkway and 3.4 miles to I-4. It's location between County Line Rd and S Florida Ave provides access to a strong demographic and workforce.

OFFERING SUMMARY

Units SF:	6,000 - 24,000 SF
Building Size:	84,000 SF
Clear Height:	24'
Dock-High Doors:	10' x 10'
Ramp Doors:	12' x 14', 16' x 14'
Security Cameras:	Yes- Web-Accessible
Sprinkler System:	ESFR
Electric:	277/480V 3-Phase 120/208V 3-Phase
Exterior Material:	Tilt-Wall
Car Parking Spaces:	103 Spaces (1.23/1,000 SF)
Truck/ Trailer Parking:	36 Spaces
Zoning:	BPC-2
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!

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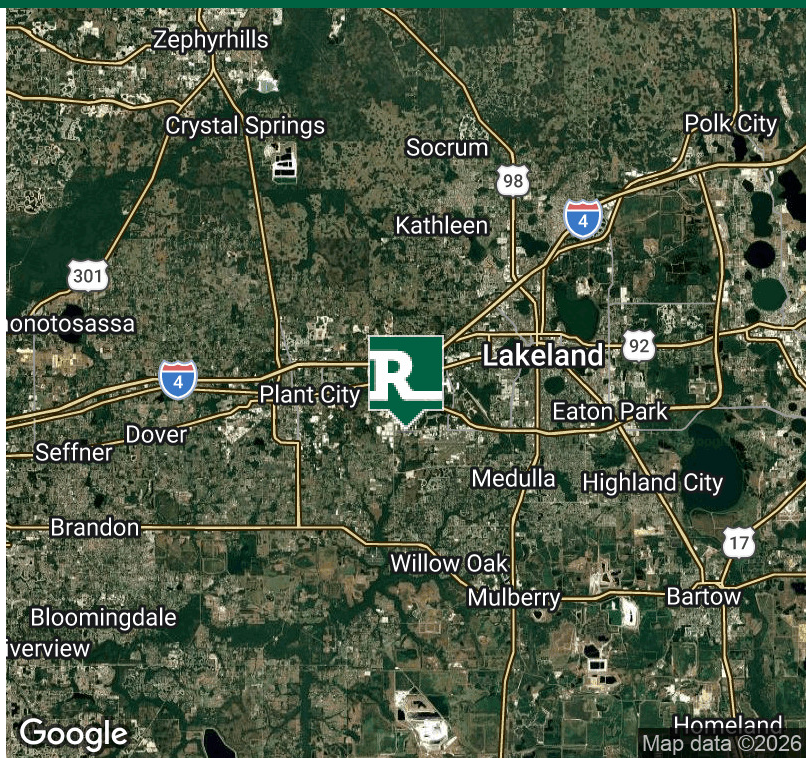

COMPANY HISTORY

The Ruthvens, Central Florida's warehouse specialists, have decades of expertise in industrial, manufacturing and distribution warehouse space, with a total capacity of over 4.5 million square feet. Our properties are located along the I-4 corridor between Tampa and Orlando. This location provides 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 easily 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!