



PROPERTY DESCRIPTION

5865 New Tampa Hwy is a 57,000 SF dock-high warehouse in Lakeland, FL. This park is strategically located near I-4, the Lakeland Linder International Airport, Polk Parkway, Publix HQ and Amazon.

Units are 14,250 SF, exterior walls are block and metal, electrical service is 120/240V, with a total of 42 car parking spaces (0.7/1,000 SF), fenced truck court and 22' clear height.

This property is located between I-4 Exit 27, Polk Parkway Exit 1, and Hwy 92. Only 10 minutes to Lakeland Linder International Airport, situated between County Line Road and S Florida Ave to access a strong demographic and workforce.

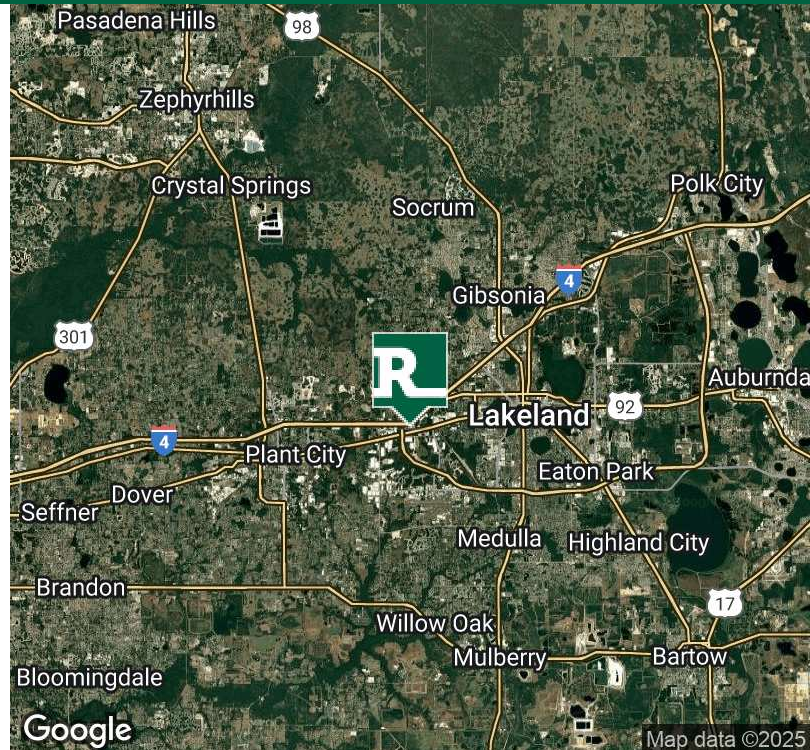
OFFERING SUMMARY

Building Size:	57,000 SF
Units SF:	14,250 SF
Bay Width:	25' x 190'
Clear Height:	22'
Sprinklers:	Overhead Sprinkler System
Electric:	120/240V
Overhead Doors:	10' x 10'
Car Parking Spaces:	42 Spaces (0.7/1,000 SF)
Truck Court:	Fenced
Zoning:	BPC-2 (Polk County)
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!



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



MATT RUTHVEN, CCIM

Vice President of Leasing
mruthven@ruthvens.com
863.581.4637



JAKE SCHNIER, MBA

Sales & Leasing Associate
jschnier@ruthvens.com
561.706.6299



BRANDON CLARK

President
bclark@ruthvens.com
863.450.9540



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!