



PROPERTY DESCRIPTION

5300 Gateway Blvd is a 60,060 SF dock-high warehouse in Lakeland, FL. This building is strategically located near I-4, the Lakeland Airport, Polk Parkway, Publix HQ and Amazon.

Units range in size from 8,190 - 27,300 SF. Exterior walls are tilt-wall, total of 98 parking spaces (1.6/1,000 SF), with 24' clear height and column spacing of 52' x 55'. Overhead sprinkler system and web-accessible security cameras.

The property is in the industrial hub of the Lakeland Linder International Airport area. Only 2 miles to I-4 and 3 miles to the Polk Parkway. Its location between County Line Rd and South Florida Ave provides access to a strong demographic and workforce.

OFFERING SUMMARY

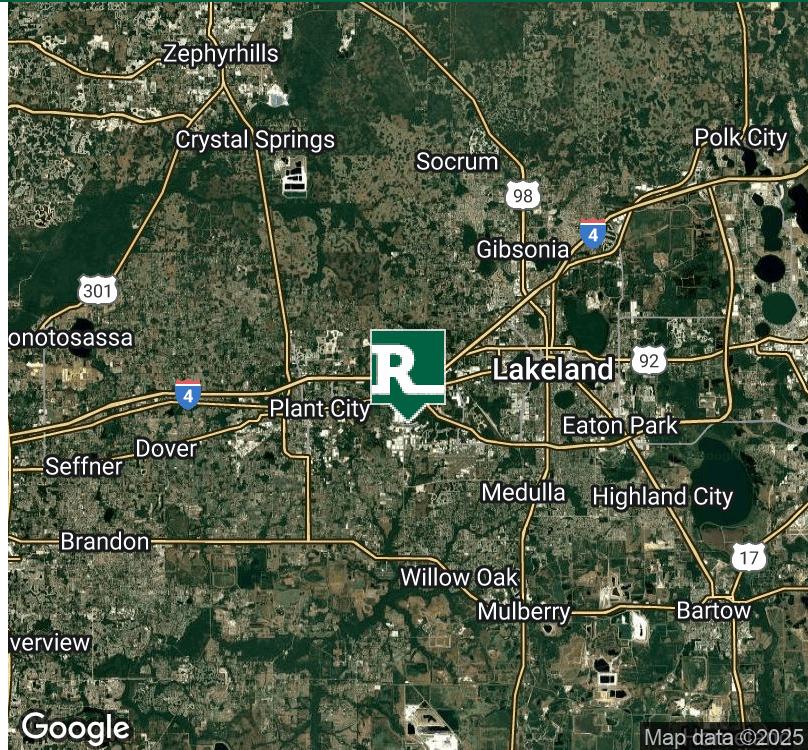
Units SF:	8,190 - 27,300 SF
Building Size:	60,060 SF
Clear Height:	24'
Dock-High Doors:	27 (10' x 10')
Ramp Doors:	3
Security Cameras:	Web-Accessible
Sprinkler System:	Overhead
Power:	277/480V, 3-Phase
Column Spacing:	52' x 55'
Exterior Material:	Tilt-Wall
Car Parking Spaces:	98 (1.6/1,000 SF)
Truck Court Depth:	130'
Zoning:	I-2 Industrial (Lakeland)
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!



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 across Florida.

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

We build more than warehouses
We Build Relationships!