



PROPERTY DESCRIPTION

3515 Reynolds Rd is a 26,400 SF dock-high warehouse in Lakeland, FL. Units range in size from 4,800 - 12,000 SF. Exterior walls are block and metal, electrical service is 277/480V, 3-Phase, with 22' clear height and column spacing of 40' x 60'.

Located only 3 minutes to full interchange of Polk Parkway and Hwy 98 S. Only 30 miles to Tampa and 40 miles to Orlando.

OFFERING SUMMARY

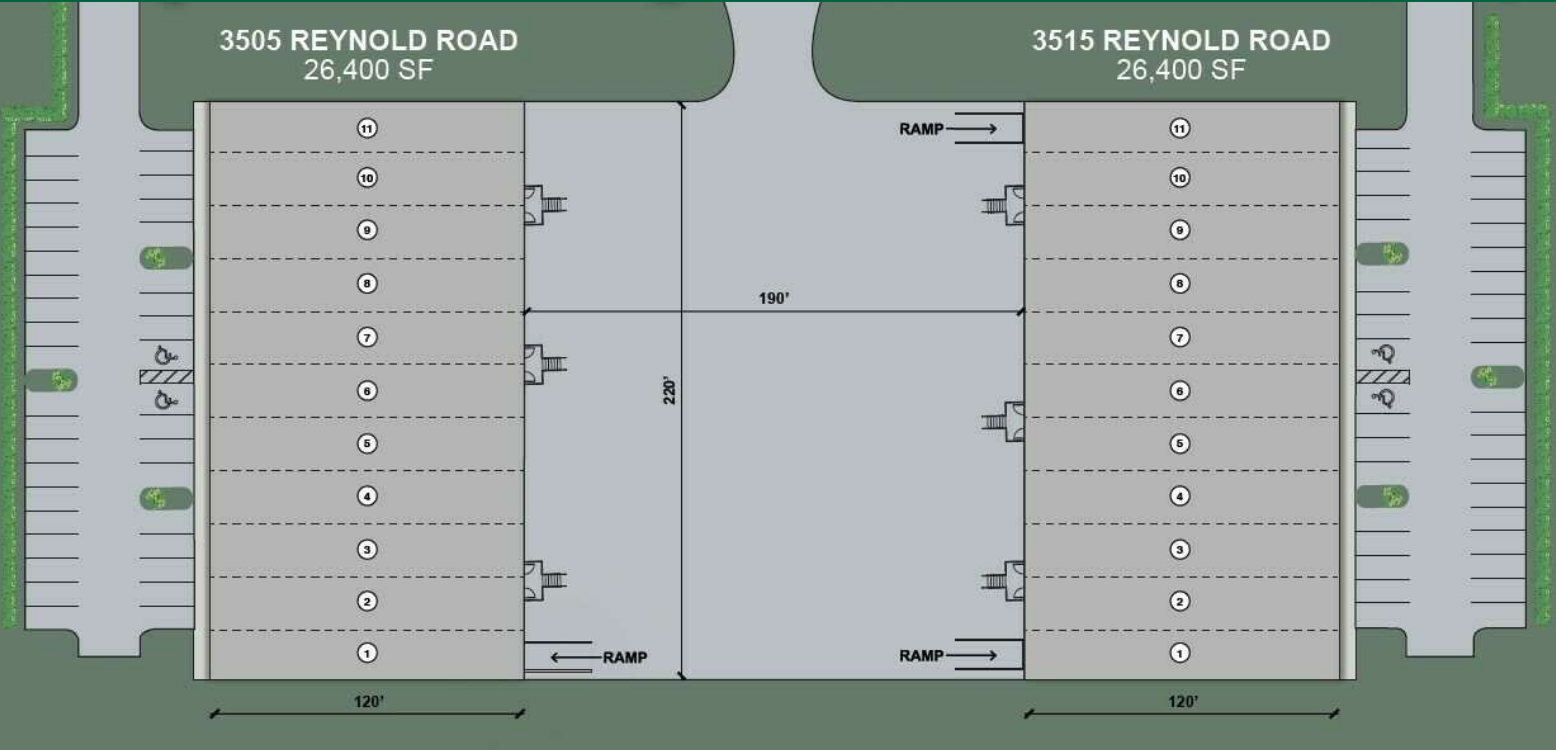
Units SF:	4,800 SF
Building Size:	26,400 SF
Clear Height:	22'
Dock-High Doors:	10' x 10'
Ramp Doors (Bays 1 & 11):	12' x 12'
Sprinklers:	Overhead Fire Sprinklers
Electric:	277/480V, 3-Phase
Column Spacing:	40' x 60'
Exterior Material:	Block & Metal
Car Parking Spaces:	38 (1.4/1,000 SF)
Zoning:	INDX
Utilities:	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



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11 million people within 100 miles
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We build more than warehouses
We Build Relationships!