



Central Florida's
Warehouse Specialist

TRAILER PARKING & STORAGE

4740 GATELAND DR, LAKELAND, FL 33805

FOR LEASE

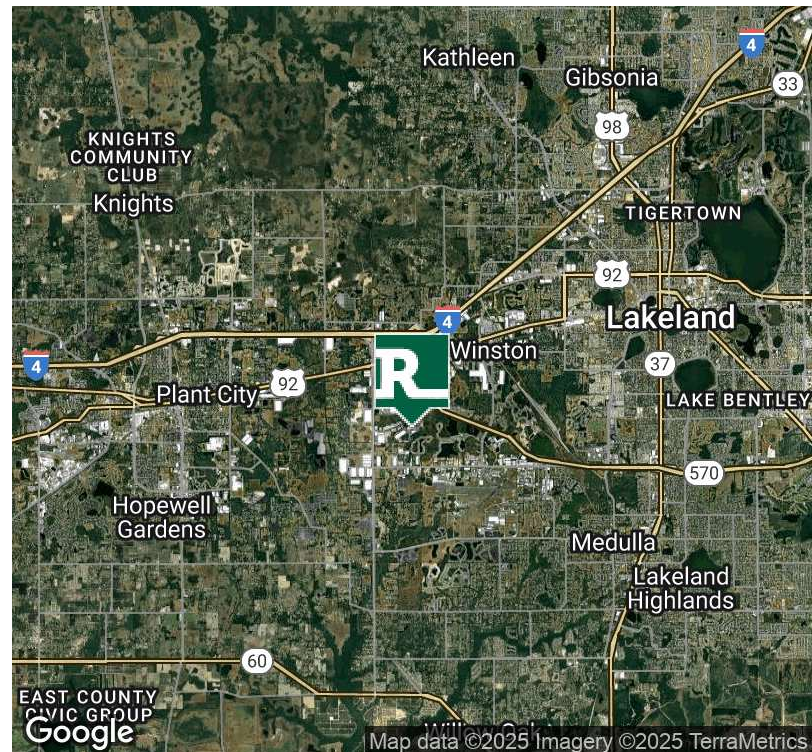


PROPERTY DESCRIPTION

4740 Gateland Dr is a 1.93 acre paved industrial truck parking and storage lot in Lakeland, FL. Fenced, total of 89 parking spaces with storm drains and curbing around the exterior, security cameras at entry and exit, and LED private area lighting. Only 2.9 miles to I-4, 3.3 miles to the Polk Parkway, and 2.4 miles to US Hwy 92.

PROPERTY HIGHLIGHTS

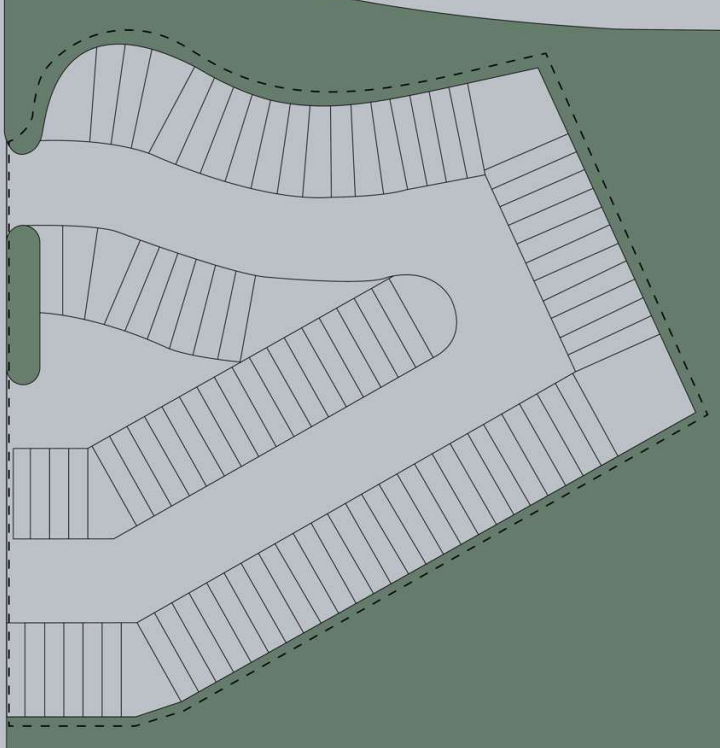
- 1.93 Acre Paved Industrial Parking and Storage
- Fenced, 89 Total Parking Spaces, Storm Drains and Curbing
- Security Cameras at Entry and Exit, LED Private Area Lighting
- 2.9 Miles to I-4, 3.3 Miles to Polk Parkway, 2.4 Miles to US Hwy 92



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!



OFFERING SUMMARY



89 Total Parking Spaces



2.6 Acres Paved Trailer Parking & Storage



Fenced



2.9 Miles to I-4, 3.3 Miles to Polk Parkway



LED Private Area Lighting



Storm Drains & Curbing



Security Cameras at Entry and Exit

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 SCHNER, MBA

Sales & Leasing Associate
jschnner@ruthvens.com
561.706.6299



BRANDON CLARK

President
bclark@ruthvens.com
863.450.9540



ALEX DELANNOY, SIOR

Vice President of Brokerage
adelannoy@ruthvens.com
863.250.2502



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FOR DISTRIBUTION**

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

**We build more than warehouses
We Build Relationships!**