



PROPERTY DESCRIPTION

3615 Reynolds Rd is a 9,183 SF free standing, cross-dock warehouse in Lakeland, FL. 7,146 SF of warehouse and 2,037 SF of office. Exterior walls are block and metal, electrical service is 120/240V, 200A, single-phase. 11' clear height, BPC-1X zoning, and 50 car parking spaces with additional trailer parking spaces available.

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

PROPERTY HIGHLIGHTS

- 9,183 SF Free-Standing Cross-Dock Warehouse in Lakeland, FL
- 7,146 SF of Warehouse and 2,037 of Office
- 120/240V, 200A, Single-Phase Power
- 11' Clear Height, BPC 1-X Zoning
- 3 Minutes to Polk Parkway and US Hwy 98 South

OFFERING SUMMARY

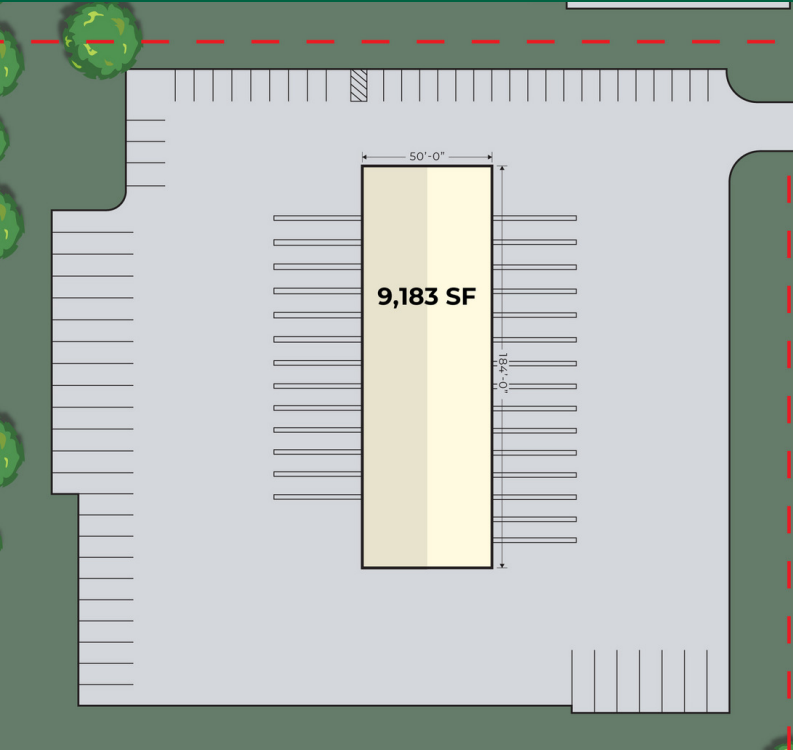
Building Size:	9,183 SF
Clear Height:	11'
Dock-High Doors:	29
Power:	120/240V, Single-Phase
Exterior Material:	Block & Metal
Car Parking Spaces:	50
Truck/Trailer Parking:	Add'l Spaces Available
Zoning:	BPC-1X
Utilities:	City Water / Septic

DEMOGRAPHICS	15 MILES	30 MILES	60 MILES
Total Households	195,244	545,039	2,724,206
Total Population	534,072	1,504,309	7,088,688
Average HH Income	\$85,651	\$91,700	\$99,183

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 a total capacity 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 quickly 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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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!