



PROPERTY DESCRIPTION

3950 Anchuca Drive is a 27,300 SF ground-level warehouse in Lakeland, FL. It is strategically located near I-4, the Polk Parkway, the Lakeland Linder International Airport, Amazon and Publix HQ.

Units range in size from 1,820 - 3,640 SF. Electrical service is 120/208V 3-Phase, 12' x 14' overhead doors, 18' clear height, total of 78 car parking spaces (2.9/1,000 SF).

The property is located in the industrial hub of the Lakeland Linder International Airport. Only 2.5 miles to Polk Parkway, 3.5 miles to I-4. Between County Line Rd and S Florida Ave to access a strong demographic and workforce.

OFFERING SUMMARY

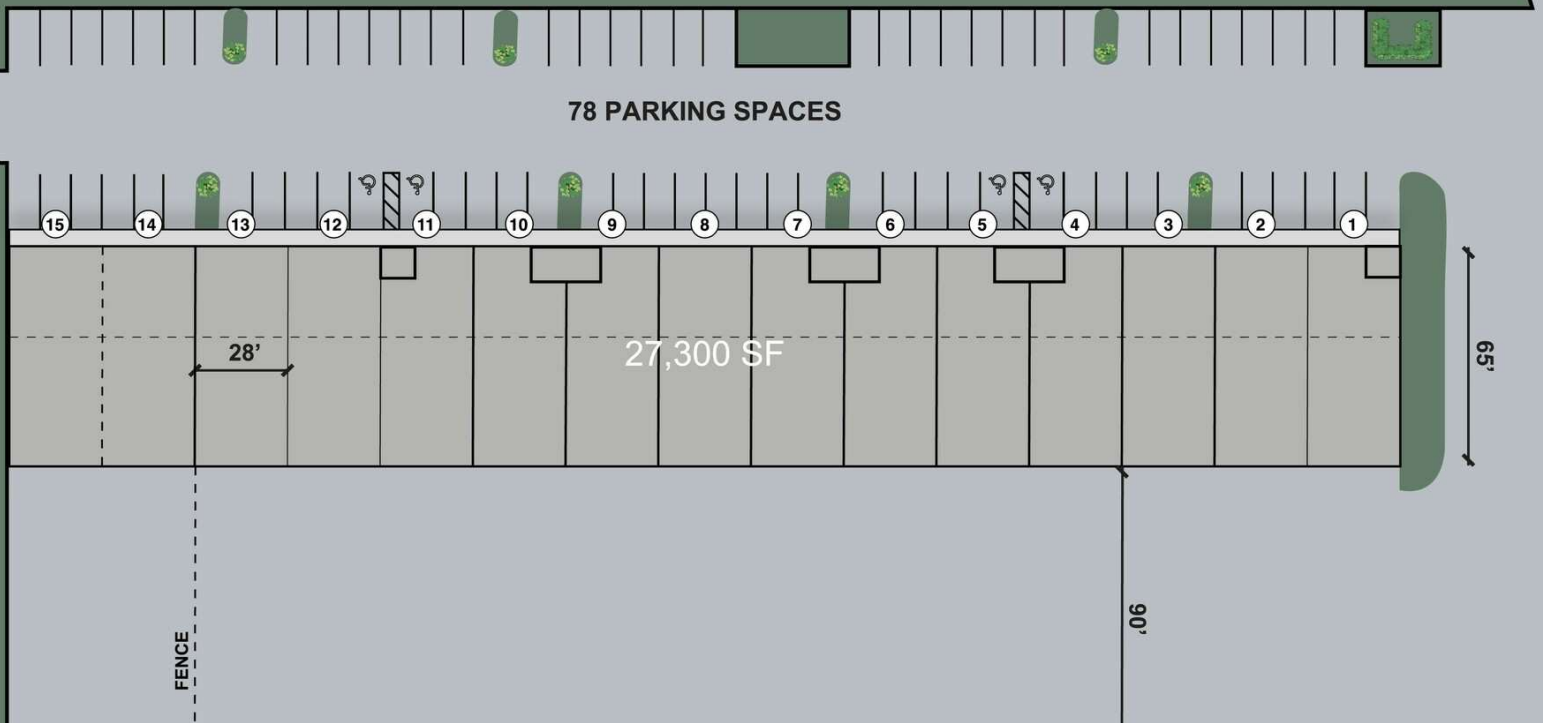
Building Size:	27,300 SF
Units SF:	1,820 - 3,640 SF
Clear Height:	18 ft
Security Cameras:	Yes
Sprinkler System:	ESFR
Overhead Doors:	12' x 14'
Car Parking Spaces:	78 (2.9/1,000 SF)
Power:	120/208V, 3-Phase
Lighting:	LED
Zoning:	I-2 (Lakeland)
Utilities:	City Water / Sewer



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 to Orlando. This location provides quick access to all major north, south, east, and west highways allowing for regional or 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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LAKELAND IS AN IDEAL LOCATION
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11 million people within 100 miles
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We build more than warehouses
We Build Relationships!