



### PROPERTY DESCRIPTION

4740 E. Lakeland Commerce Parkway is 75,000 SF dock-high warehouse in Lakeland, FL. This building is strategically located near I-4 and FL-33, 5 minutes to I-4 and 10 minutes to Florida Polytechnic University.

Units range in size from 12,000-33,000 SF. Exterior walls are block and metal, electrical service is 277/480V, 3-Phase, total of 86 parking spaces (1.1/1,000 SF), and 22' clear height. Includes security cameras with remote access and an ESFR sprinkler system.

This property is located only 2.5 miles S to an interchange of I-4 and FL-33 at exit 38, and 7.2 miles to the Polk Parkway.

### OFFERING SUMMARY

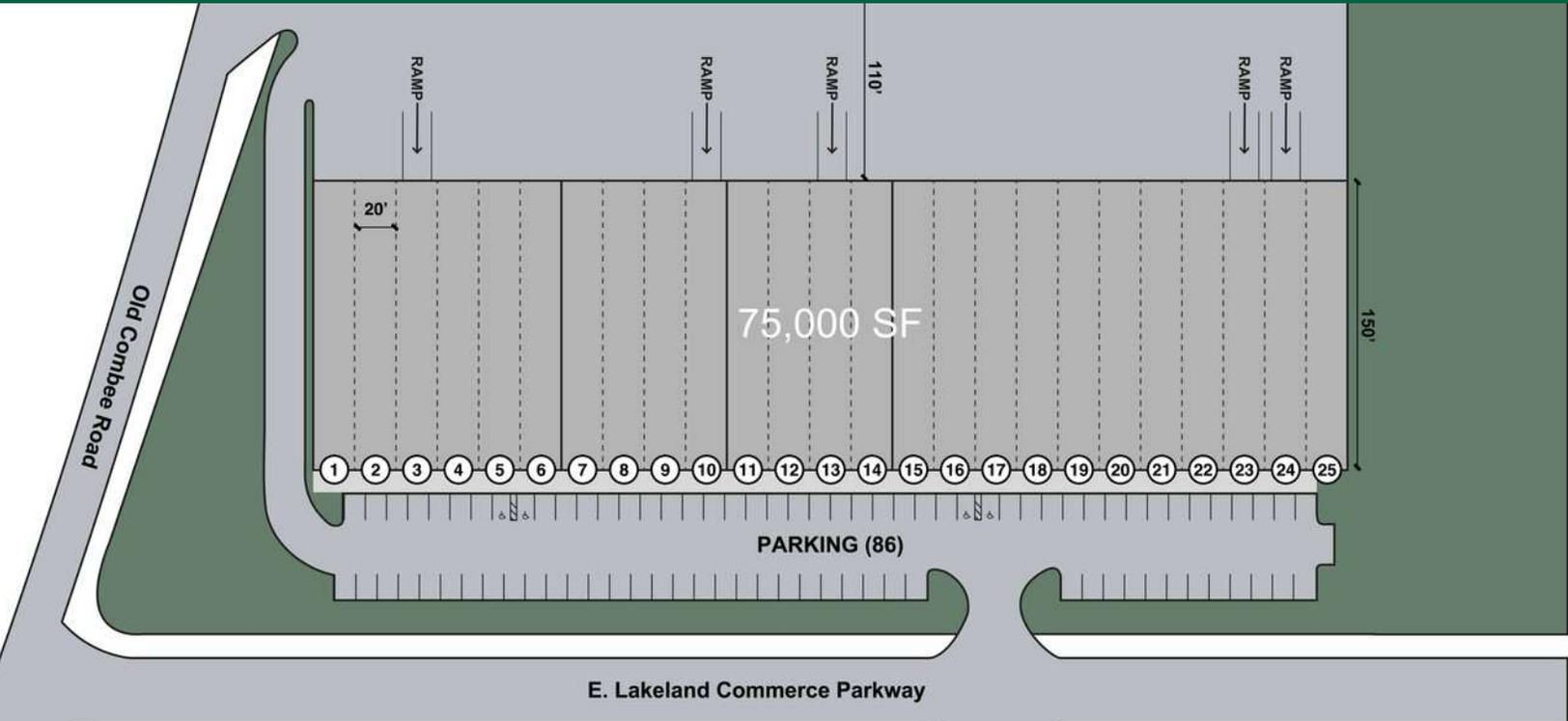
Units SF:	18,000 SF
Building Size:	75,000 SF
Clear Height:	22'
Overhead Doors:	10' x 10'
Security Cameras:	Web-Accessible
Sprinkler System:	ESFR
Power:	277/480V, 3-Phase
Bay Dimensions:	20' x 150'
Exterior Material:	Block & Metal
Car Parking Spaces:	86 (1.1/1,000 SF)
Truck Court Depth:	110'
Zoning:	BPC-1 (Polk County)
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 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 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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We build more than warehouses  
We Build Relationships!