



PROPERTY DESCRIPTION

4930 E. Lakeland Commerce Parkway is a 31,500 SF dock-high warehouse in Lakeland, FL. This park is strategically located near I-4 and FL-33, 5 minutes to I-4 and 8 minutes to Florida Polytechnic University.

Units range in size from 5,600-8,400 SF. Exterior walls are block and metal, electrical service is 120/240V, 3-Phase, total of 33 parking spaces (1.0/1,000 SF), and 22' clear height.

The property is located only 2.5 miles to a full interchange of I-4 at exit 38, 7.2 miles to Polk Parkway and 7.3 miles to downtown Lakeland.

OFFERING SUMMARY

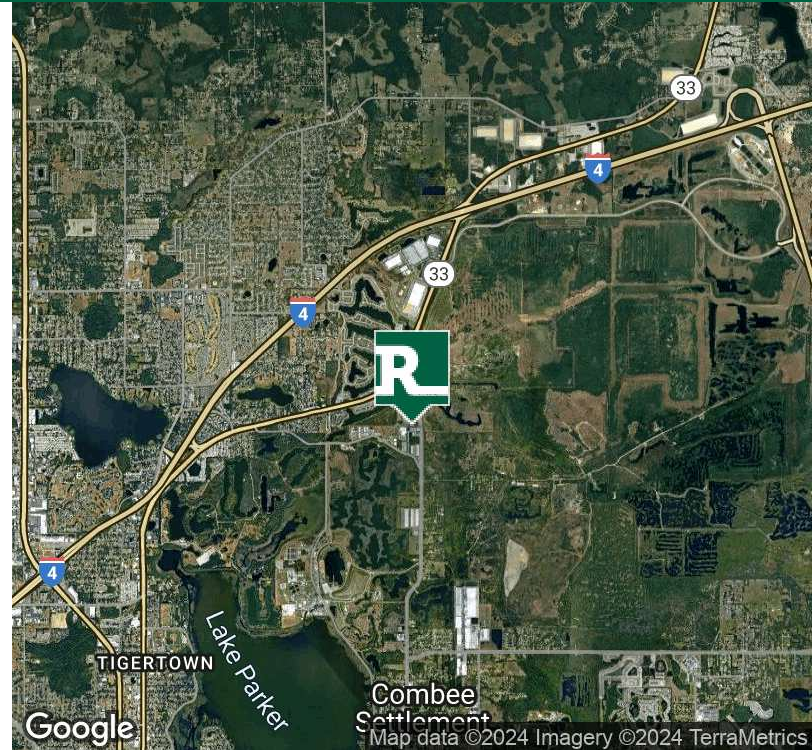
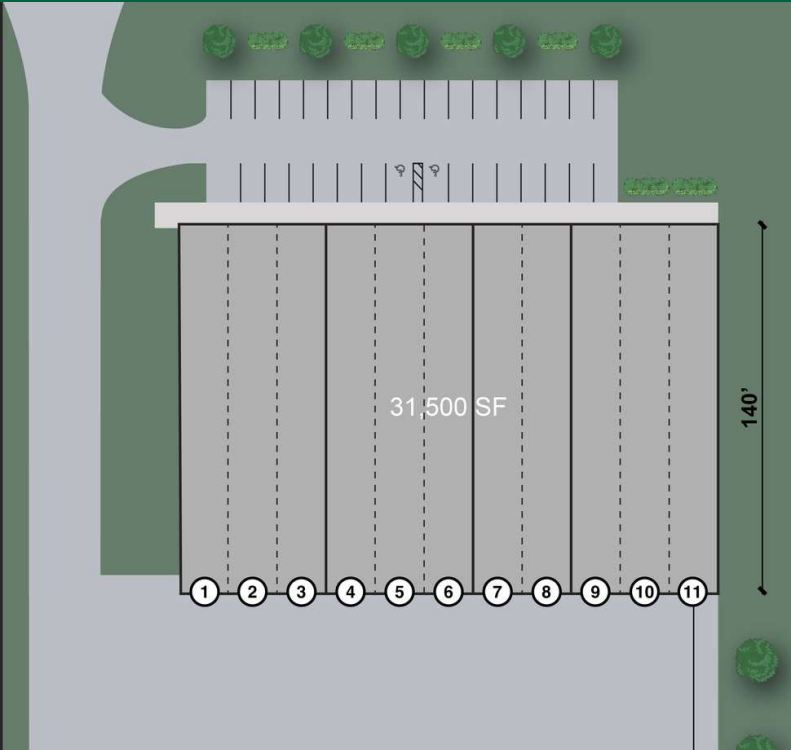
Units SF:	8,400 SF
Building Size:	31,500 SF
Clear Height:	22'
Dock-High Doors:	10' x 10'
Security Cameras:	Yes
Sprinkler System:	Overhead
Electric:	120/208V, 3-Phase
Exterior Material:	Block and Metal
Car Parking Spaces:	33 (1.0/1,000 SF)
Zoning:	BPC-1 (Polk County)
Utilities:	City Water, Septic Tank



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 quickly to allow your business to move forward and grow. We also represent an additional 30 properties to provide additional flexibility for Central Florida businesses. 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 real estate partner in Central Florida.

LEASING CONTACTS



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We build more than warehouses
We Build Relationships!