



## PROPERTY DESCRIPTION

3150 County Line Rd is a 50,400 SF dock-high warehouse in Lakeland, FL. This building is strategically located near I-4, the Lakeland Airport, Polk Parkway, and Amazon.

Units range in size from 5,600 - 22,400 SF. Exterior walls are tilt-wall, electrical service is 277/480V, 3-Phase, total of 63 parking spaces (1.3/1,000 SF), with 24' clear height and column spacing of 46' - 8" x 40'.

The property is located in the industrial hub of the Lakeland Linder International Airport area. Only 2.1 miles to I-4, and 2.7 miles to Polk Parkway. Its location between County Line Rd and S Florida Ave provides access to a strong demographic and workforce.

## OFFERING SUMMARY

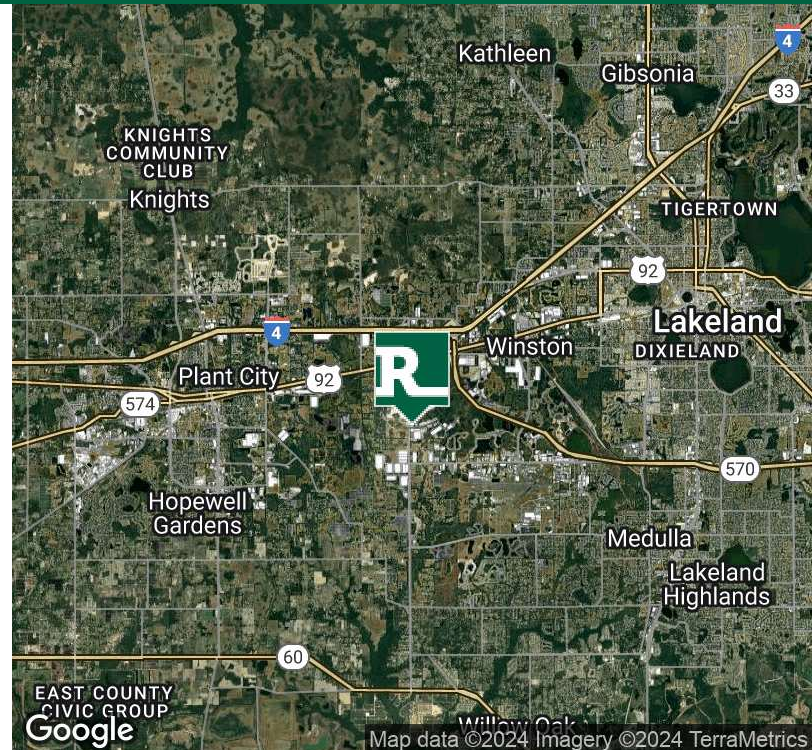
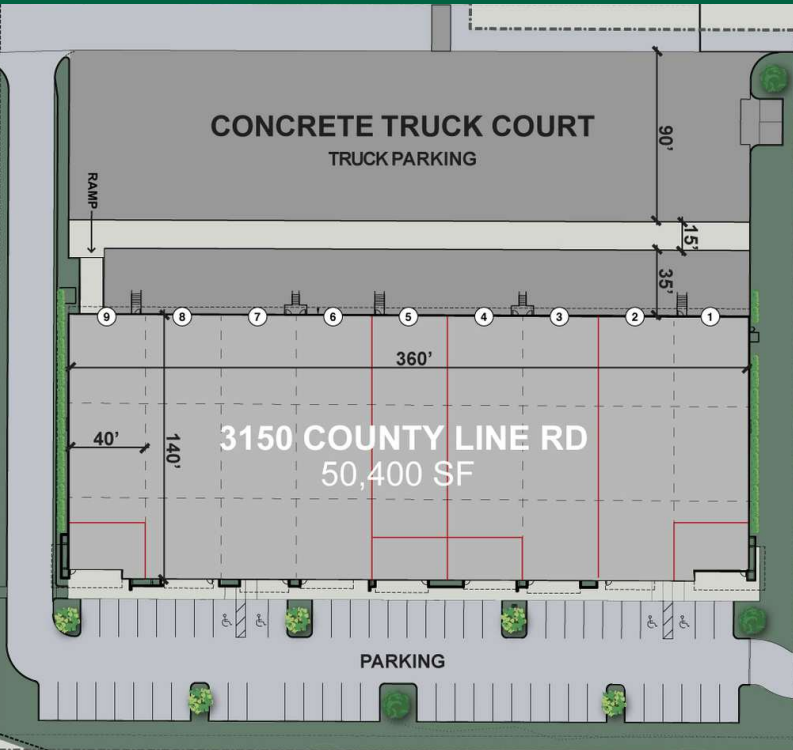
Units SF:	5,600 - 22,400 SF
Building Size:	50,400 SF
Clear Height:	24'
Dock-High Doors:	16 (10' x 10')
Ramp Doors:	2 (12' x 14')
Security Cameras:	Web-Accessible
Sprinkler System:	ESFR
Power:	277/480V, 3-Phase
Column Spacing:	46' - 8" x 40'
Exterior Material:	Tilt-Wall
Car Parking Spaces:	63 (1.3/1,000 SF)
Truck Court Depth	140'
Zoning:	I-2
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 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, MICP

Vice President of Brokerage  
adelannoy@ruthvens.com  
863.224.6915



#### 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!