



### PROPERTY DESCRIPTION

700 McCue Rd is a 45,000 SF dock-high warehouse in Lakeland, FL. This park is strategically located near I-4, the Lakeland airport, Polk Parkway, Publix HQ and Amazon.

Units are 22,500 SF. Exterior walls are block and metal, up to 277/480 V, 3-Phase power, with 22' clear height. This property is located only 4 minutes to the Polk Parkway, Exit 1, 5 minutes to I-4, Exit 27. Only 4.3 miles to the Lakeland Linder International Airport, situated between County Line Rd and S Florida Ave to access a strong demographic and workforce.

### PROPERTY HIGHLIGHTS

- 45,000 SF Warehouse in Lakeland, FL
- 22,500 SF Units
- Up to 277/480V 3-Phase Power, 22' Clear Height
- Only 4 Minutes to the Polk Parkway and 5 Minutes to I-4

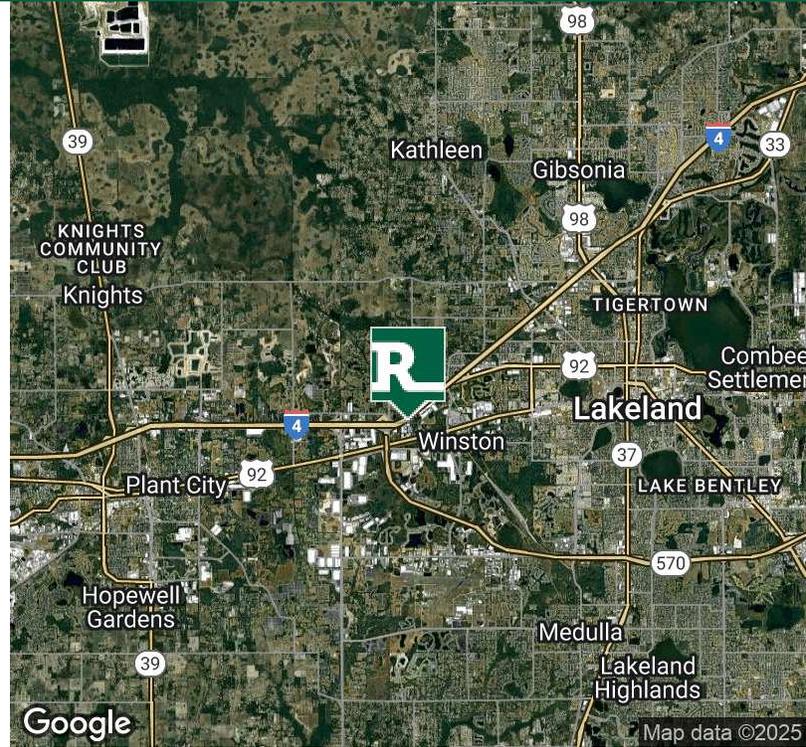
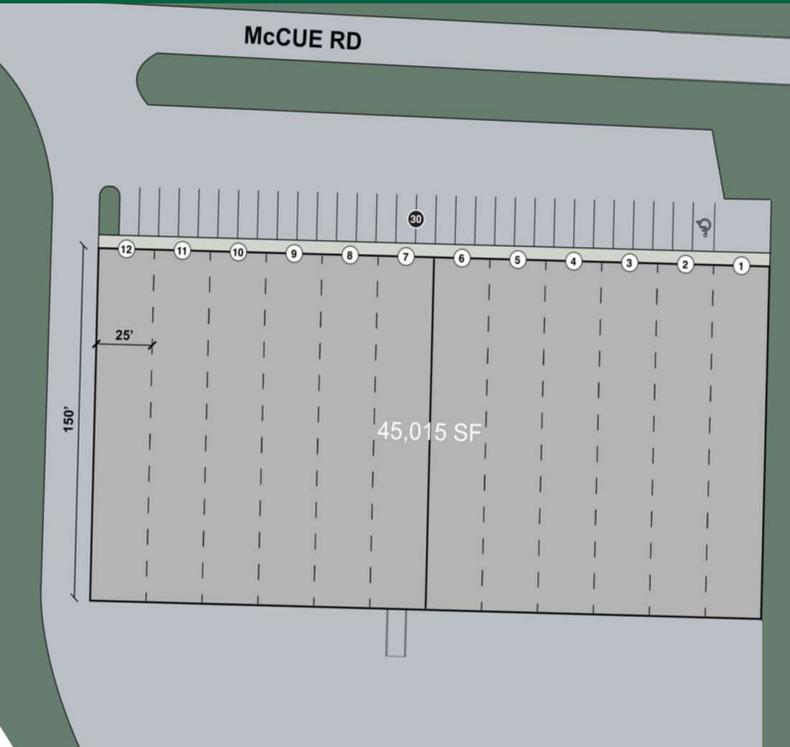
### OFFERING SUMMARY

Building Size:	45,000 SF
Units SF:	22,500 SF
Clear Height:	22'
Sprinkler System:	ESFR
Power:	Up to 277/480V, 3-Phase
Bay Dimensions:	25' x 150'
Exterior Material:	Block & Metal
Car Parking Spaces:	30 (0.7/1,000 SF)
Zoning:	BPC-2
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 a total 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



#### 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

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!