



PROPERTY DESCRIPTION

4300 S Frontage Rd is a 26,400 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 range in size from 4,800–9,600 SF. Exterior walls are block and metal, electrical service is 120/208V, 3-Phase, 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.

OFFERING SUMMARY

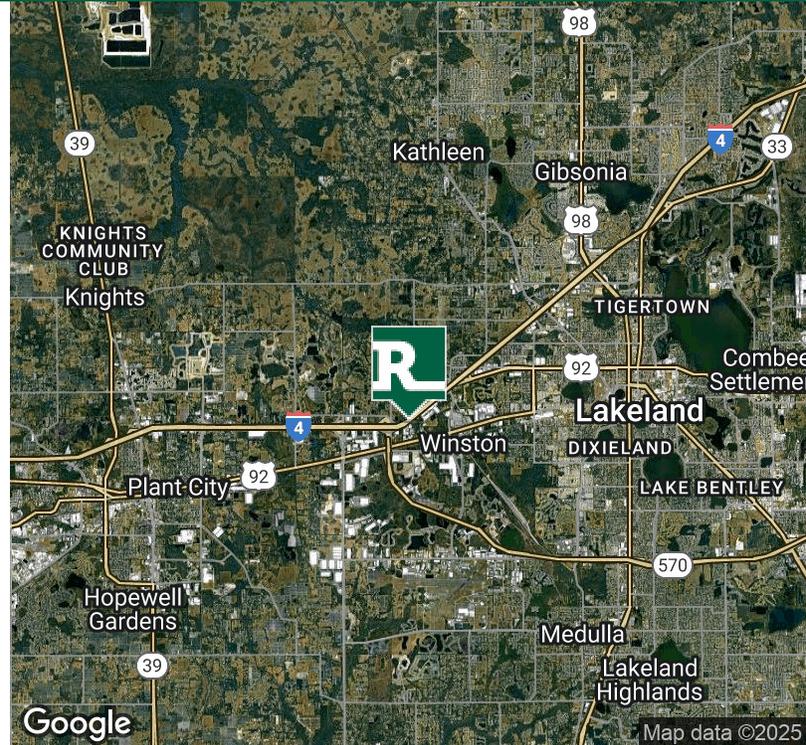
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|---------------------|---------------------|
| Units SF: | 4,800 - 9,600 SF |
| Building Size: | 26,400 SF |
| Clear Height: | 22' |
| Dock-High Doors: | 10' x 10' |
| Sprinkler System: | Overhead Sprinklers |
| Power: | 120/208V, 3-Phase |
| Exterior Material: | Block & Metal |
| Car Parking Spaces: | 39 (1.5/1,000 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 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



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LAKELAND IS AN IDEAL LOCATION
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11 million people within 100 miles
21 million people within 200 miles

We build more than warehouses
We Build Relationships!