



### PROPERTY DESCRIPTION

5001 Gateway Blvd. is an 80,000 SF dock-high warehouse in Lakeland, FL. This park is strategically located near I-4, the Lakeland Linder International Airport, Polk Parkway, Publix HQ and Amazon.

Units range in size from 2,500–22,500 SF. Exterior walls are block and metal, electrical service is 120/208V, 3-Phase, total of 84 car parking spaces (1.1/1,000 SF), with 22' clear height and column spacing of 40' x 62.5'.

The property is in the industrial hub of the Lakeland Linder International Airport area. Easy access to Polk Parkway, I-4, 8.3 miles to downtown, between County Line Rd and S Florida Ave to access a strong demographic and workforce.

### OFFERING SUMMARY

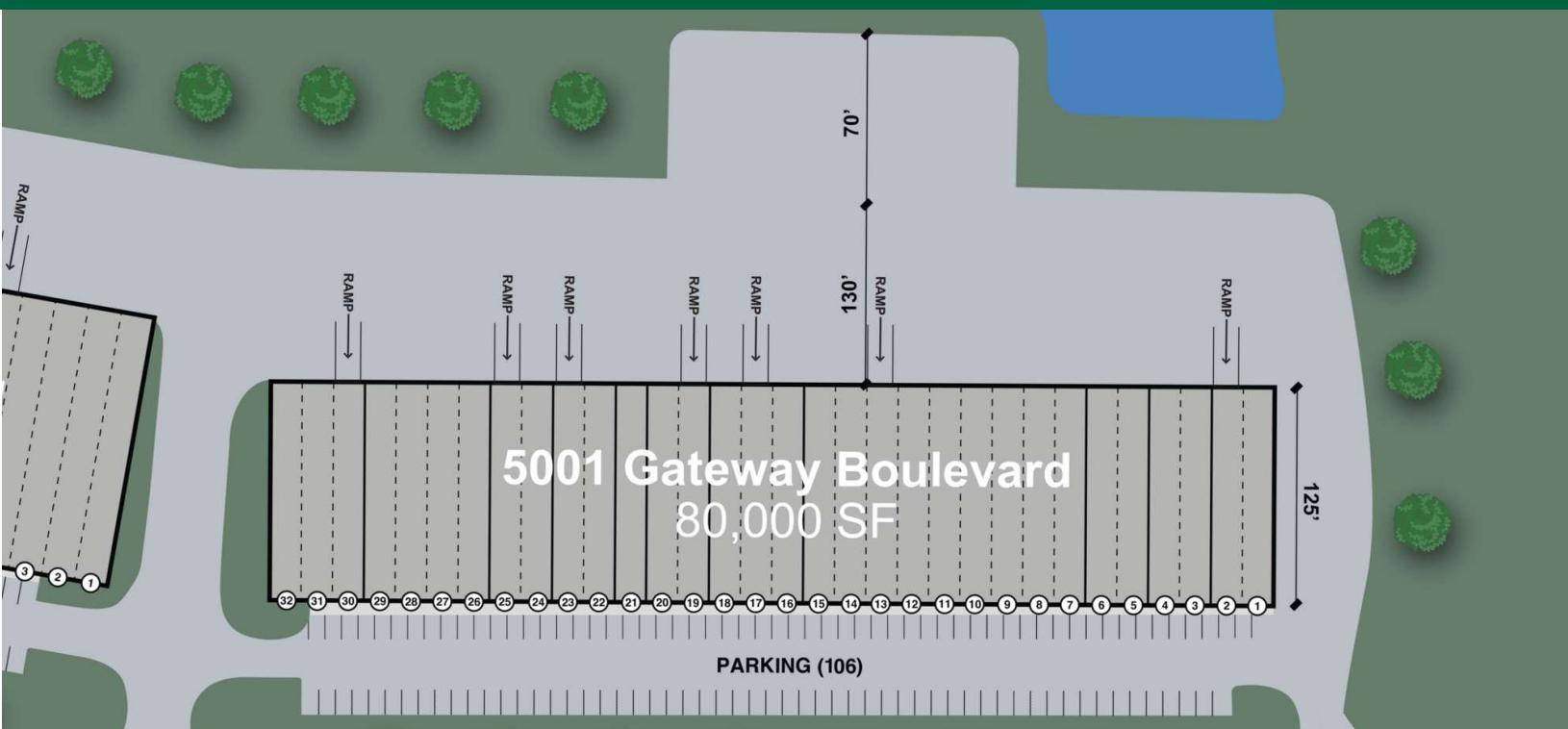
Units SF:	2,500-22,500 SF
Building Size:	80,000 SF
Security Cameras:	Yes
Dock High Doors:	10' x 10'
Clear Height:	22'
Exterior Material:	Concrete Block and Stucco with Steel Frame
Truck Court Depth:	130'
Sprinkler System:	ESFR
Power:	120/208V, 3-Phase
Column Spacing:	40' x 62.5'
Zoning:	PUD Industrial
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. 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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We build more than warehouses  
**We Build Relationships!**