



PROPERTY DESCRIPTION

3010 Maine Ave is a 45,000 SF dock-high free standing building in Lakeland, FL. It is located near US Hwy 98 S and the Polk Parkway.

22' Clear Height, ESFR sprinkler system, and block and metal exterior. Electrical service is up to 3-phase, 277/480V, 2000A. Bays 1-6: 3-Phase, 120/240V, 800A, Bays 7-8: 3-Phase, 120/240V, 225A; Bays 9-15: 3-phase, 277/480V, 2000A. Two office spaces include Bay 7: 736 SF, Bay 15: 363 SF for a total of 1,099 SF. Additional truck parking spaces are available.

Located only 3 minutes to an interchange of Polk Parkway and US Hwy 98. Only 4.6 miles to downtown and 8.1 miles to the Lakeland Airport.

OFFERING SUMMARY

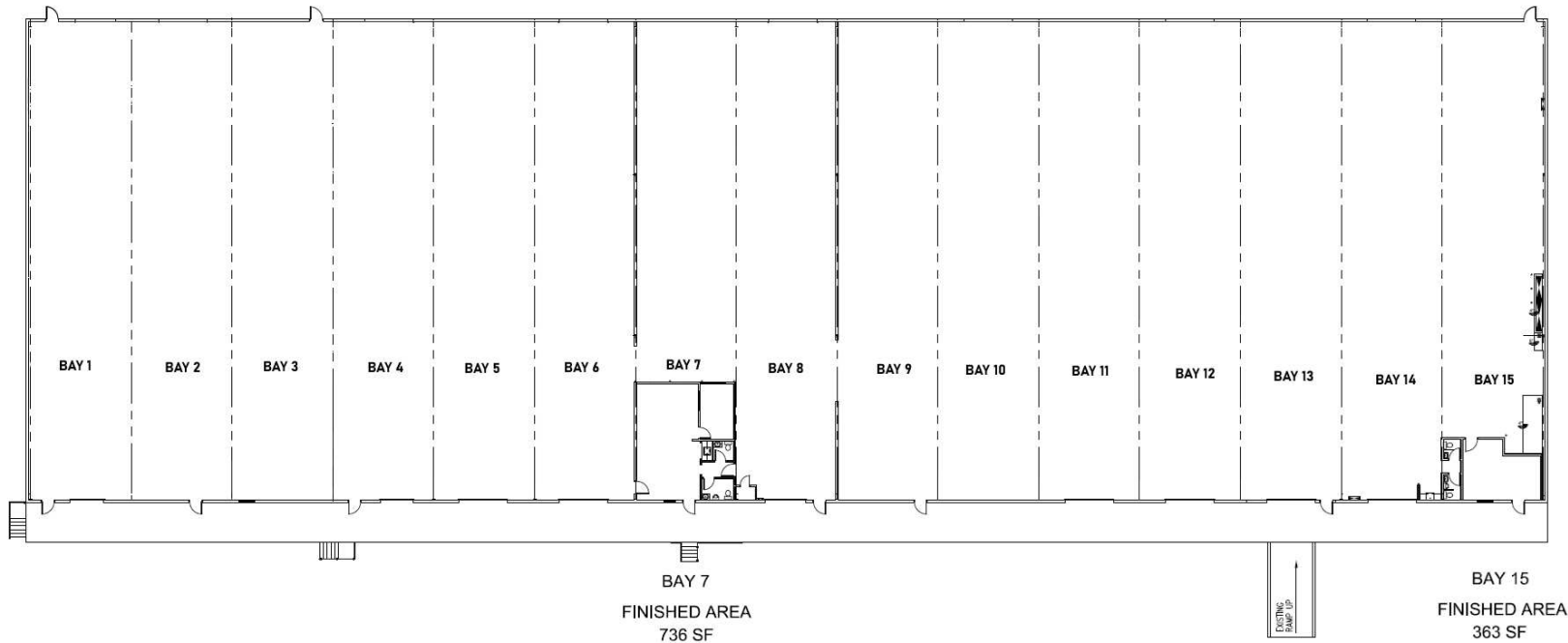
Building SF:	45,000 SF
Office SF:	Bay 7: 736 SF Bay 15: 363 SF Total: 1,099 SF
Clear Height:	22'
Dock-High Doors:	8
Ramp Doors:	1
Fire Sprinkler System:	ESFR
Power:	Bays 1-6: 3ph, 240V, 800A Bays 7-8: 3ph, 240V, 225A Bays 9-15: 3ph, 480V, 2000A
Exterior Material:	Block and Metal
Truck/ Trailer Parking:	Add'l Spaces Available
Zoning:	BPC-2 (Polk County)
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 and state-wide distribution across Florida.

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!