



PROPERTY DESCRIPTION

2101 E Edgewood Dr is a rare free standing warehouse on Edgewood Dr with 4,200 SF of office and 6,660 SF of warehouse. It is located near US Hwy 98 S and the Polk Parkway.

2 ground-level doors, 18' clear height. 120/240V, 200A, 3-Phase power, and a fenced in truck court. Located only 1 minute to US Hwy 98 and 3 minutes to the Polk Parkway. Only 4 miles to downtown Lakeland and 7.3 miles to the Lakeland Airport.

PROPERTY HIGHLIGHTS

- Rare Free Standing, Two-Story Warehouse on Edgewood Dr
- 4,200 SF of Office and 6,660 SF Warehouse
- 2 Ground-Level Doors, 18' Clear Height. 120/240V, 200A, 3-Phase Power
- Fenced in Truck Court

OFFERING SUMMARY

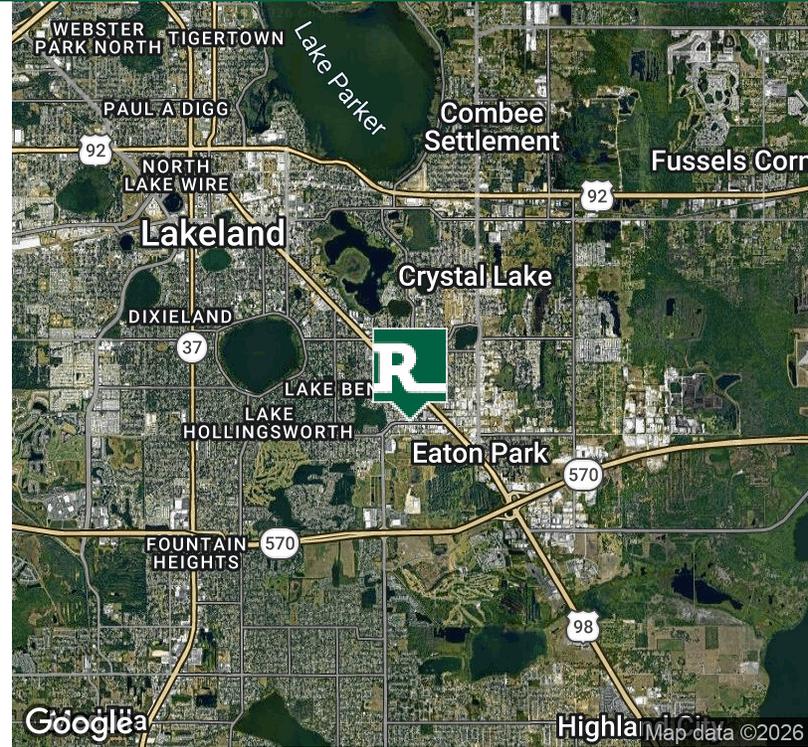
Building Size:	10,860 SF
Warehouse / Office:	6,660 SF Warehouse 4,200 SF Office
Clear Height:	18'
Ground-Level Doors:	2
Power:	120/240V, 200A, 3-Phase
Exterior Material:	Metal
Car Parking Spaces:	18 (1.7/1,000 SF)
Truck Court:	Fenced
Traffic Count:	18,600 AADT
Zoning:	I-1 Industrial
Utilities:	City Water / 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 capacity 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 SCHNIER, MBA

Sales & Leasing Associate
jschnier@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!