



PROPERTY DESCRIPTION

5725 New Tampa Hwy is a 36,000 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 are 9,000 - 13,500 SF, exterior walls are block and metal, electrical service is 120/240V, with a total of 28 car parking spaces (0.8/1,000 SF) and 22' clear height.

This property is located only 2 miles to I-4, and 0.8 miles to the Polk Parkway. Only 10 minutes to Lakeland Linder International Airport, its position between County Line Road and S Florida Ave provide access to a strong demographic and workforce.

OFFERING SUMMARY

Units SF:	9,000 - 13,500 SF
Building Size:	36,000 SF
Clear Height:	22'
Overhead Doors:	10' x 10'
Sprinkler System:	ESFR
Power:	120/240V
Column Spacing:	37'-5" x 60'
Exterior Material:	Block & Metal
Car Parking Spaces:	28 (0.8/1,000 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!

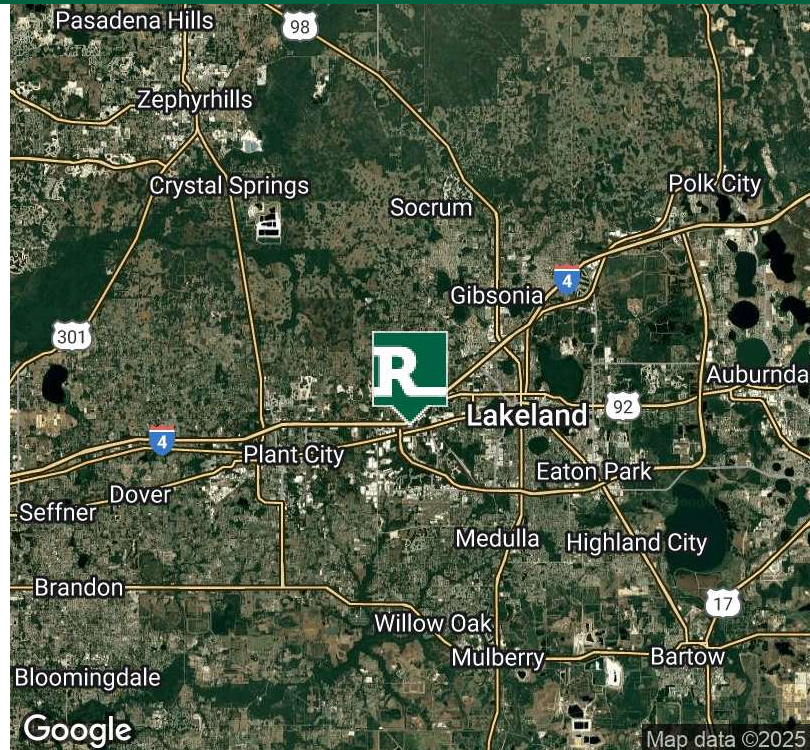


Central Florida's
Warehouse Specialist

5725 NEW TAMPA HWY

LAKELAND, FL 33815

FOR LEASE



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 to 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



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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!