



### PROPERTY DESCRIPTION

4020 Kidron Rd. is a 21,000 ground-level 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 1,500 – 4,500 SF. Exterior walls are block, electrical service is 120/208V 3-Phase, with a total of 79 parking spaces (3.8/1,000 SF), and 18' clear height.

The property is in the industrial hub of the Lakeland Linder International Airport area. Only 1.8 miles to the Polk Parkway and 4.4 miles to I-4. Its location between County Line Rd and S Florida Ave provides access a strong demographic and workforce.

### OFFERING SUMMARY

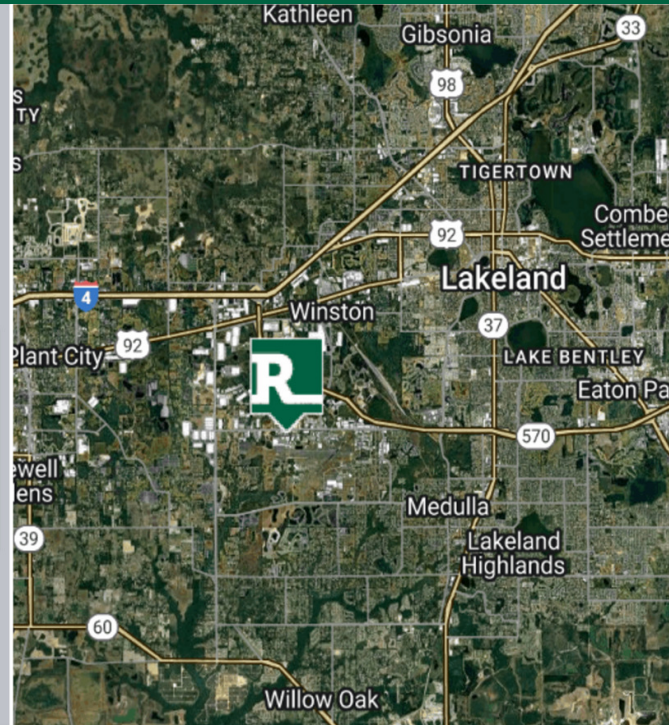
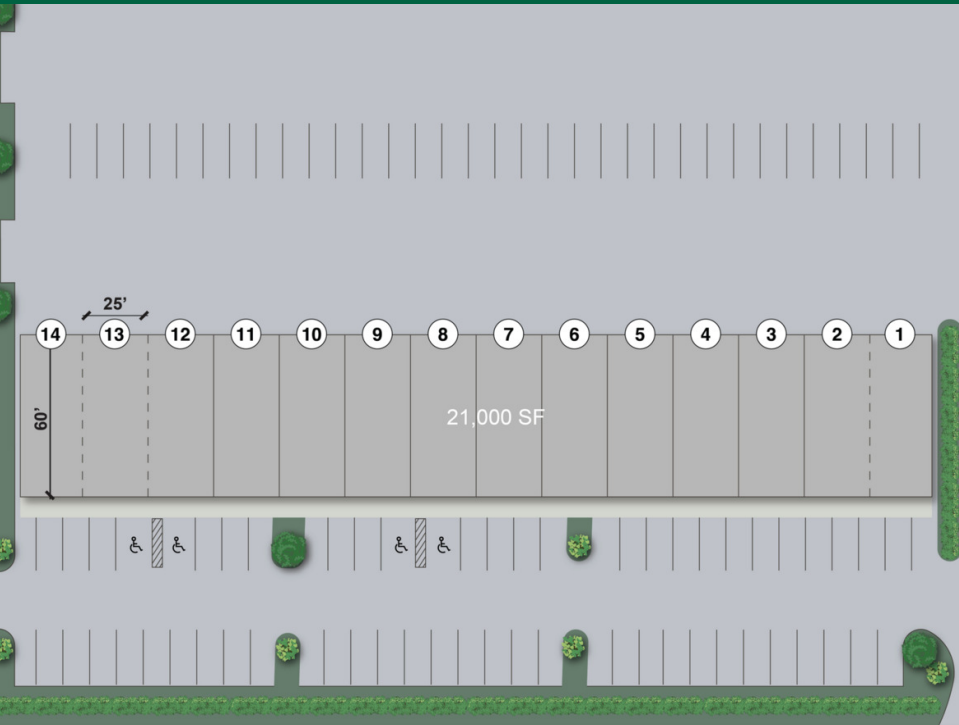
Units SF:	1,500 - 4,500 SF
Building Size:	21,000 SF
Clear Height:	18'
Ground-Level Doors:	12' x 12'
Security Cameras:	Web-Accessible
Sprinkler System:	ESFR
Power:	120/208V, 3-Phase
Bay Dimensions:	25' x 60'
Exterior Material:	Block
Car Parking Spaces:	79 (3.8/1,000 SF)
Zoning:	PUD Industrial
Utilities:	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. 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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21 million people within 200 miles

We build more than warehouses  
We Build Relationships!