



PROPERTY DESCRIPTION

3204 Winter Lake Rd is a 37,500 SF dock-high warehouse in Lakeland, FL, with units ranging from 7,500-18,750 SF. Exterior walls are block and metal, electrical service is 120/240V, 3-phase, with 47 car parking spaces (1.3/1,000 SF), 22' clear height and 25' x 150' Bays.

10' x 10' dock-high doors, web-accessible security cameras, an overhead sprinkler system, and BPC-IX zoning. Winter Lake Road has an annual average daily traffic count of approximately 19,500 vehicles.

The property is conveniently located just 0.5 miles to the Polk Parkway (Exit 10) and US Hwy 98, providing easy access throughout Central Florida. 8.7 miles to Lakeland Linder International Airport, 5.7 miles to Downtown Lakeland, 30 miles to Tampa, and 40 miles to Orlando.

OFFERING SUMMARY

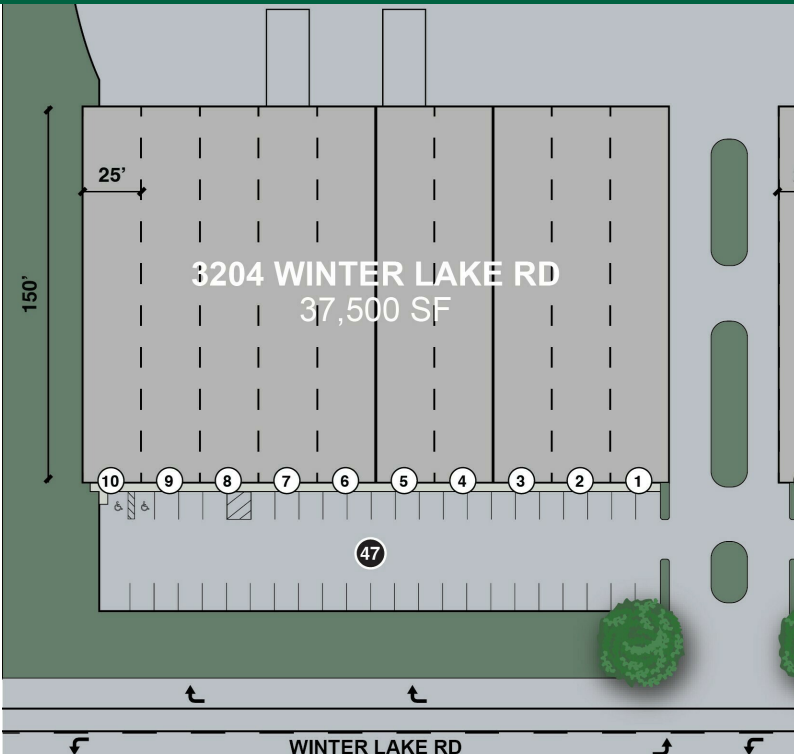
Units SF:	7,500 - 18,750 SF
Building Size:	37,500 SF
Clear Height:	22'
Dock-High Doors:	10' x 10'
Security Cameras:	Web-Accessible
Sprinkler System:	Overhead
Power:	120/240V, 3-Phase
Bay Dimensions:	25' x 150'
Exterior Material:	Block & Metal
Car Parking Spaces:	47 (1.3/1,000 SF)
Traffic Count:	19,500 AADT
Zoning:	BPC-IX
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 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 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. We also represent an additional 30 properties to provide additional flexibility for Central Florida businesses. 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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11 million people within 100 miles
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**We build more than warehouses
We Build Relationships!**