



PROPERTY DESCRIPTION

4720 Gateland Drive is a 109,200 SF dock-high warehouse in Lakeland, FL. This building is strategically located near I-4, the Lakeland Linder International Airport, Polk Parkway, Publix HQ, and Amazon.

Units range in size from 21,840 - 76,440 SF. Exterior walls are tilt-wall, 30' clear height, 82 car parking spaces (0.8/1,000 SF), 277/480V 3-Phase power. ESFR sprinkler system and web-accessible security cameras.

This property is located in the industrial hub of the Lakeland Airport area. Only 3 miles to I-4 and 3.4 miles to the Polk Parkway. Its location between County Line Rd and South Florida Ave provides access to a strong demographic and workforce.

OFFERING SUMMARY

Units SF:	21,840 - 76,440 SF
Building Size:	109,200 SF
Clear Height:	30'
Dock High Doors:	34
Ramp Doors:	2
Security Cameras:	Web-Accessible
Sprinkler System:	ESFR
Power:	277/480V, 3-Phase
Exterior Material:	Tilt-Wall
Car Parking Spaces:	82 (0.8/1,000 SF)
Truck/Trailer Parking:	25 Add'l Spaces
Truck Court Depth:	135'
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!

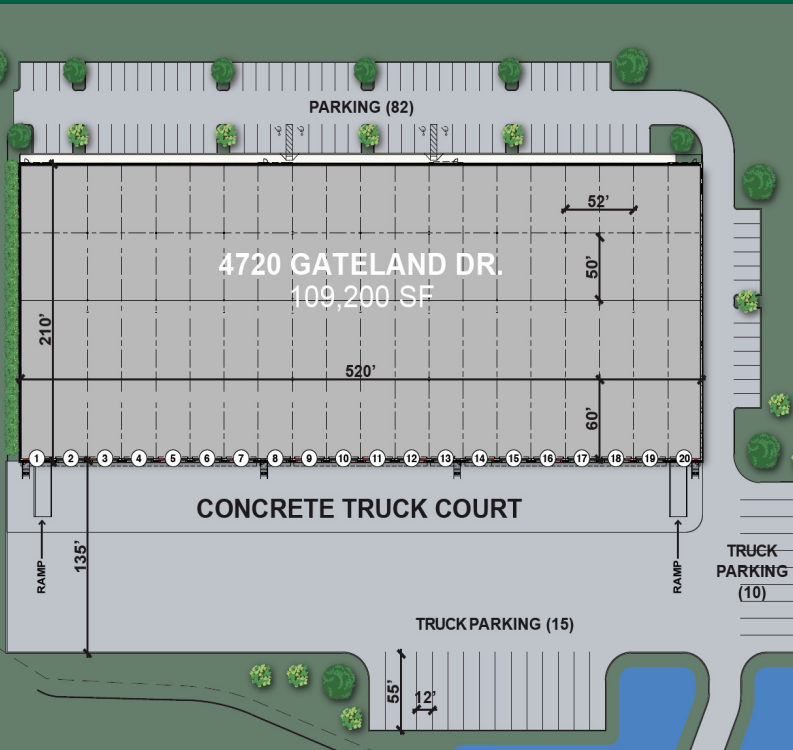


Central Florida's
Warehouse Specialist

4720 GATELAND DRIVE

LAKELAND, FL 33811

FOR LEASE



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 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 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!**