



PROPERTY DESCRIPTION

3919 Airpark Drive is an 80,000 SF dock-high warehouse in Lakeland, FL. This park is located near I-4, the Lakeland Linder International Airport, Polk Parkway, Publix HQ and Amazon.

Units range in size from 2,500-20,000 SF. Exterior walls are block and metal, electrical service is 120/208V, 3-Phase, total of 109 car parking spaces (1.4/1,000 SF), with 22' clear height and column spacing of 40' x 62.5'.

The property is in the industrial hub of the Lakeland Linder International Airport area. Easy access to Polk Parkway, I-4, 7.2 miles from downtown, between County Line Rd and S Florida Ave to access a strong demographic and workforce.

PROPERTY SUMMARY

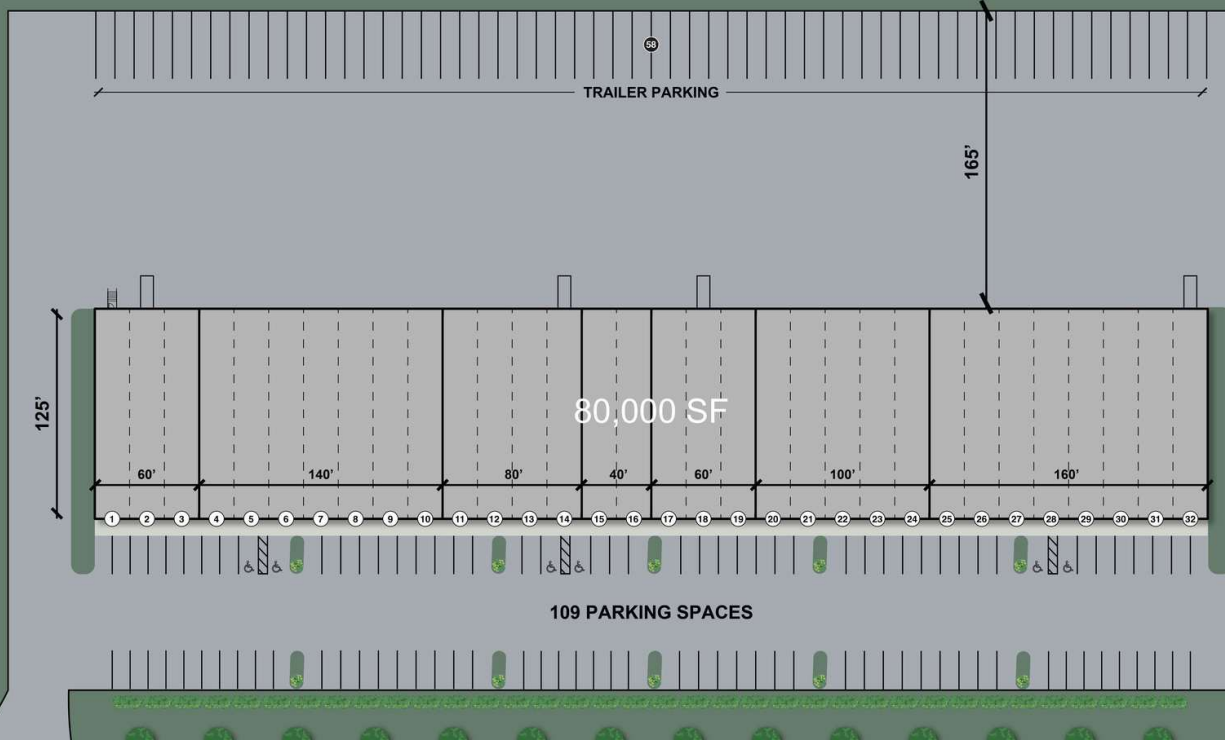
Building Size:	80,000 SF
Units SF:	2,500 - 20,000 SF
Clear Height:	22 Feet
Overhead Doors:	10' x 10'
Sprinkler System:	ESFR
Trailer Parking:	Add'l Spaces Available
Car Parking:	109 Spaces (1.4/1,000 SF)
Exterior Walls:	Block and Metal
Power:	120/208V, 3-Phase
Security Cameras:	Yes
Truck Court:	165' Deep
City Water and City Sewer:	Yes



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. 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 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 advance 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.

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LAKELAND IS AN IDEAL LOCATION
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We build more than warehouses
We Build Relationships!