



### PROPERTY DESCRIPTION

2832 Mine & Mill Rd is a 12,000 SF ground-level warehouse in Lakeland FL. Units range in size from 1,500 - 4,500 SF. Exterior walls are block and metal, electrical service is 120/240V, with 16' clear height.

The property is located only 4 minutes to a full interchange of US Hwy 98 S and Florida 570 (Polk Parkway). Only 8.5 miles to Lakeland Linder International Airport, 12 minutes to I-4 for easy access to Tampa and Orlando. Only 5.5 miles to downtown Lakeland and 12.5 miles to downtown Winter Haven to access a strong demographic and workforce.

### OFFERING SUMMARY

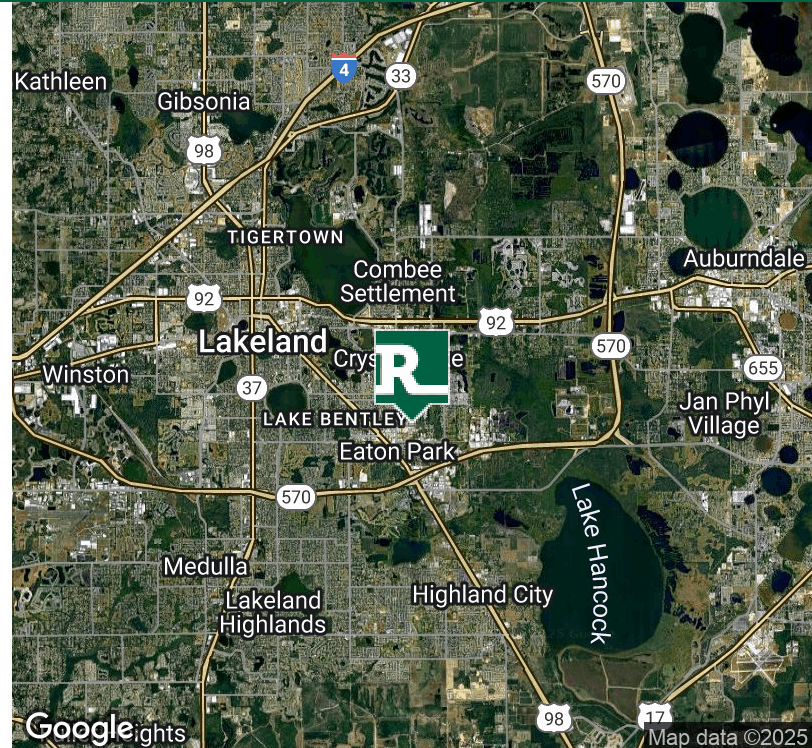
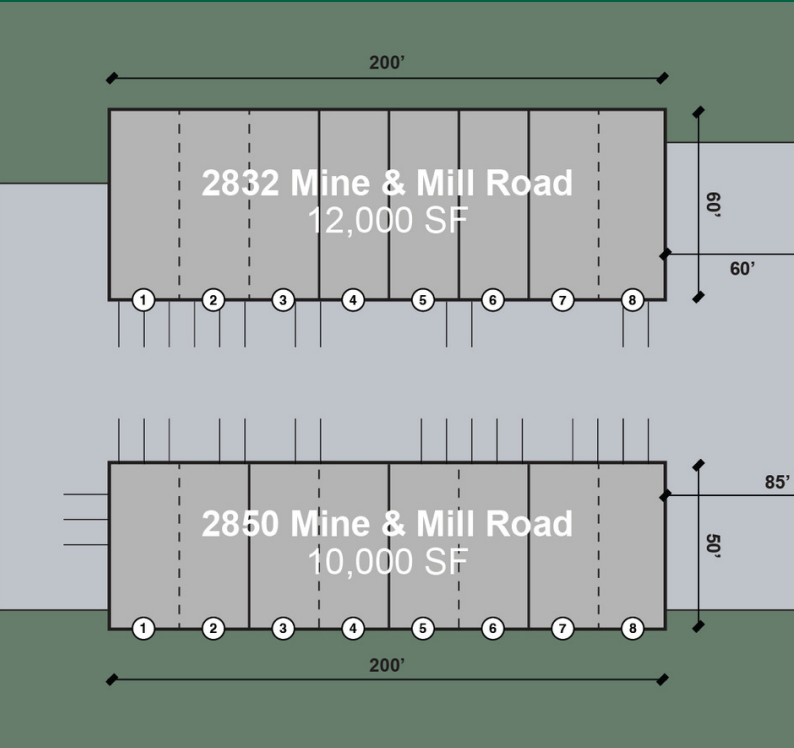
Units SF:	1,500 - 4,500 SF
Building Size:	12,000 SF
Clear Height:	16'
Ground-Level Doors:	5
Power:	120/240V
Exterior Material:	Block and Metal
Zoning:	BPC-2
Utilities:	City Water / Septic

DEMOGRAPHICS	5 MILES	25 MILES	50 MILES
Total Households	48,949	437,433	1,954,525
Total Population	126,845	1,176,112	5,143,510
Average HH Income	\$86,145	\$90,596	\$99,906

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. 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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**We build more than warehouses  
We Build Relationships!**