



### PROPERTY DESCRIPTION

4000 N. Combee Road is a 129,480 SF dock high warehouse in Lakeland, FL. This park is strategically located near I-4 and FL-33, 7 minutes to I-4 and 10 minutes to Florida Polytechnic University.

Units range in size from 4,680-25,480 SF. Exterior walls are tilt-wall, electrical service is 120/208 & 277/480V, 3-Phase, total of 163 parking spaces (1.3/1,000 SF) with 24' clear height and column spacing of 52' x 50'. The property is located only 3.2 miles to an interchange of I-4 and FL-33 at exit 38, and 6.3 miles to the Polk Parkway.

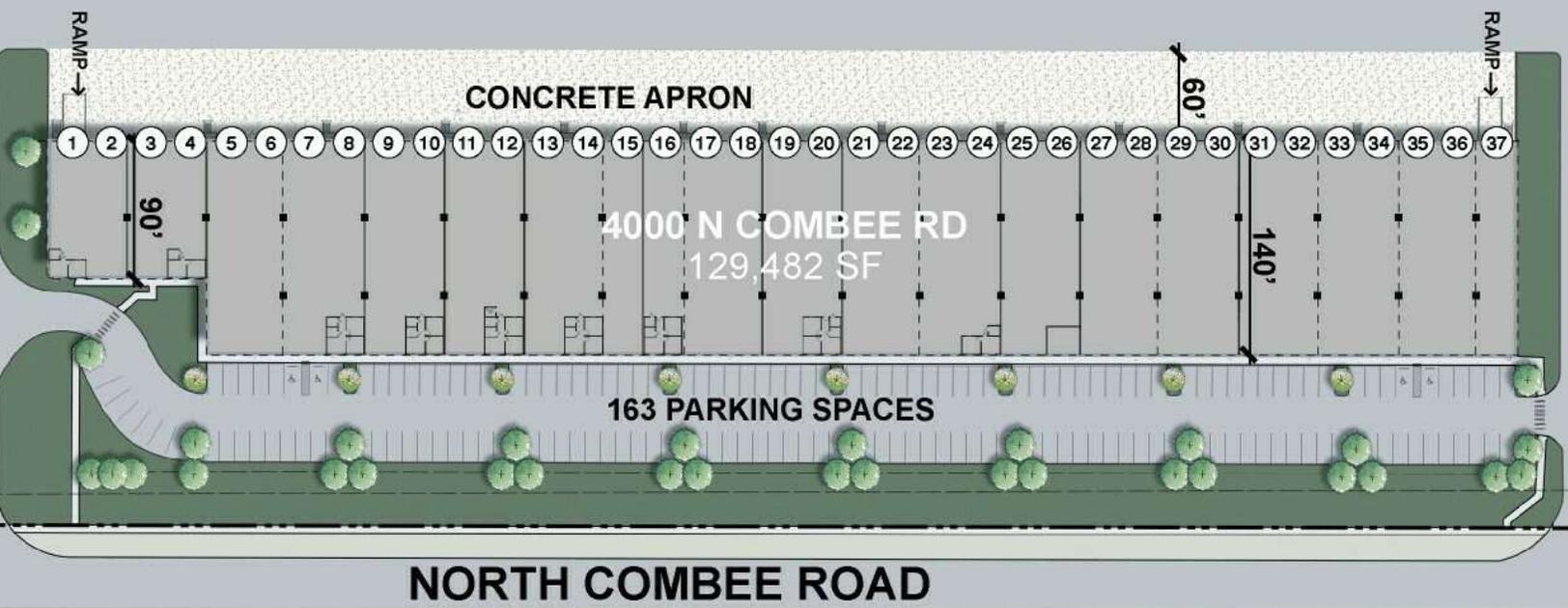
### OFFERING SUMMARY

Units SF:	4,680 - 25,480
Building Size:	129,480 SF
Clear Height:	24'
Dock-High Doors:	10' x 10'
Ramp Doors:	14' x 12'
Security Cameras:	Web-Accessible
Sprinkler System:	ESFR
Electric:	244/480V & 120/208V, 3p
Column Spacing:	52'x50'
Exterior Material:	Tilt-Wall
Car Parking Spaces:	163 (1.3/1,000 SF)
Zoning:	BPC-1
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 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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LAKELAND IS AN IDEAL LOCATION  
FOR DISTRIBUTION

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21 million people within 200 miles

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