

FOR LEASE

Industrial Outdoor Storage

2740 S Combee Rd

Lakeland, FL 33803

CONTACT:

Spencer Koch

C: 330.321.5081

Spencer.koch@marcusmillichap.com

Rory Shelby

C: 407.222.5256

Rory.shelby@marcusmillichap.com

Marcus & Millichap





OFFERING SUMMARY

ASKING LEASE RATE:	Contact Agent
BUILDING SIZE:	8,000 +/- SF
USABLE ACERAGE:	2.28 Acres
YEAR BUILT / RENOVATED:	1971 / 2004
ZONING:	BP2
AVAILABLE:	January 2025

PROPERTY HIGHLIGHTS

- ✓ Property Zoning Allows For Industrial Outdoor Storage
- ✓ Eight Roll Ups | 14 Ft Clear
- ✓ High Cube Warehouse | '18 AFF, 20' at the Eave
- ✓ Tight Submarket | Low Vacancy Industrial Park
- ✓ Strategically Located with Easy Access to I-4
- ✓ 40 Miles to Tampa | 57 Miles to Orlando



PARCEL
OUTLINE





S Combee Rd



Bartow Rd



Burger King





McDonald's
SUBWAY
Wendy's
Publix
ups

MAYFIELD
Construction, Inc.
United Rentals

Pizza Hut
Wawa
Mister

Burger King

CUBESMART
self storage

Safelite

Florida
Cooling
Supply

ADENA
CORPORATION

FLANDERS
GLOBAL LEADERS IN ELECTRIFICATION

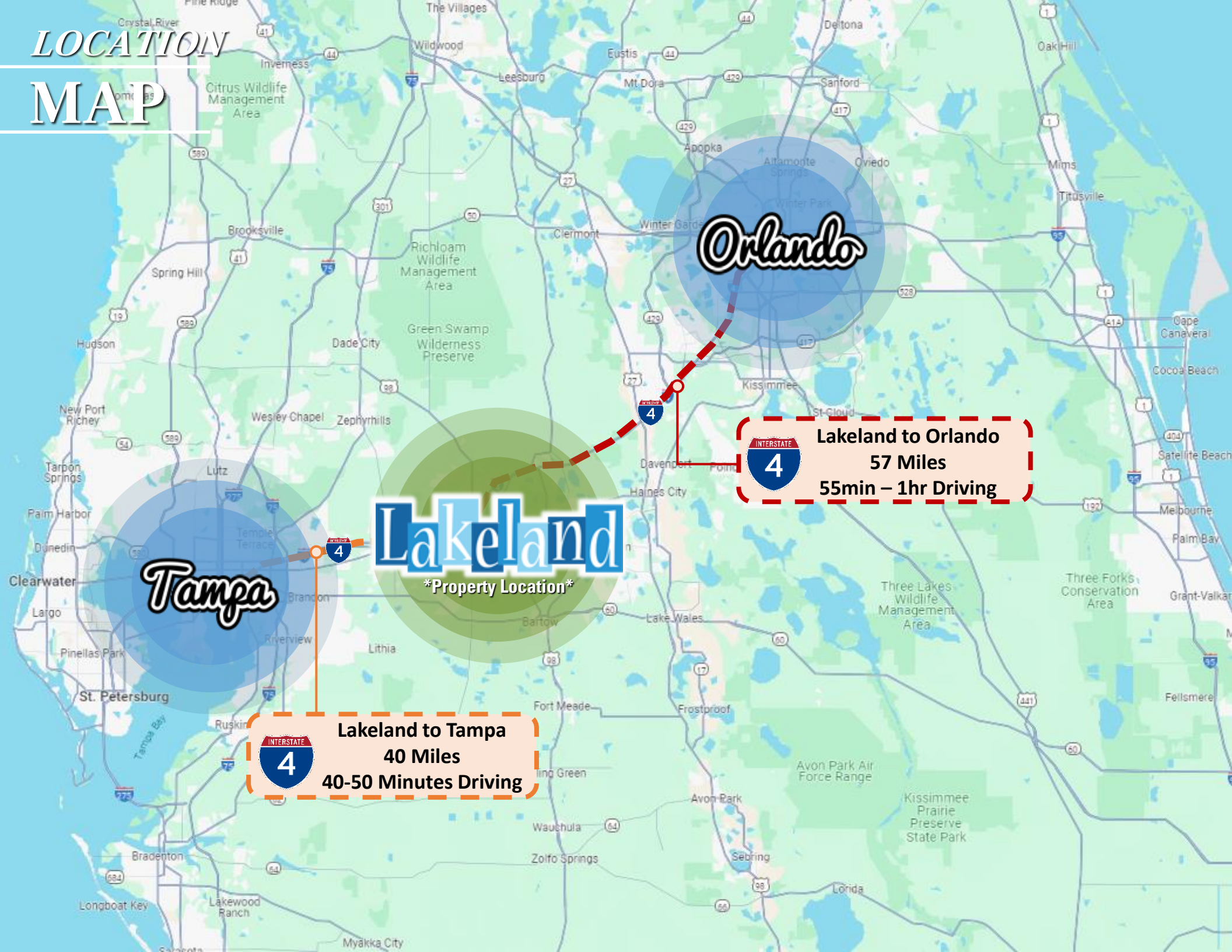
S Combee Rd

SUBJECT
PROPERTY

Carrier

Fleet Products

LOCATION MAP



MARKET OVERVIEW

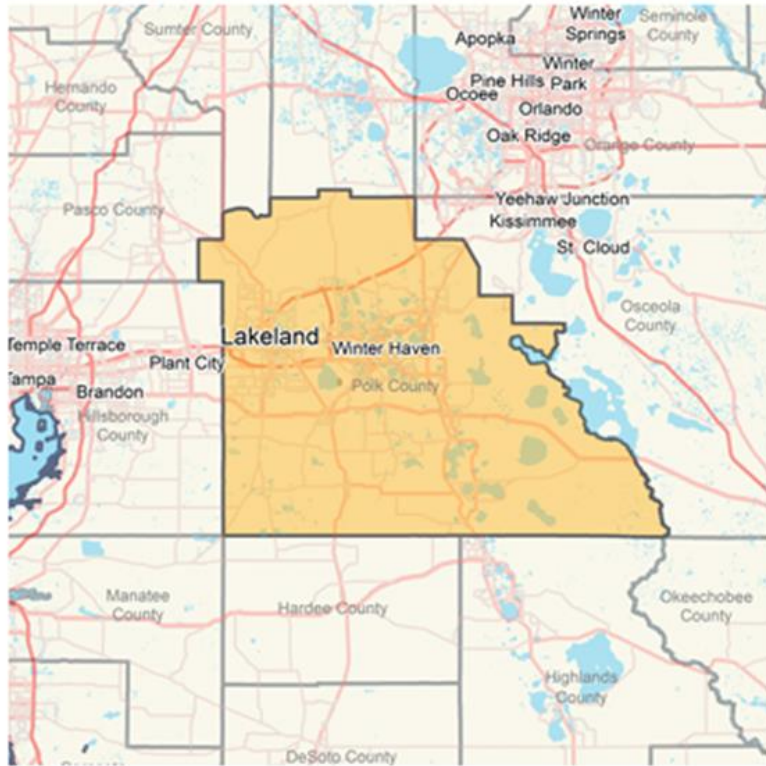


Lakeland MSA

MARKET OVERVIEW

LAKELAND

The Lakeland economy, once dominated by agriculture and mining, continues to diversify. Large companies, such as Amazon, Publix and Walmart, employ thousands of workers across the county, and tourism has become a greater contributor of local jobs. Located roughly 35 miles from Tampa and 55 miles from Orlando, the Lakeland metro, which encompasses all of Polk County, is uniquely situated to grow as a transportation hub — especially along the Interstate 4 Corridor in the northern portion of the market. Over the next five years, the metro will add over 70,000 new residents.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



CITRUS INDUSTRY

Citrus plays a large part in the local economy and was previously one of the largest industries in the county. Florida's Natural is headquartered in Lake Wales.



STRATEGIC LOCATION

The metro's location between Tampa and Orlando, with Interstate 4 traversing the county, is expanding the local logistics sector. Amazon and FedEx have facilities in the metro.



TOURISM

The tourism industry is an economic pillar for the metro, as visitors flock to the area to experience the Detroit Tigers' spring training games. LEGOLAND Florida is also located here and draws hundreds of thousands of visitors in a typical year.

ECONOMY

- Regional grocery chain Publix is headquartered in Lakeland and employs more than 10,000 workers locally, including corporate and warehouse employees.
- Other major employers include Fairways Golf Corp., Lakeland Regional Health, Winter Haven Hospital, Watson Clinic and the Mosaic Co.
- Southeastern University, Polk State College, Florida Polytechnic University and Florida Southern College are educational institutions that contribute to economic growth and a skilled labor pool.

DEMOGRAPHICS



POPULATION

757K

Growth 2023-2028*
10.8%



HOUSEHOLDS

291K

Growth 2023-2028*
11.2%



MEDIAN AGE

39.9

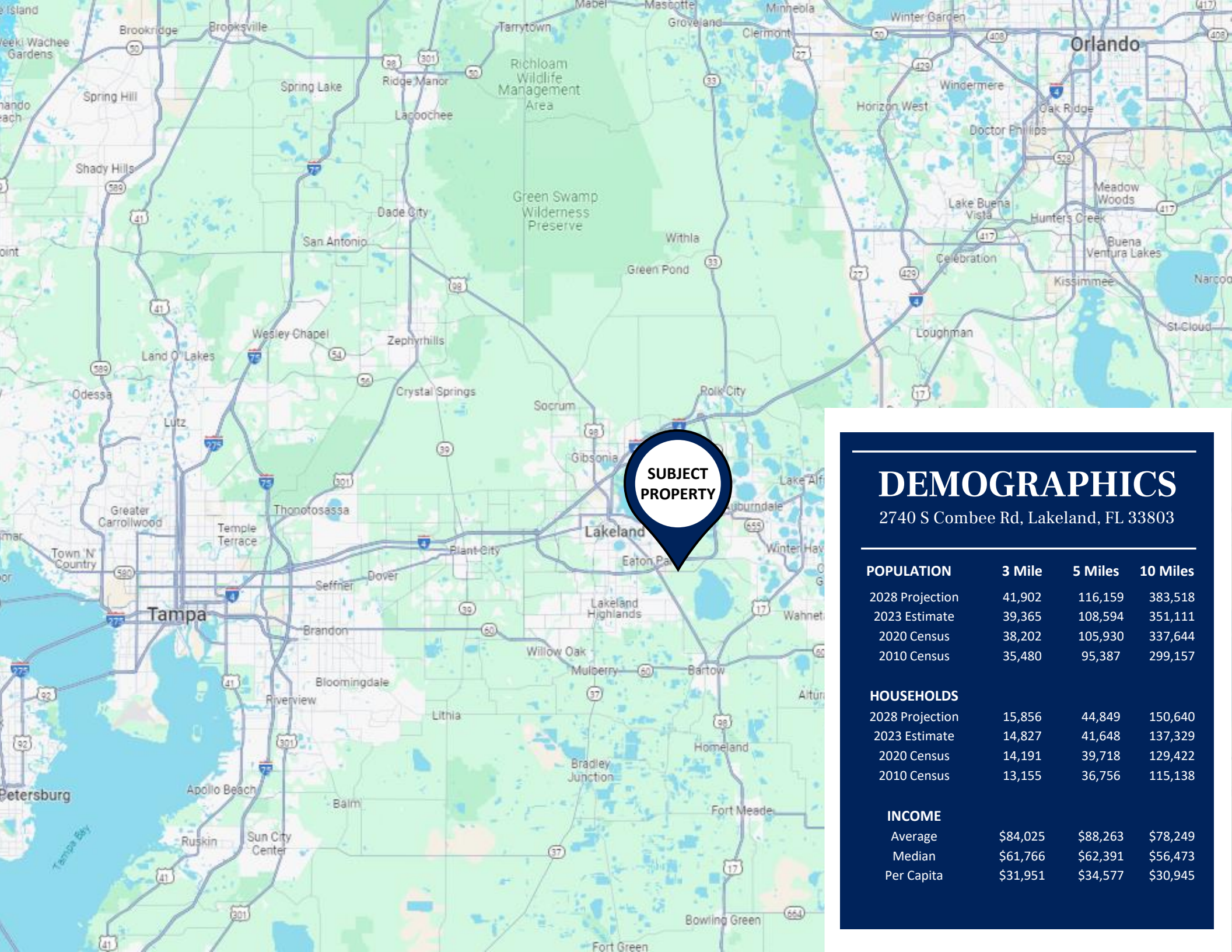
U.S. Median
38.7



MEDIAN HOUSEHOLD INCOME

\$56,000

U.S. Median
\$68,500



SUBJECT
PROPERTY

DEMOGRAPHICS

2740 S Combee Rd, Lakeland, FL 33803

POPULATION	3 Mile	5 Miles	10 Miles
2028 Projection	41,902	116,159	383,518
2023 Estimate	39,365	108,594	351,111
2020 Census	38,202	105,930	337,644
2010 Census	35,480	95,387	299,157
HOUSEHOLDS			
2028 Projection	15,856	44,849	150,640
2023 Estimate	14,827	41,648	137,329
2020 Census	14,191	39,718	129,422
2010 Census	13,155	36,756	115,138
INCOME			
Average	\$84,025	\$88,263	\$78,249
Median	\$61,766	\$62,391	\$56,473
Per Capita	\$31,951	\$34,577	\$30,945