

# WAREHOUSE SPACE FOR OWNER/USER OR INVESTOR

## 17,568 SF | LAKELAND



1714 S. COMBEE ROAD | LAKELAND, FL 33801

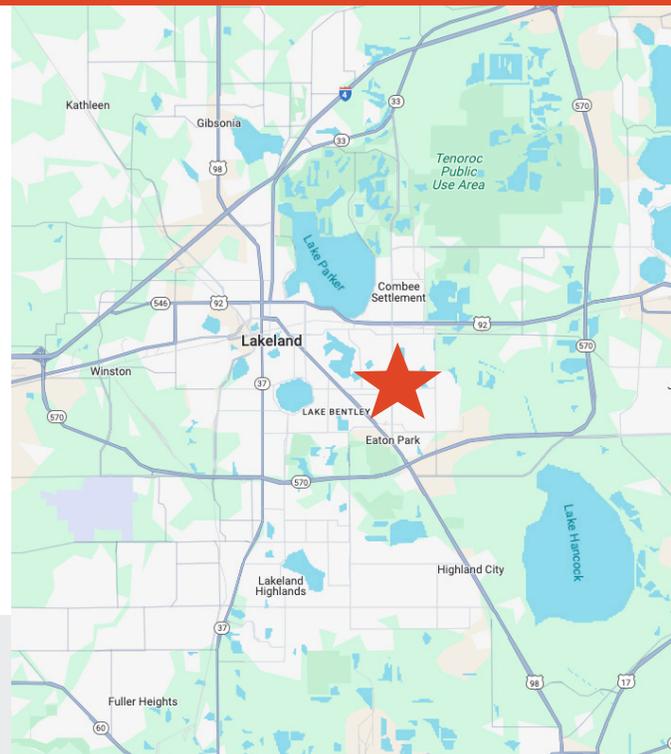
**PRICE: \$1,700,000**

### PROPERTY FACTS

- 17,568 SF across five separate units
- 7,868 SF available for immediate occupancy
- 0.88 acre lot; ~0.25 acres can be utilized as storage yard
- One tenant in place, 9,700 SF, lease expiration is 5/31/2026. Contact broker for details.
- Grade-level loading
- 6 roll-up doors
- New roof on half of the structure

**SOLOMON ATTAWAY**  
407-516-4562  
solomon@v3capital.com

**GRANT ROWARS, MSIRE**  
954-790-7790  
grant@v3capital.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



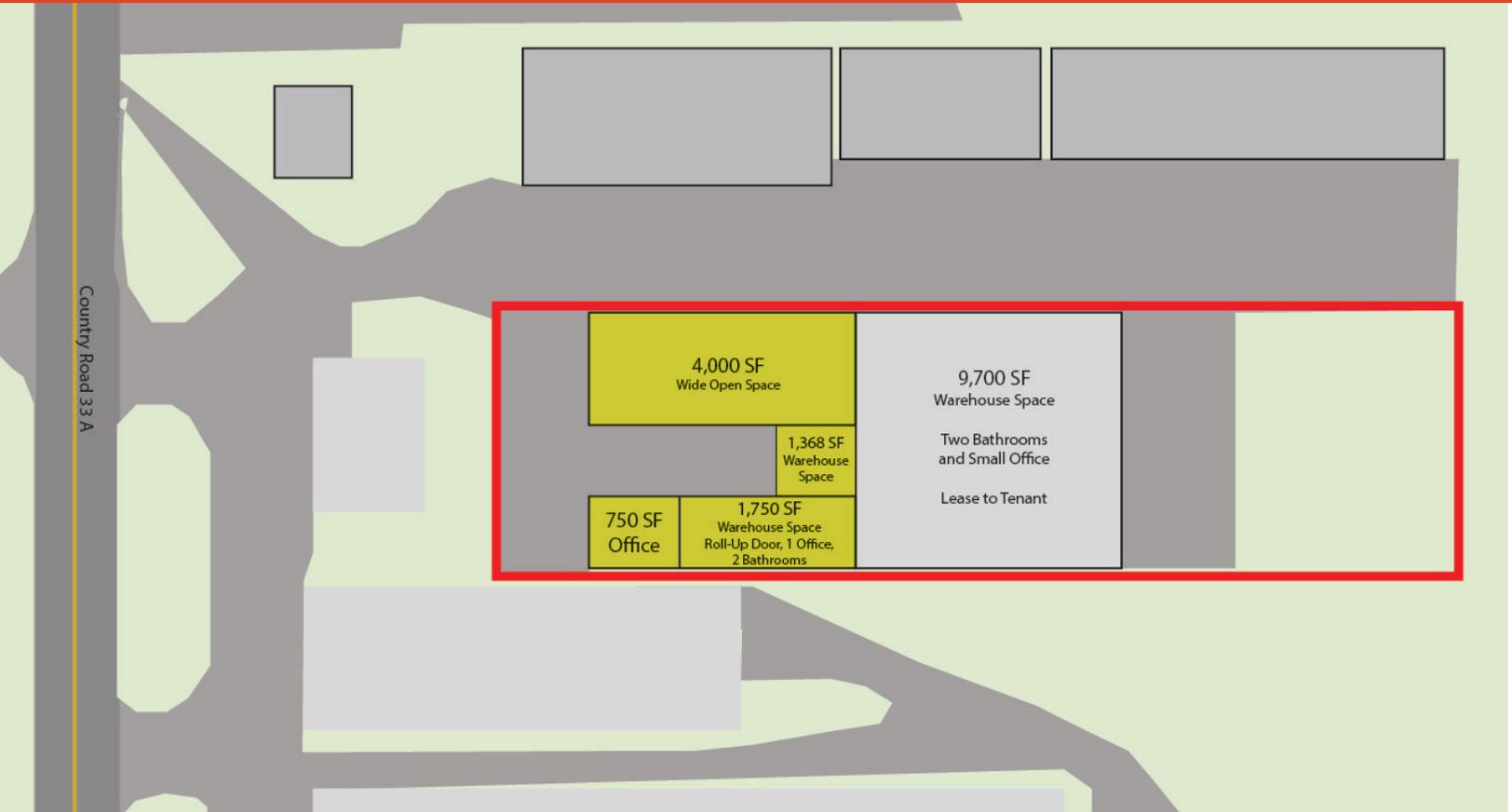
496 S. Hunt Club Blvd.  
Apopka, FL 32703  
407-848-1663

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## PROPERTY LINES



## SITE PLAN



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## PROPERTY PHOTOS



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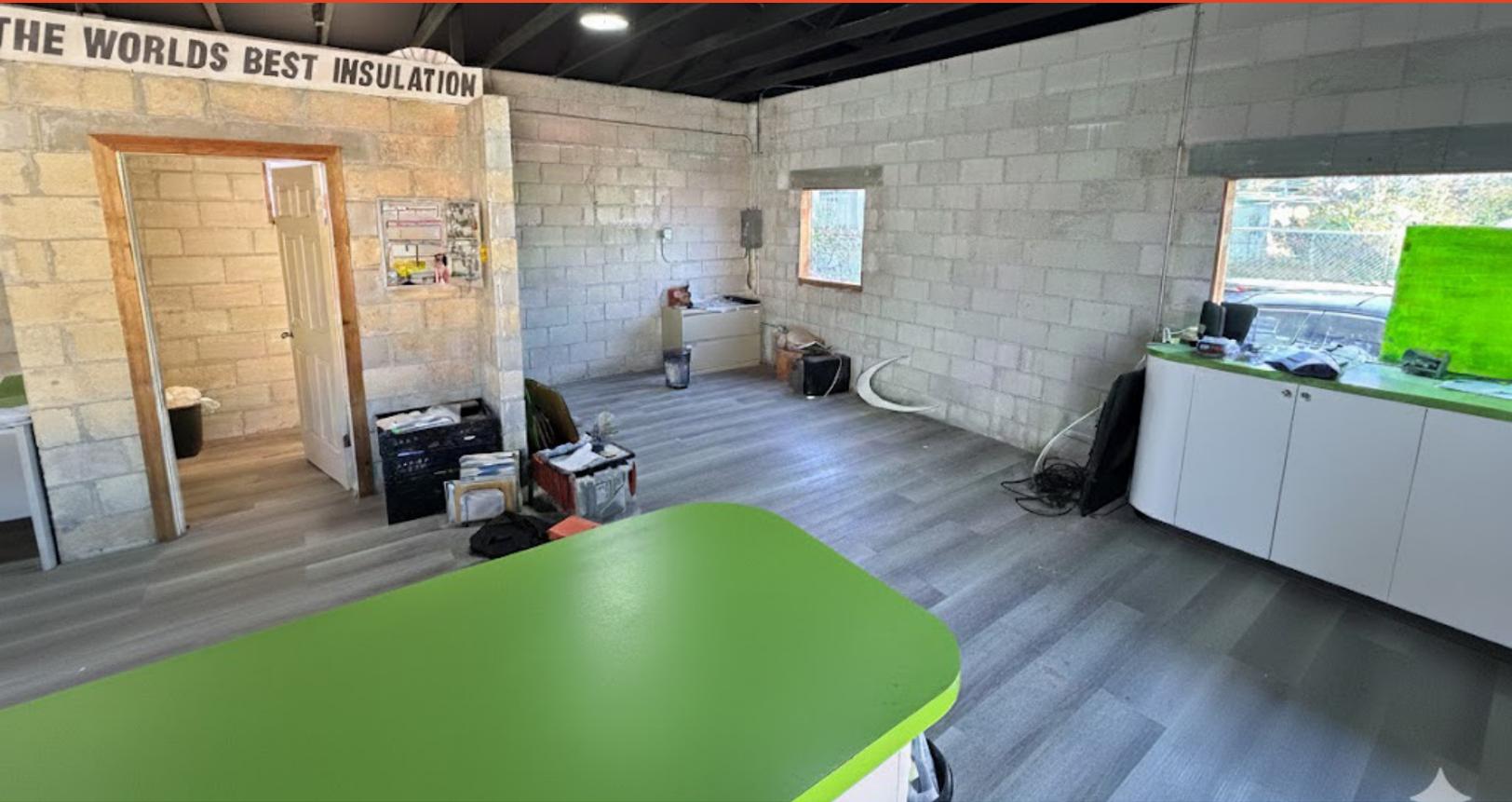
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