

**TWO (2) ACRES**  
**INDUSTRIAL OUTDOOR STORAGE**

**±4,500 SQFT**  
**NET LEASABLE WH+OFFICE**

**For lease**

1602 S Combee Rd, Lakeland, FL 33801

12,490 SF Warehouse | 2 AC Industrial Outdoor Storage  
Southeast Lakeland



# 1602 S Combee Rd, Lakeland

## Highlights

**Total SF** 12,490 SF

**Available SF for lease** 4,069 SF (Units 1, 1.5, and 5)

**Lot Size** 2.76 AC

**Site Specs**

- 1,675 SF office space
- 2,394 SF warehouse
- 2 AC Industrial Outdoor Storage

**Zoning** LCC & BPC-2

**Year Built** 1971

**Construction** Metal and Block

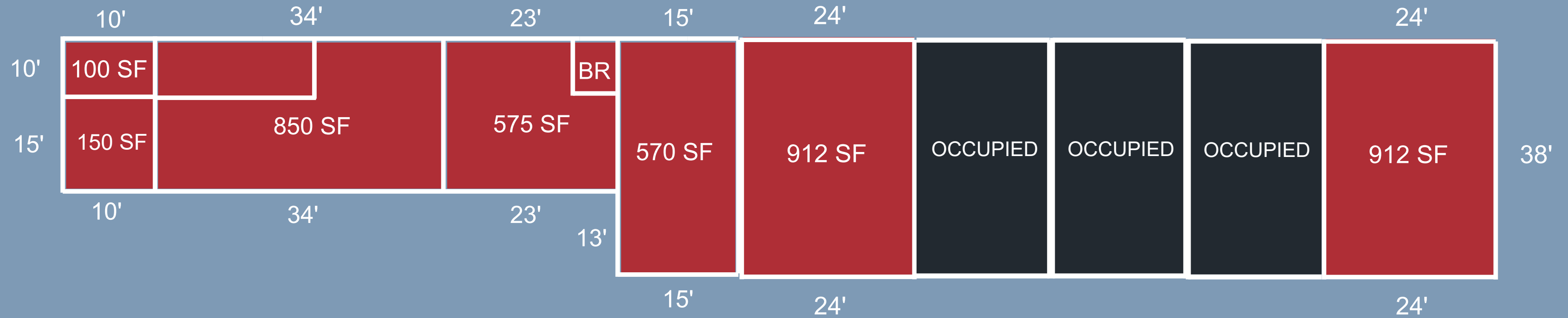
**Features**

- Four (4) 10x10 grade-level doors
- Fenced yard
- Direct access to US-98, and downtown Lakeland

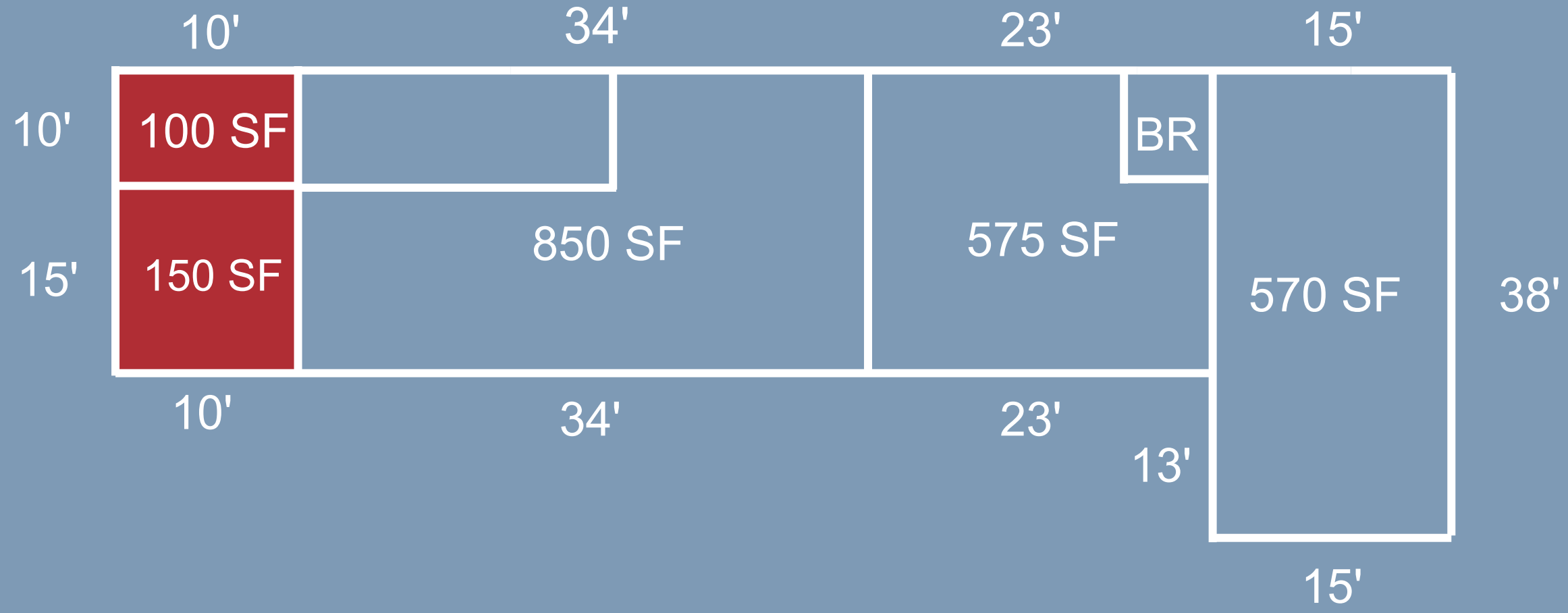


# Floor Plan - Property Snapshot

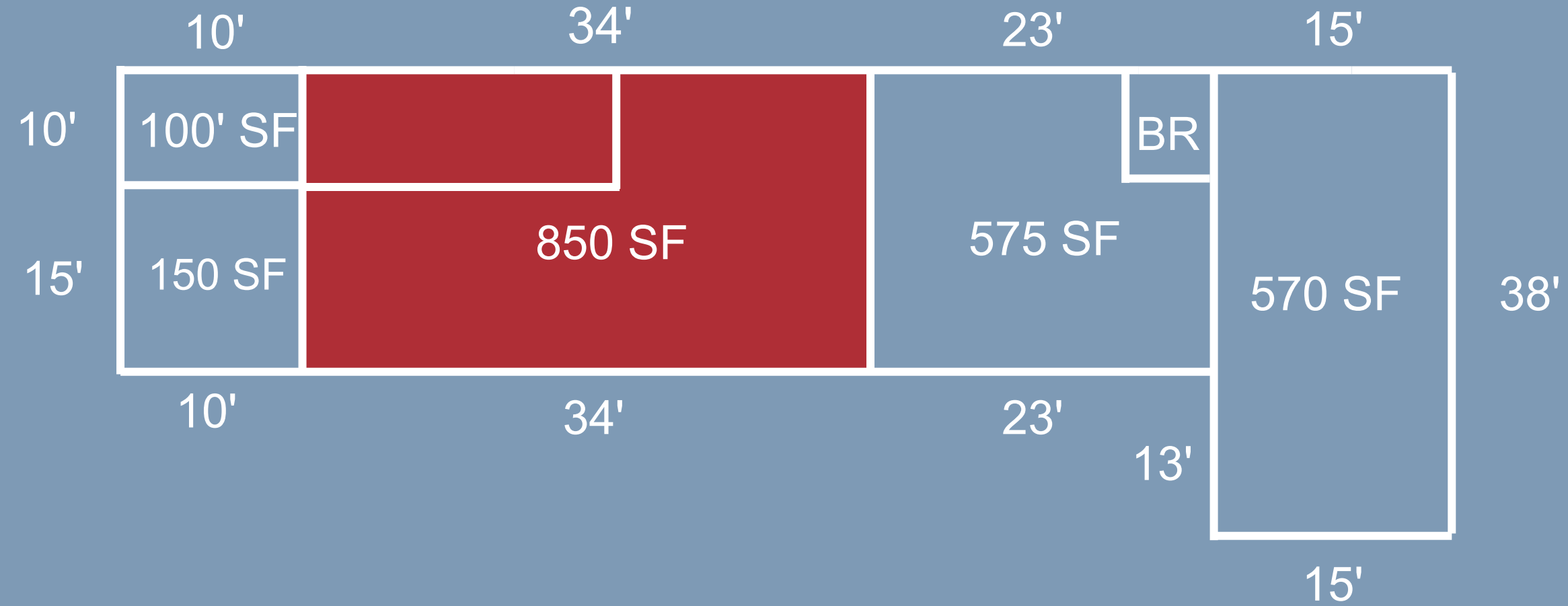
Unit 1 (air conditioned office+warehouse) - 2,245 SF    Units 1.5 & 5 (warehouse) - 1,824 SF



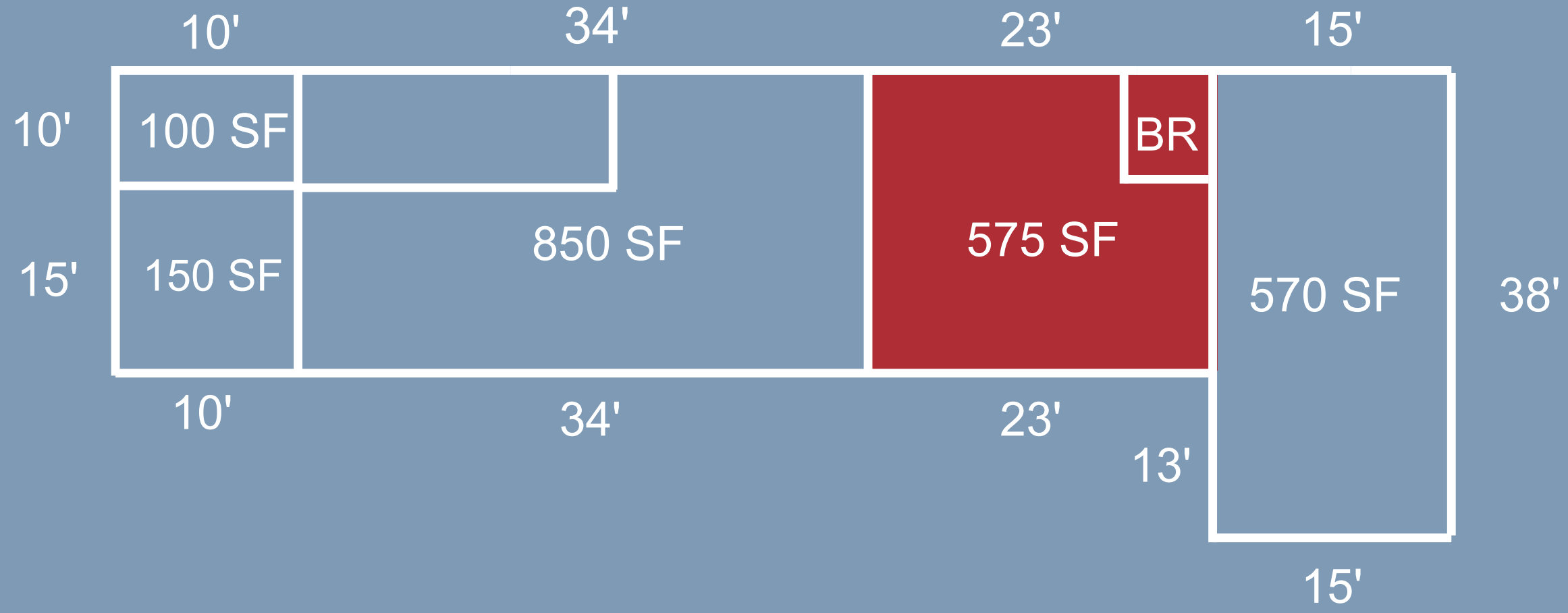
# Floor Plan - Unit 1 - Entrance (AC) - 250 SF



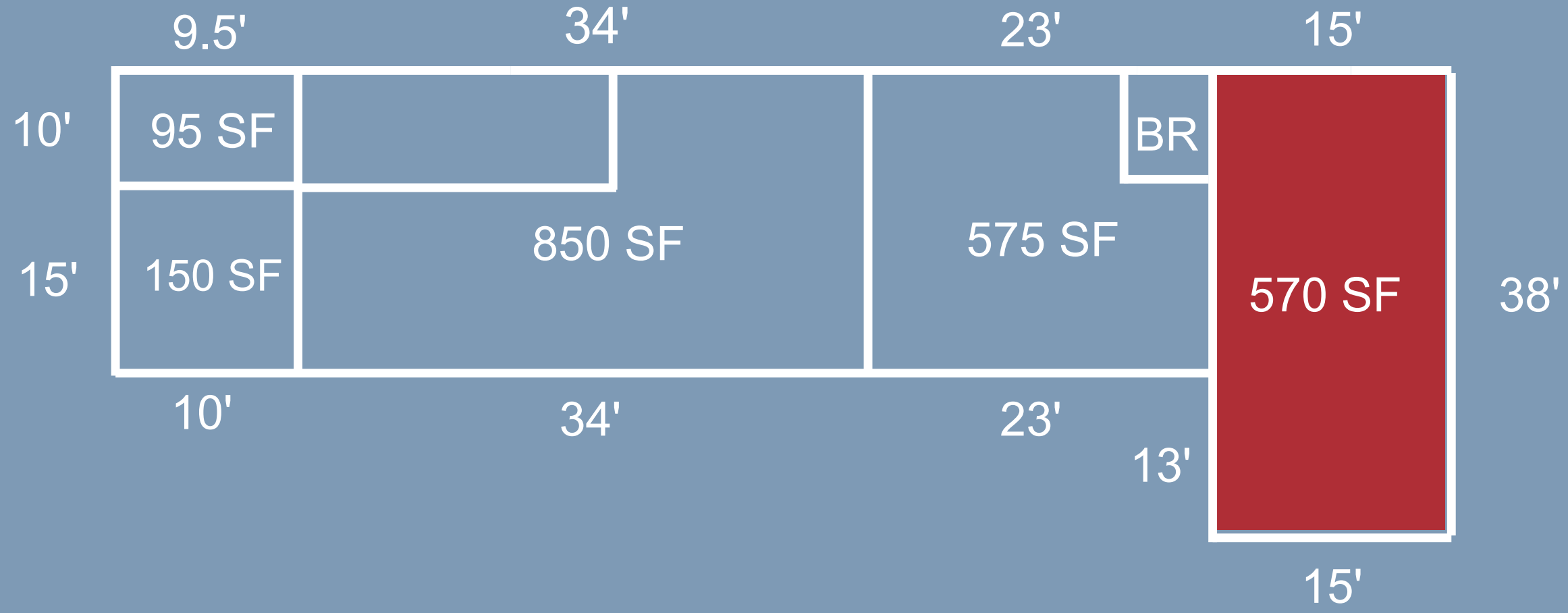
# Floor Plan - Unit 1 - Main Office (AC) - 850 SF



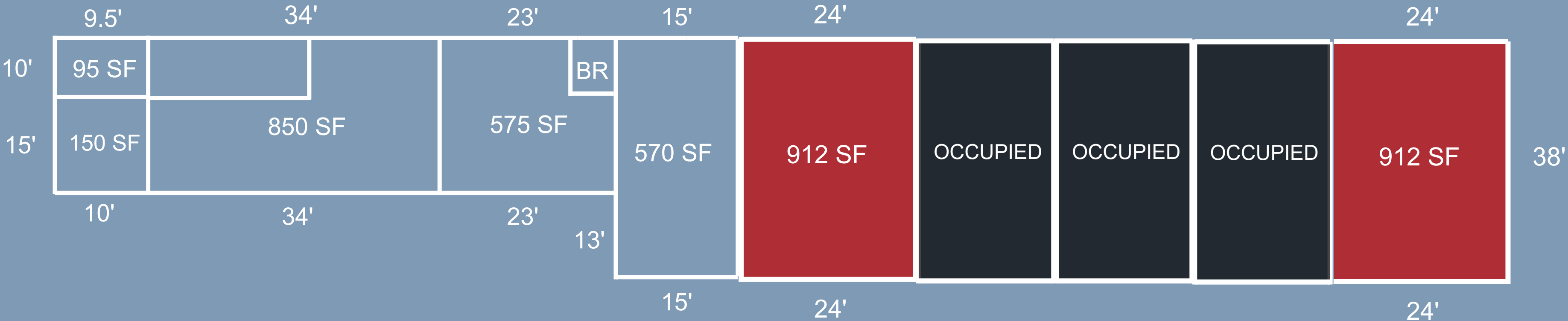
# Floor Plan - Unit 1 - Second Room (AC) - 575 SF



# Floor Plan - Unit 1 - Warehouse - 570 SF



# Floor Plan - Unit 1.5 & 5 - Warehouse - 1,824 SF Total



# 1602 S Combee Rd, Lakeland Location Map

Drive Times		
FL-570	1.7 miles	4 minutes
I-4	6.5 miles	13 minutes
Lakeland Airport	8.6 miles	12 minutes
US-92	1.7 miles	4 minutes

1602 S Combee Rd



# THE EXIT STRATEGY CO

# AXIS TEAM

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