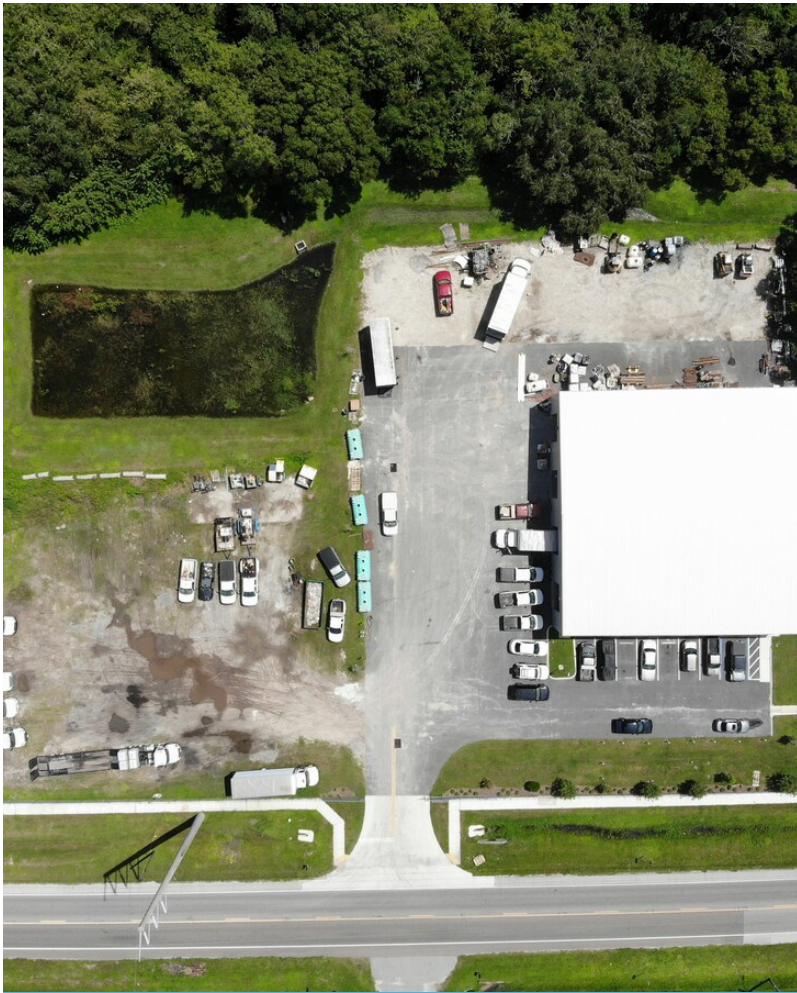


1509 N Combee Rd

1509 N Combee Rd, Lakeland, FL 33801

Jon Berntsen

Preferred Drilling Solutions, Inc.
8820 66th Street North, Pinellas Park, FL 33782
jberntsen@pdsflorida.com



1509 N Combee Rd

\$15.00 /SF/YR

Newly constructed (2023) 10,050 square foot commercial warehouse located on 2.83 acres of land. Lot is entirely fenced. Partially paved lot with ample outdoor space. Property is zoned CE - Commercial Enclave in Polk County. The CE designation excludes light manufacturing, warehousing, and distribution; however, outside storage is permissible as long as the outside storage component is ancillary to the main use of the building. Prospective tenant will be responsible for confirming that the intended use is compliant with zoning regulations and requirements. Building consists of approximately 1,035 square feet of office, with the remainder being warehouse. Four large (12' x 16') roll up overhead doors along the north side of the building provide access to the warehouse space. A fifth 12' x 16' roll up overhead door provides access from the warehouse to the side yard. A large storefront door facing Combee Road provides...

- Excellent visibility from North Combee Road
- Fenced Property
- Convenient access to I-4, Polk Parkway, and US-92



Rental Rate: \$15.00 /SF/YR

Property Type: Land

Property Subtype: Commercial

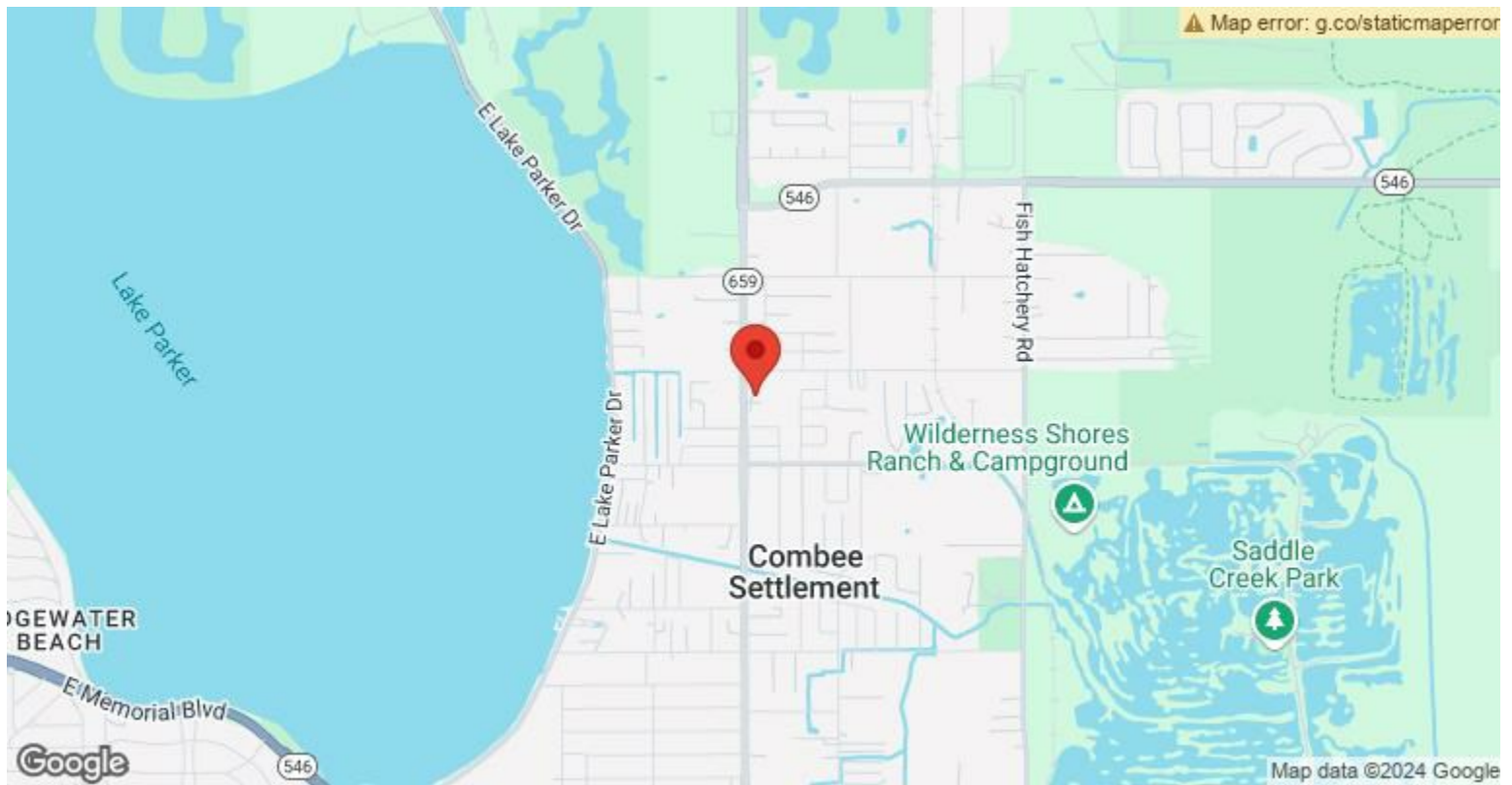
Proposed Use: Commercial

Rental Rate Mo: \$1.25 /SF/MO

Space 1

Space Available	123,645 SF
Rental Rate	\$15.00 /SF/YR
Date Available	Now

Large, open 2.8385 acre lot with 10,000 +/- square foot pre-engineered metal warehouse situated on North Combee Road, northeast of downtown Lakeland. Easy access to I-4, US Highway 92, and Polk Parkway.



1509 N Combee Rd, Lakeland, FL 33801

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Utilities (water, electric) are provided by City of Lakeland. Building utilizes on-site septic. 2024 Property Taxes estimated at \$8,797.

Property Photos



Storefront from SE corner of property



IMG_1689

Property Photos



Warehouse and paved parking



North building facade

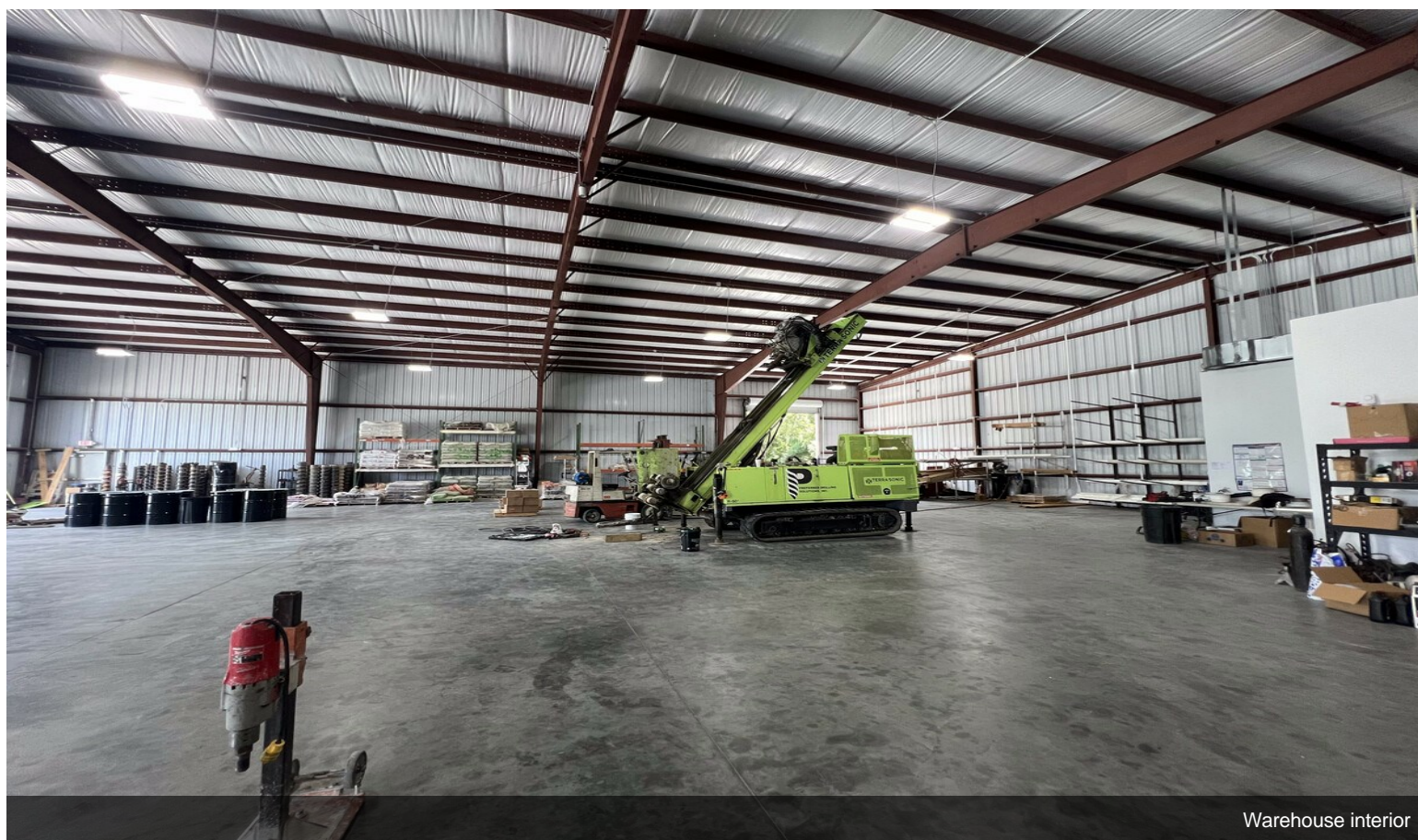
Property Photos



Property Photos



Warehouse Interior

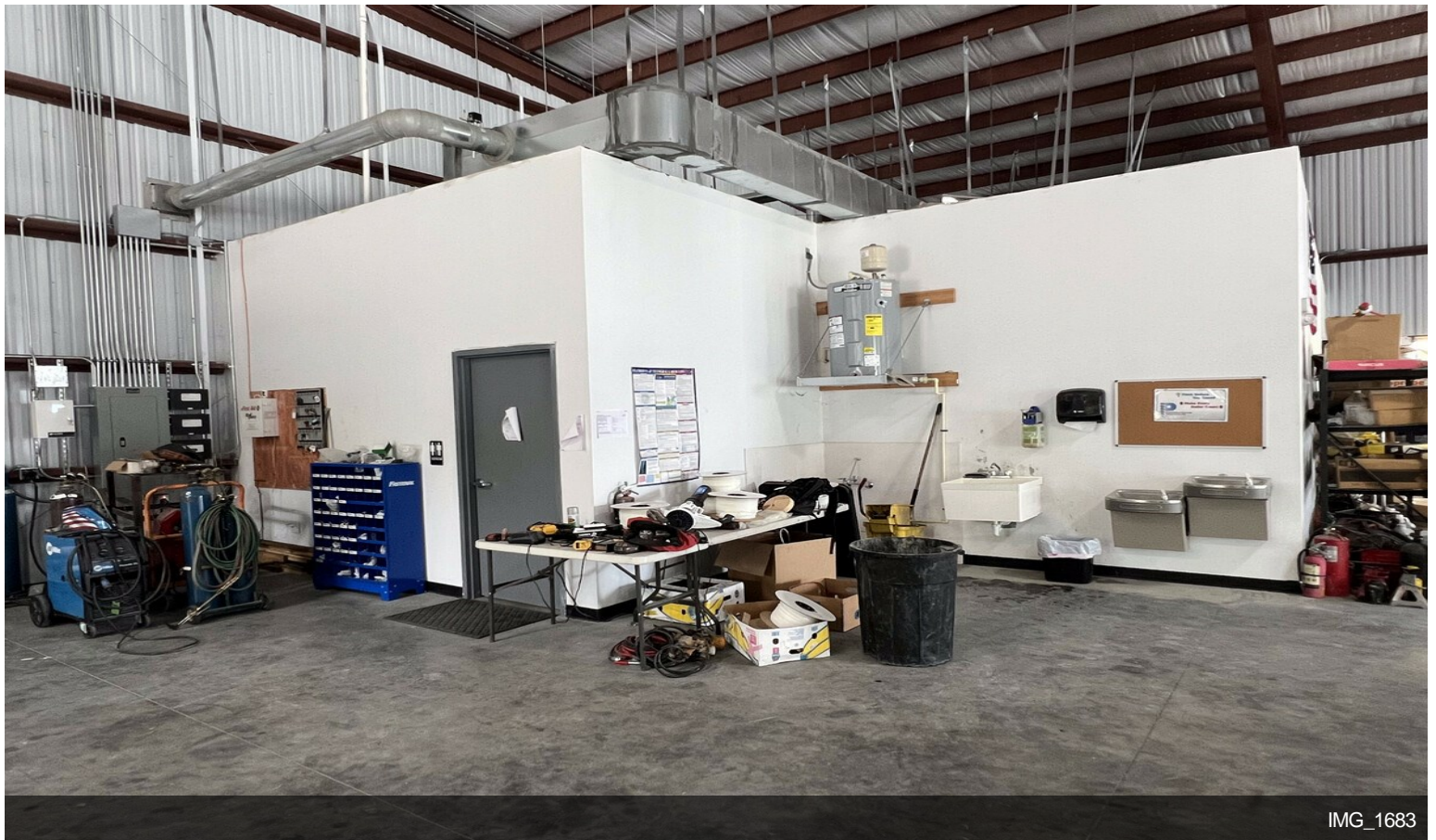


Warehouse interior

Property Photos



Warehouse interior

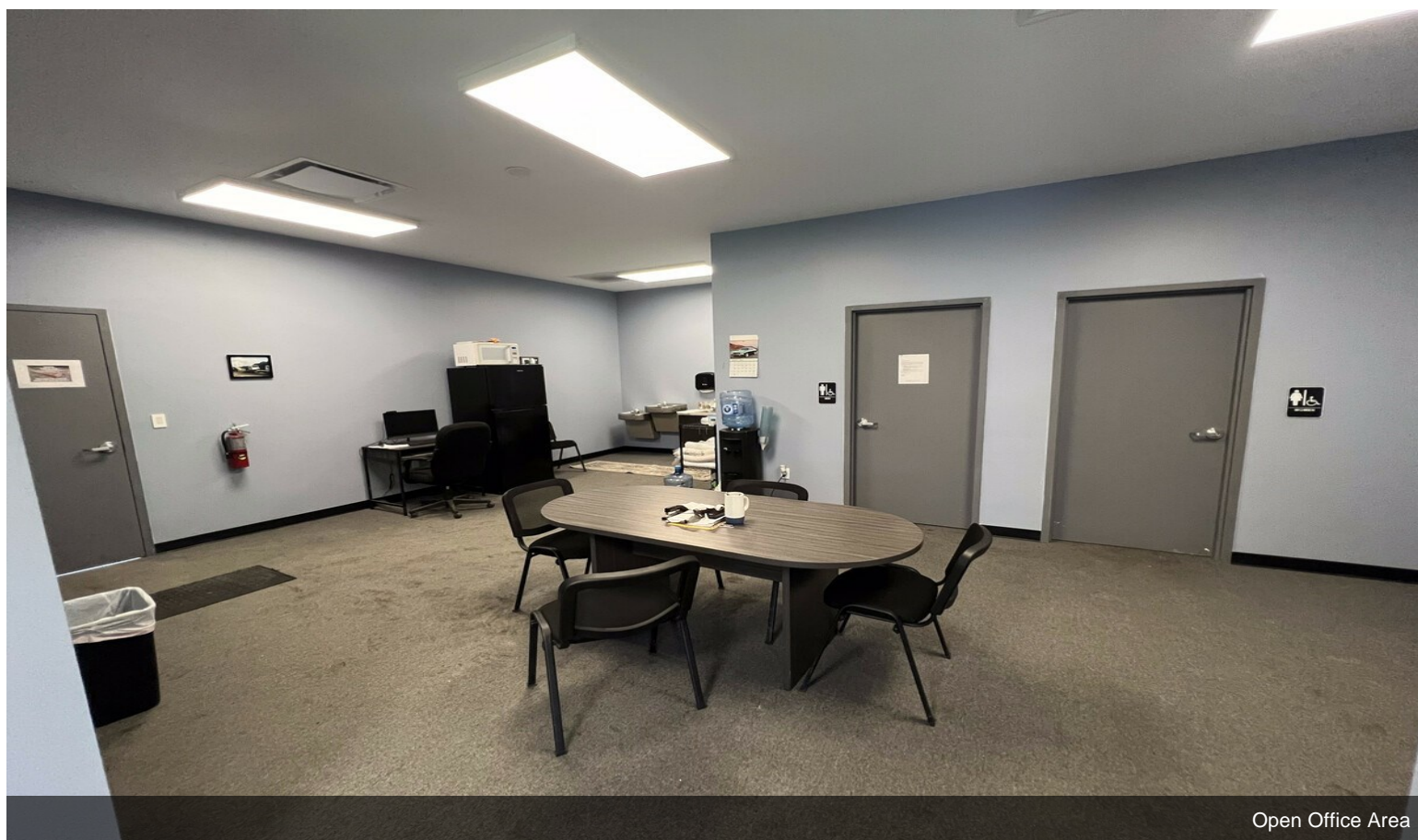


IMG_1683

Property Photos



Front Reception

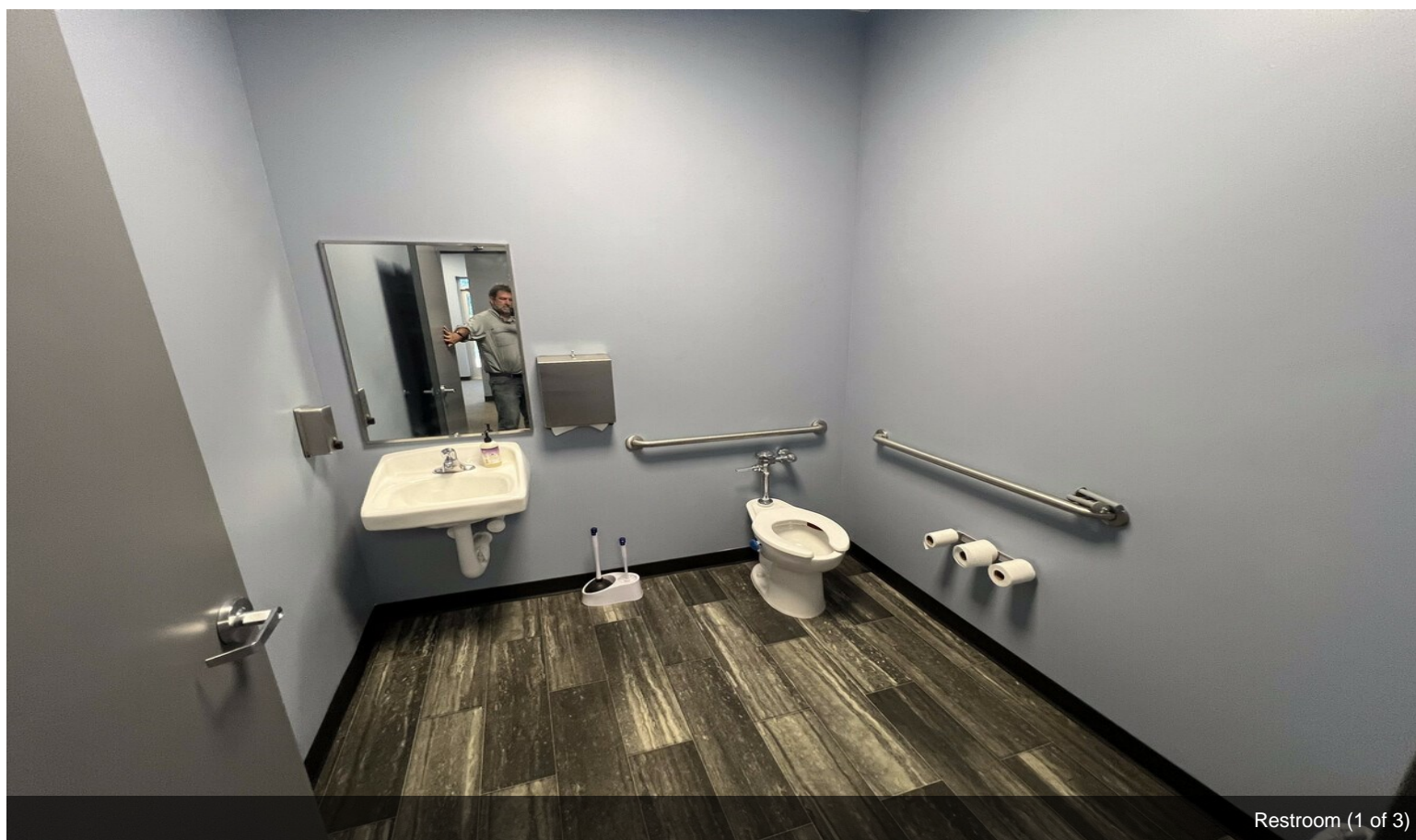


Open Office Area

Property Photos

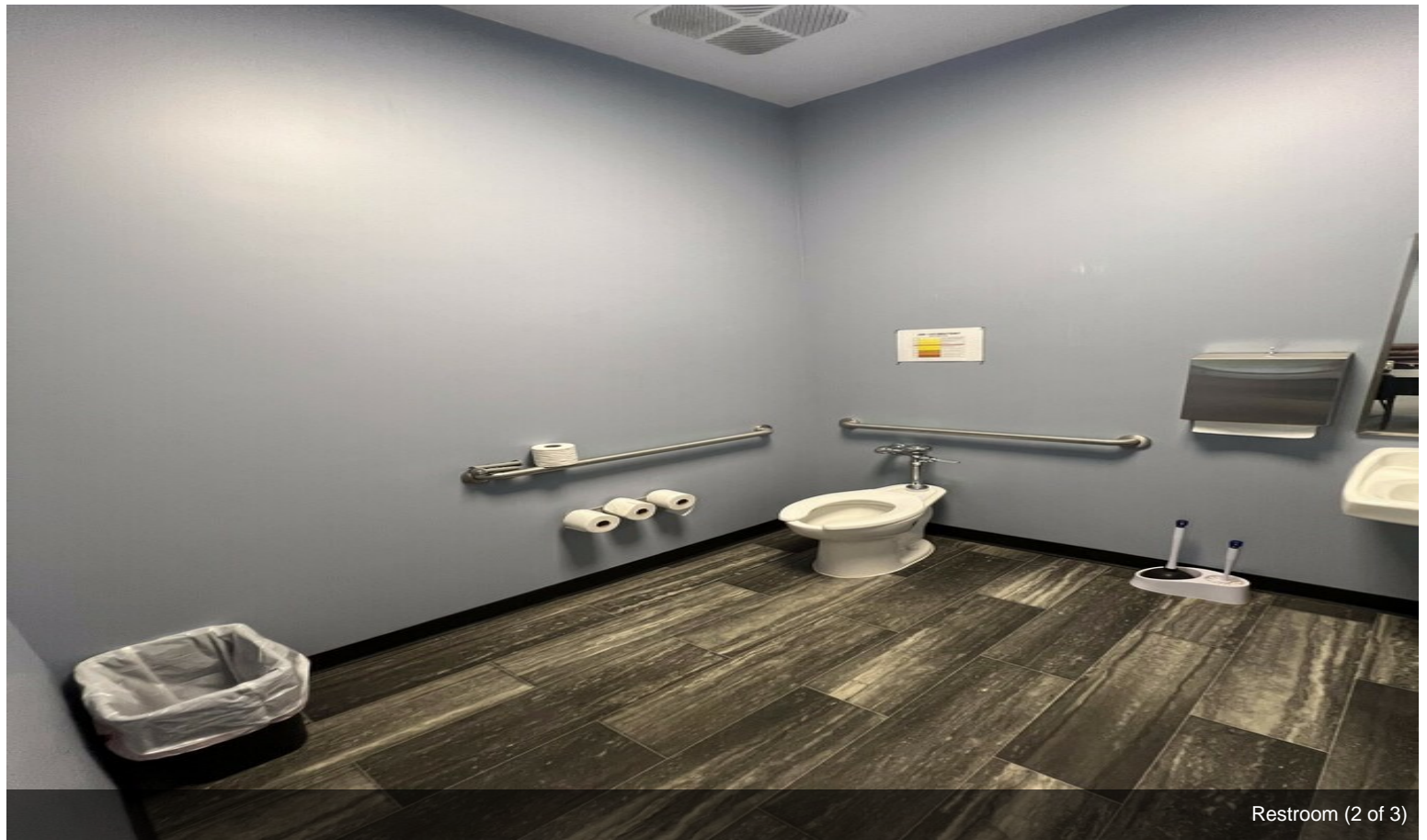


Managers Office



Restroom (1 of 3)

Property Photos

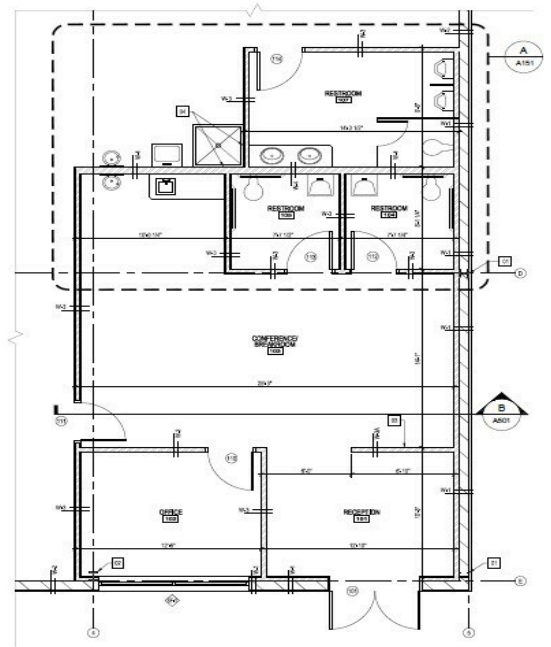
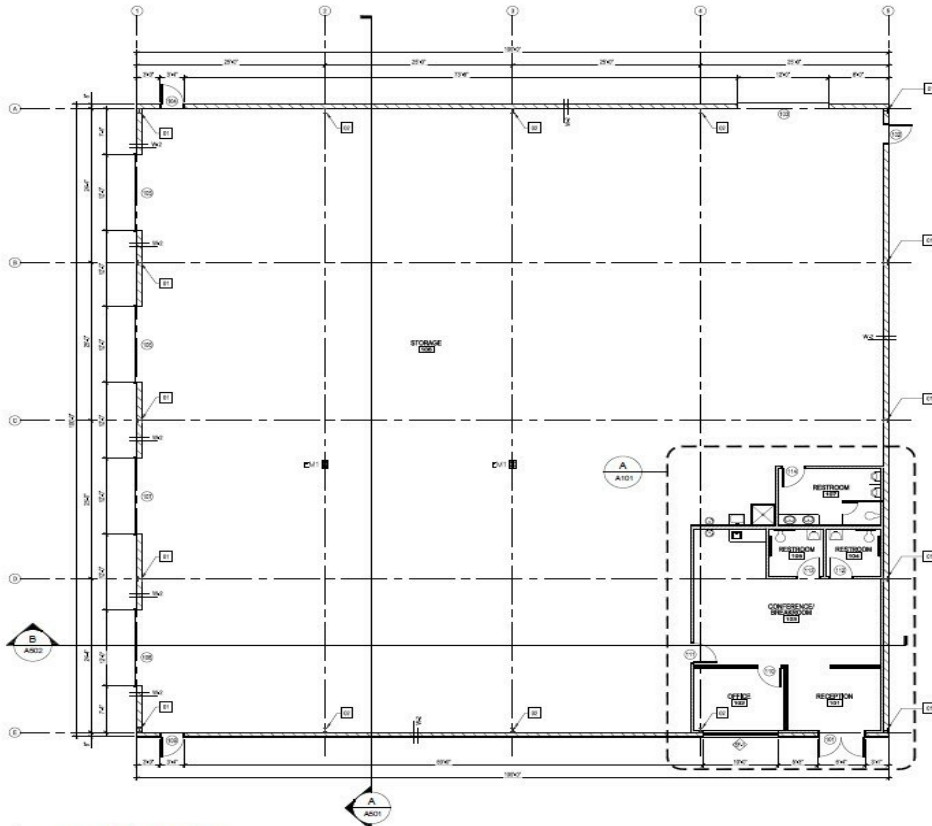


Restroom (2 of 3)

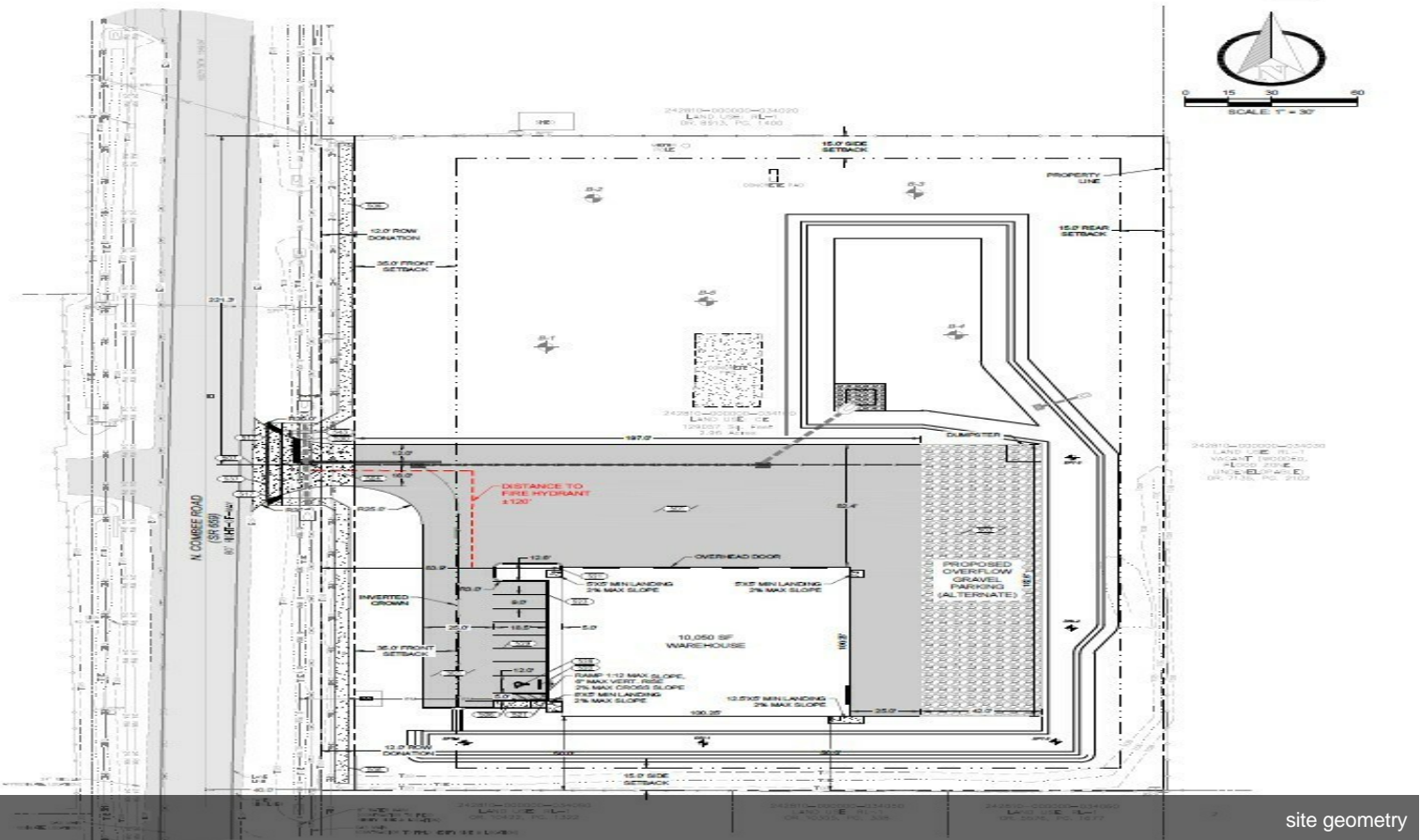


Warehouse Restroom (3 of 3)

Property Photos



OVERALL FLOOR PLAN SCALE 1/8" = 1'-0" ENLARGED PARTIAL FLOOR PLAN SCALE 1/4" = 1'-0" Building Layout



Property Photos



KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

ALEX DELANNOY
Sales Associate
O: 863.224.6915
alexdelannoy@kwcommercial.com

Building Photo

Property Photos

Overlay Wetlands

Future Land Use 2030

- MU
- IAC
- CITY
- LAKES
- CC - Convenience Center
- NAC - Neighborhood Activity Center
- CAC - Community Activity Center
- TC - Town Center
- RAC - Regional Activity Center
- HIC - High-Impact Commercial Centers
- TCC - Tourism Commercial Centers
- LCC - Linear Commercial Corridor
- CE - Commercial Enclave
- OC - Office Center
- EC - Employment Center
- BPC-1 - Business Park Center



Current Land Use: CE - Commercial Enclave

Flood and Drainage

Flood and Drainage

Base Flood Elevations (visible at 1:18,490)

FEMA Floodways

FEMA Flood Zones 2016 (visible at 1:18,056)

Flood Zone A

Flood Zone AE

Flood Zone AH

Flood Zone X5

Wetlands NWI (visible at 1:18,000)

Property Appraiser

Property Appraiser

Parcels



Flood & Drainage Map

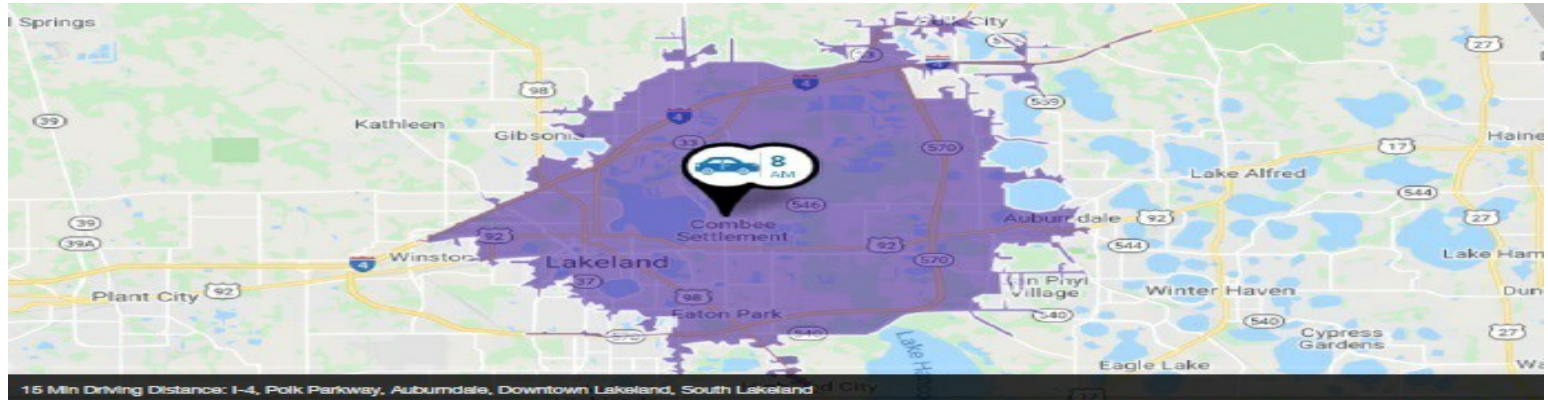
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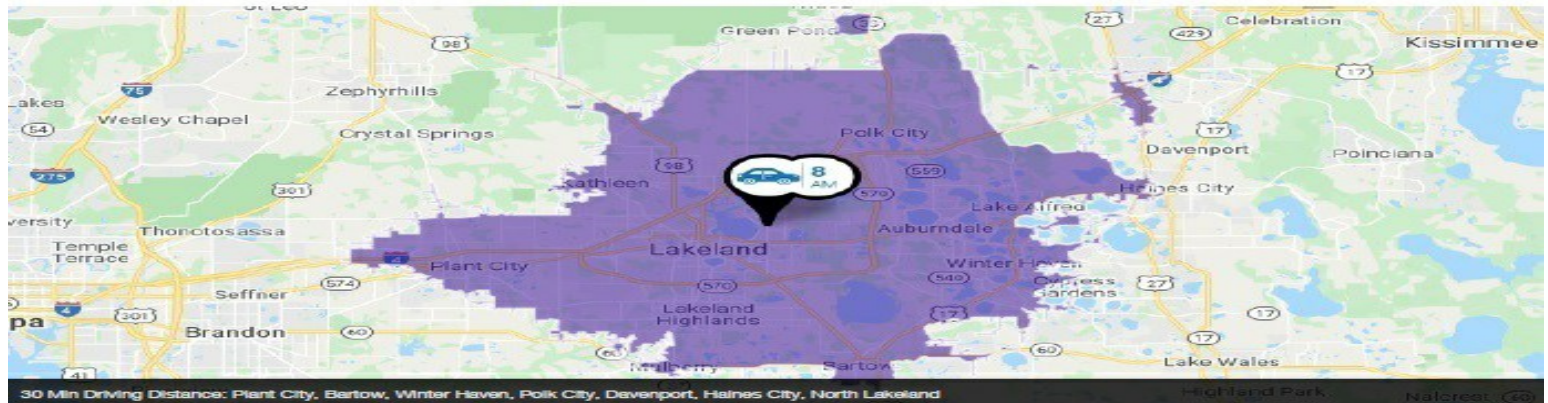
ALEX DELANNOY

Sales Associate
O: 863.224.6915
alexdelannoy@kwcommercial.com

Building Photo



15 Min Driving Distance: I-4, Polk Parkway, Auburndale, Downtown Lakeland, South Lakeland



30 Min Driving Distance: Plant City, Bartow, Winter Haven, Polk City, Davenport, Haines City, North Lakeland

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Building Photo

Property Photos



Property Photos

