



PROPERTY DESCRIPTION

2226 S Combee Rd is a 12,500 SF ground-level wholesale/retail warehouse in Lakeland, FL. Units range in size from 1,250-3,750 SF. Exterior walls are metal, electrical service is 120/208V, single-phase, with a total of 16 car parking spaces (1.3/1,000 SF), and 16' clear height.

The property is located on S Combee Rd, only 2 minutes to Hwy 98, 4 minutes to Polk Parkway, and 8.7 miles to Lakeland Linder International Airport. 16,200 Annual Average Daily Traffic count.

OFFERING SUMMARY

Units SF:	1,250-3,750 SF
Building Size:	12,500 SF
Clear Height:	16'
Bay Width:	25' x 50'
Electric:	120/208V, Single-Phase
Exterior Walls:	Metal
Car Parking Spaces:	16 (1.3/1,000 SF)
Traffic Count:	16,200 AADT
Zoning:	BPC-2 (Polk County)
Utilities:	City Water / Septic

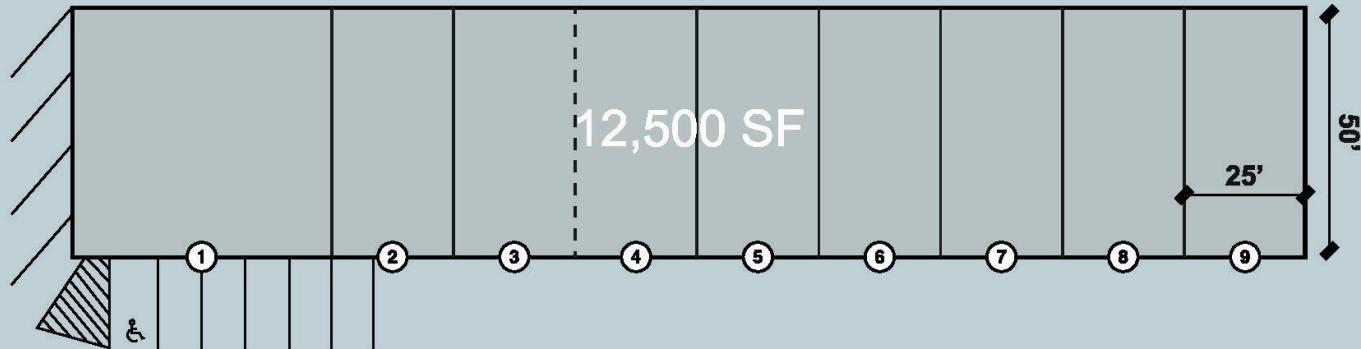
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,362	20,084	51,416
Total Population	7,970	47,465	121,657



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. 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 and 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 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
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11 million people within 100 miles
21 million people within 200 miles

We build more than warehouses
We Build Relationships!