



### PROPERTY DESCRIPTION

2560 Old Combee Rd is a 93,000 SF dock-high warehouse in Lakeland, FL. This park is located near I-4 and FL-33, 6 minutes to I-4 and 8 minutes to Florida Polytechnic University.

Units range in size from 12,000-27,000 SF. Exterior walls are block and metal, electrical service is 120/208V, 3-Phase, total of 109 parking spaces (1.2/1,000 SF), with 22' clear height and column spacing of 40' x 75'.

The property is located only 2.5 miles to a full interchange of I-4 at exit 38, 7.2 miles to Polk Parkway and 7.3 miles to downtown.

### OFFERING SUMMARY

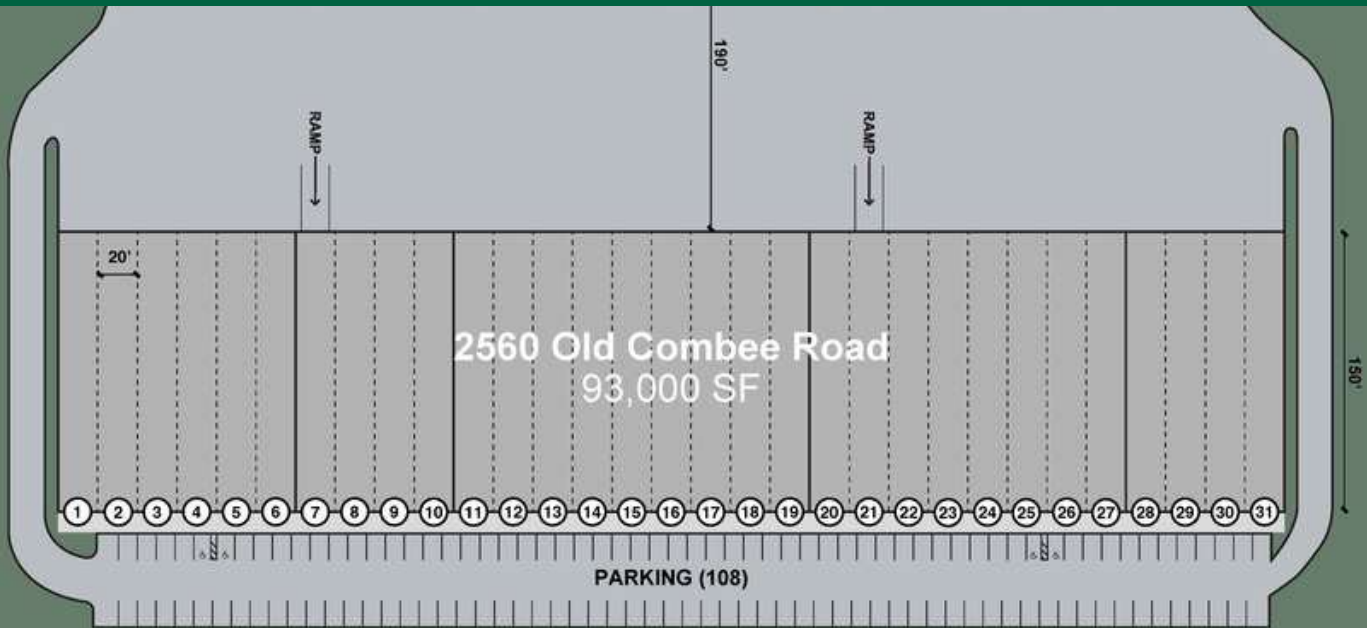
|                     |                          |
|---------------------|--------------------------|
| Building Size       | 93,000 SF                |
| Units SF:           | 12,000 - 27,000 SF       |
| Dock High Doors     | 10' x 10'                |
| Clear Height:       | 22'                      |
| Car Parking Spaces: | 109 (1.2/1,000 SF)       |
| Column Spacing:     | 40' x 75'                |
| Exterior Walls:     | Block and Metal          |
| Sprinkler System:   | 36,000 ESFR / 57,000 Wet |
| Power:              | 120/208V 3-Phase         |
| Security Cameras:   | Yes                      |
| Utilities:          | City Water / Septic      |



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!



County Road 33 A

### 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 to Orlando. This location provides quick access to all major north, south, east, and west highways allowing for regional or 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 quickly 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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We build more than warehouses  
**We Build Relationships!**