



### PROPERTY DESCRIPTION

2222 S Combee Road is an 18,000 SF Dock-High retail/wholesale warehouse in Lakeland, FL. Units are 2,000 SF, 10' x 10' overhead doors, 18' clear height, electrical service is 120/240V 1-Phase with a total of 35 parking spaces (1.9/1,000 SF).

The property has excellent exposure to S. Combee Road, 4 minutes to full interchange of Polk Parkway and Hwy 98, 4 miles to Downtown Lakeland, 10 minutes to I-4, 8.7 miles to Lakeland Linder International Airport.



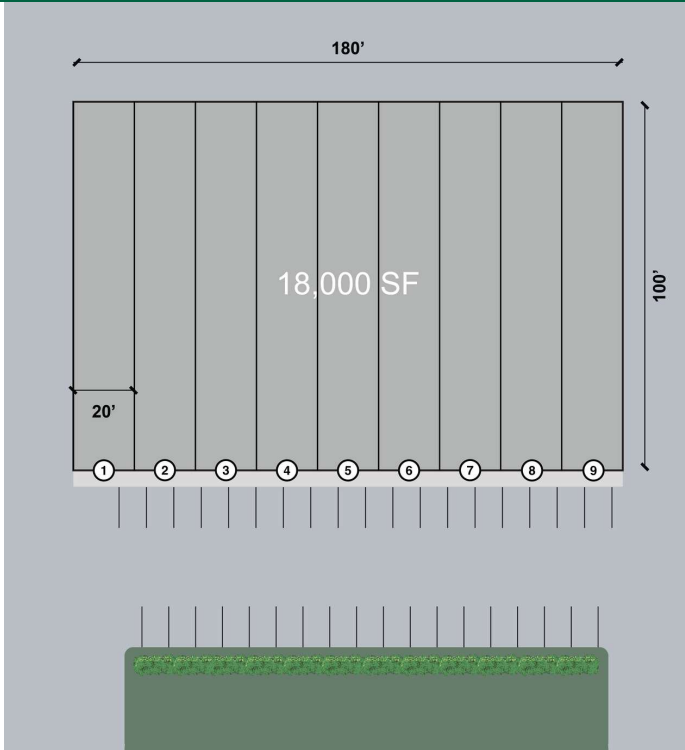
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LAKELAND IS AN IDEAL LOCATION  
FOR DISTRIBUTION

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

Need Warehouse Space?  
Call the Ruthvens!



### OFFERING SUMMARY

 Dock High Doors: 10' x 10'	 Exterior Walls: Block & Metal
 Clear Height: 18'	 Water: City Water
 Parking Spaces: 35 (1.9/1,000 SF)	 Zoning: BPC-2 (Polk County)
 Units Size: 2,000 SF	 Power: 120/240V, 1-Phase
 Building Size: 18,000 SF	 Traffic Count: 16,200 Cars Per Day

### 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 and state-wide distribution across Florida.

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 advance 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!**