



PROPERTY DESCRIPTION

2330 S Combee Rd is a 14,000 SF free standing warehouse in Lakeland, FL. This building is only 2 minutes to US Hwy 98 and 4 minutes to an interchange of The Polk Parkway and US Hwy 92.

Exterior walls are block and metal, 3-Phase 120/240V, 1200 Amps of power, fenced truck court, yard storage, 17 car parking spaces (1.2/1,000 SF), and 14' clear height.

PROPERTY HIGHLIGHTS

- 14,000 SF Free Standing Warehouse in Lakeland, FL
- 2 Minutes to US Hwy 98
- 4 Minutes to interchange of Polk Parkway and US Hwy 92
- Fenced Truck Court and Yard Storage
- 3-Phase 120/240V, 1200 Amps of Power
- 14' Clear Height, 17 Car Parking Spaces (1.2/1,000 SF)

OFFERING SUMMARY

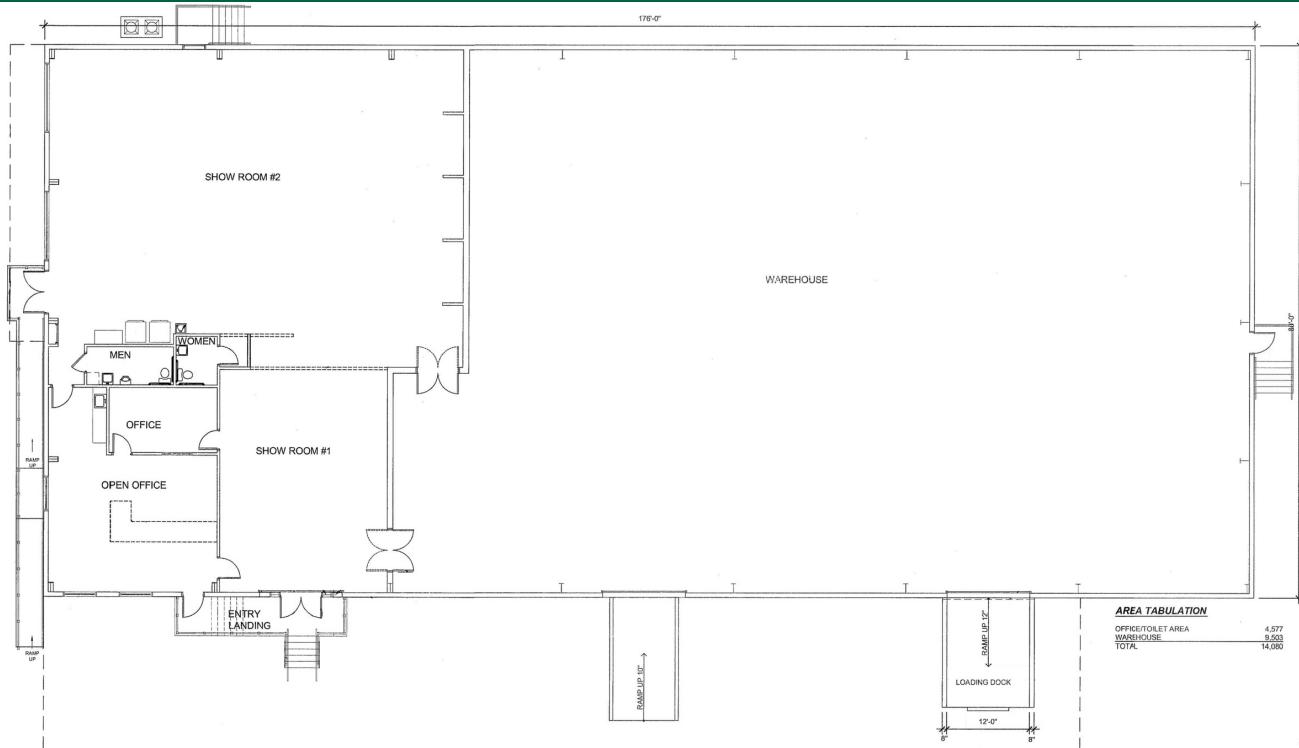
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|---------------------|--------------------------|
| Building Size: | 14,000 SF |
| Office Size: | 4,577 |
| Clear Height: | 14' |
| Power: | 120/240V, 1200A, 3-Phase |
| Dock-High Door: | 1 (12' x 12') |
| Ramp Door: | 1 (12' x 12') |
| Exterior Material: | Block & Metal |
| Car Parking Spaces: | 17 (1.2/1,000 SF) |
| Monument Signage: | Available |
| Zoning: | BPC-2 |
| 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!



COMPANY HISTORY

The Ruthvens, Central Florida's warehouse specialists, have decades of expertise in industrial, manufacturing and distribution warehouse space, with a total capacity of over 5 million square feet. Our 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 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 easily 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
FOR DISTRIBUTION

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

We build more than warehouses
We Build Relationships!