

4000 NORTH COMBEE ROAD

LAKELAND, FL



**NEED
WAREHOUSE
SPACE?**

Call

**THE
Ruthvens**
(863) 686-3173

Contact:

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DISTRIBUTION / MANUFACTURING WAREHOUSE

*5 minutes to Interstate 4,
38 miles to Tampa & 40 miles to Orlando*

4000 North Combee Road is one of two buildings being built in Phase 1. May be leased with a minimum of 4,680 square feet and has a 24' clear height.

Specifications

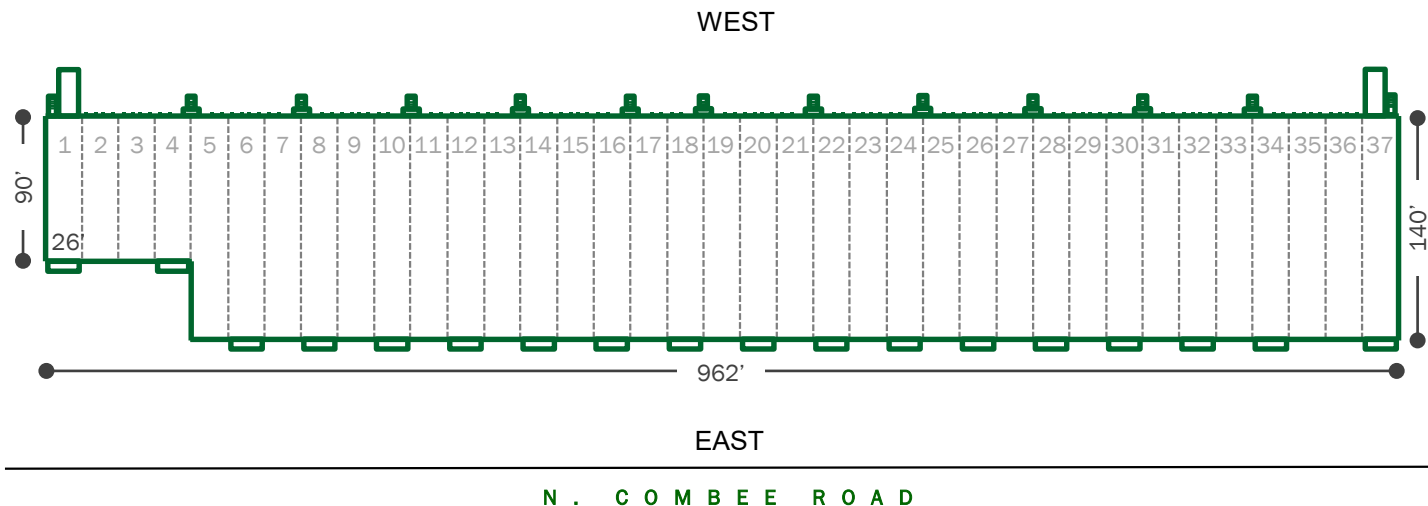
- 129,482 sq. ft. dock-high building
- 2 bay minimum
- Bays 1-4 are 26' x 90' (2,340 SF) per bay
- Bays 5-37 are 26' x 140' (3,640 SF) per bay
- 10'x10' overhead doors, 14' x 12' ramp overhead doors
- 24' clear height
- Tilt wall construction
- ESFR fire sprinkler system
- LED lighting
- Web accessible security cameras
- City water and sewer
- 277/480V 3 phase electric & 120/208V 3 phase electric

Leasing Warehouse Space for Distribution & Manufacturing
ruthvens.com

4000 NORTH COMBEE ROAD

LAKELAND, FL

We build more than warehouses...we build relationships!



Lakeland is an Ideal Location for Distribution

10 million people within 100 miles

- Up 16% in 10 years

19.5 million people within 200 miles

- Up 15% in 10 years

THE Ruthvens

Central Florida's
Warehouse Specialists
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