

1615 S. COMBEE ROAD

RUTHVEN WHOLESALE/RETAIL WAREHOUSE Lakeland, Florida

Wholesale/Retail warehouse containing 5,250 square feet.
On South Combee Road off US 98 South, one mile to Polk Parkway (570).



Attractive, functional. Construction is concrete block and metal. Contains 11 bays, dock-high.

Retail warehouse has all necessary amenities including city water, electric and natural gas (available).

Fast access to Highways 98, 92 and I-4; Interstate 4 connects with I-75 and U.S. 27. Approximately 1 mile from Polk Parkway (570), Exit 10 - full interchange.

Excellent location with high traffic count. Ample parking and turning radius for

FOR MORE INFORMATION AND LEASING DETAILS, CONTACT

THE Ruthvens

(863) 686-3173

41 Lake Morton Drive, Lakeland, Florida 33801
P.O. Box 2420, Lakeland, Florida 33806-2420

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Joe P. Ruthven

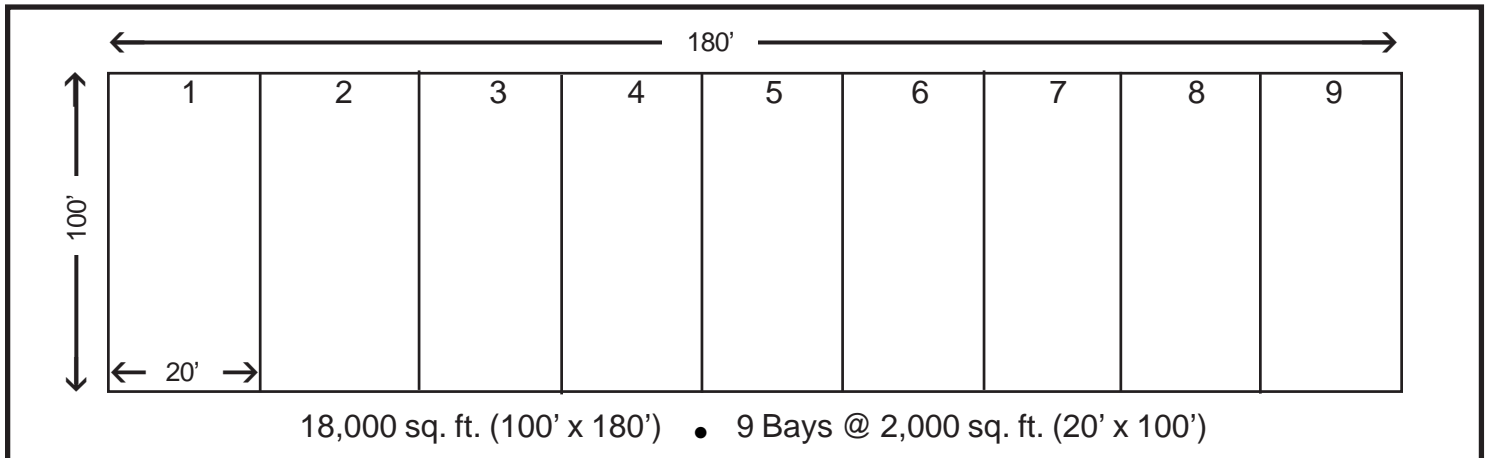
J. Greg Ruthven, CCIM

Joe L. Ruthven

Matt Ruthven, CCIM

SPECIFICATIONS - 1615 S. Combee Road

- 5,250 square feet
- 11 Bays - 20'x100' (2,000 sq. ft.)
- Dock high warehouse
- Zoned Business Park Center (BPC-2)
- 10'x10' overhead doors
- 12' eave height
- 5" reinforced concrete floor
- City water and electric
- Natural gas available
- 10' ridge vent each bay
- Construction - metal with concrete block end walls
- Covered walkway
- Covered loading dock
- Three phase electrical services available
- High traffic commercial/industrial area



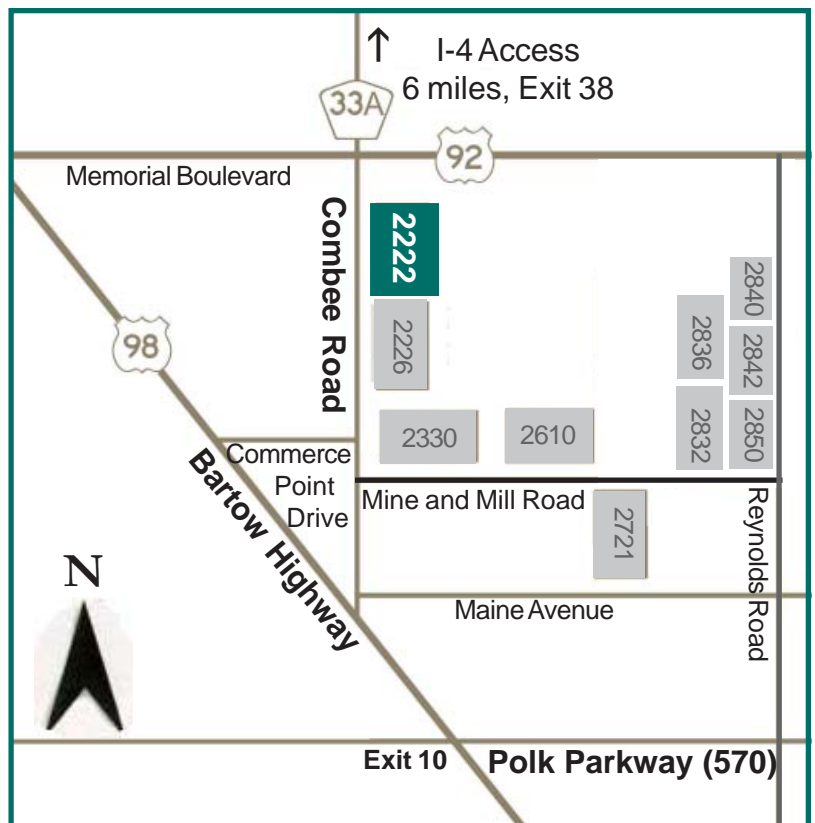
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