

2226 S. COMBEE ROAD

# RUTHVEN WHOLESALE/RETAIL WAREHOUSE Lakeland, Florida

Wholesale/retail warehouse containing 12,500 square feet.  
Ideal Central Florida location, on Combee Road, between Tampa and Orlando.  
Over 8.5 million people live within a 100-mile radius of Lakeland.



Construction is concrete block and metal.  
Contains 9 ground level bays. May be  
leased in multiples of 1,250 square feet.

Retail warehouse has all necessary  
amenities including city water, electric,  
septic and natural gas.

Fast access to Highways 98, 92 and  
Approximately one mile from Polk  
Parkway (570), Exit 10 - full interchange.

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

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

[WWW.RUTHVENS.COM](http://WWW.RUTHVENS.COM)

Joe P. Ruthven

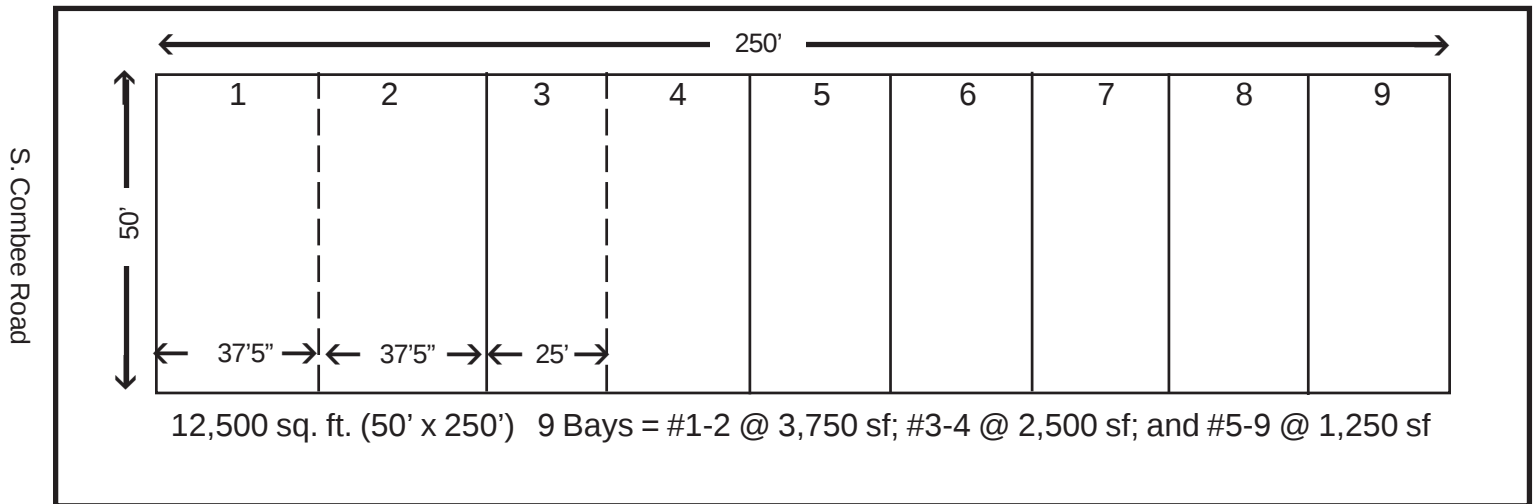
J. Greg Ruthven, CCIM

Joe L. Ruthven

Matt Ruthven, CCIM

## SPECIFICATIONS - 2226 S. Combee Road

- 12,500 square feet wholesale/retail warehouse
- 9 Bays #1-2 - 75'x50' (3,750 sq. ft. - each)  
#3-4 - 50'x50' (2,500 sq. ft. - each)  
#5-9 - 25'x50' (1,250 sq. ft. - each)
- Ground level warehouse
- 12'x12' overhead doors
- 16' eave height
- 5" reinforced concrete floor
- Natural gas available
- City water, electric and septic
- Construction - metal with concrete block end walls
- Zoned Business Park Center (BPC-2)
- Covered loading dock
- High traffic count
- Three phase electrical services available



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