

4040 NORTH COMBEE ROAD LAKELAND, FL

Leasing Warehouse Space for Distribution & Manufacturing



DISTRIBUTION / MANUFACTURING WAREHOUSE

4040 North Combee Road is the middle of three buildings in Ruthven East Lakeland Industrial Park.

SPECIFICATIONS



101,010 SF dock-high building



2-bay minimum (5,460 SF)



277/480V 3-phase electric &
120/208V 3-phase electric

NEED WAREHOUSE SPACE?

CALL TODAY!

THE
Ruthvens

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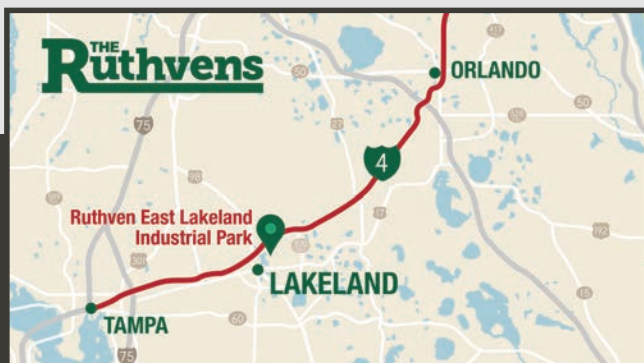
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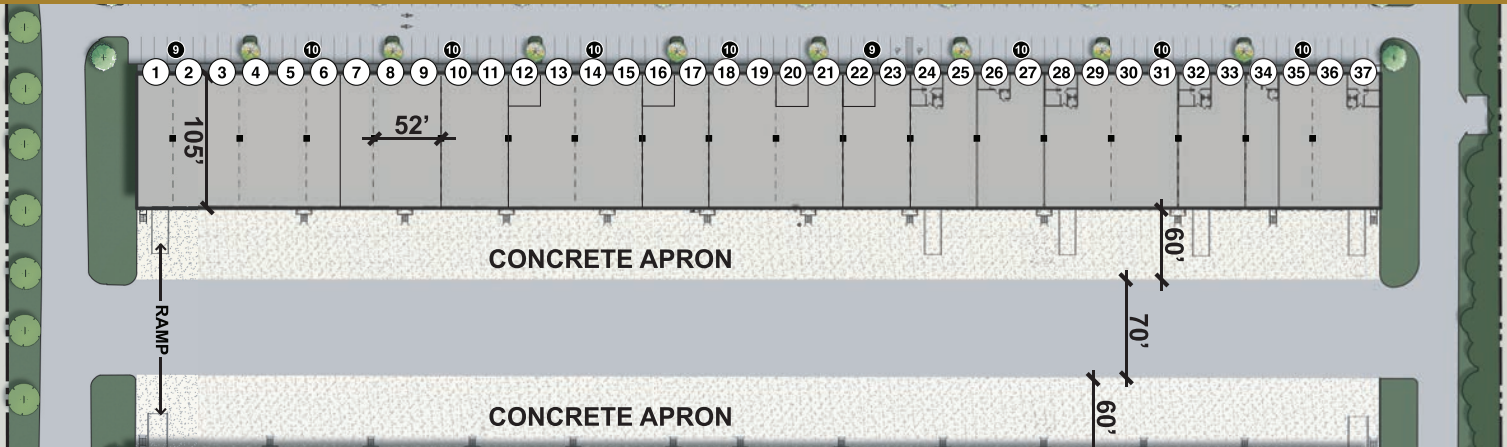
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4040 NORTH COMBEE ROAD LAKELAND, FL

101,010 SF Dock-High Warehouse Space



Bays are 26' x 105'



10' x 10' overhead doors



12' x 14' ramp overhead doors



24' clear height



Tilt wall construction



ESFR fire sprinkler system



LED lighting



Web accessible security cameras



City water and sewer



Additional sewer connections
available in each unit



277/480V 3-phase electric &
120/208V 3-phase electric



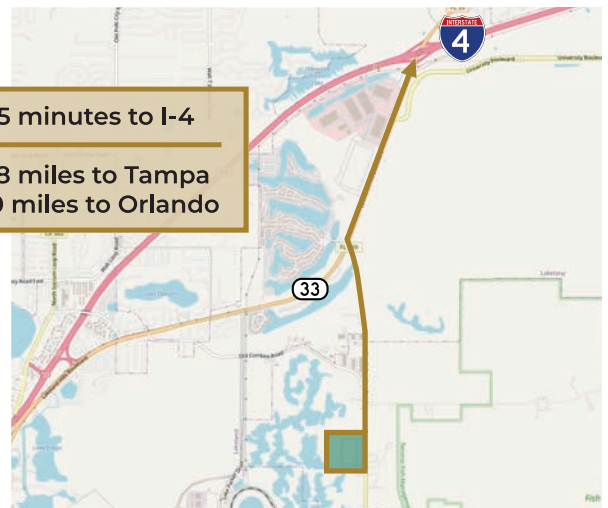
LAKELAND IS AN IDEAL LOCATION FOR DISTRIBUTION

11 million people within 100 miles

21 million people within 200 miles

5 minutes to I-4

38 miles to Tampa
40 miles to Orlando



THE Ruthvens

Central Florida's
Warehouse Specialists

863-686-3173 • Ruthvens.com

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