

# 2560 OLD COMBEE ROAD

LAKELAND, FL



**NEED  
WAREHOUSE  
SPACE?**

## DISTRIBUTION/MANUFACTURING WAREHOUSE

*Only 2.5 miles south from full interchange of Interstate 4, Exit 38*

Dock high warehouse containing 93,000 sq. ft. Minimum of 12,000 sq. ft. The property provides ample truck/trailer parking in the rear and employee/customer parking out front.

### *Specifications*

- 93,000 sq. ft. dock high building
- 12,000 sq. ft. minimum
- 10'x10' overhead doors
- 24' eave height
- Concrete block and stucco with steel frame
- Overhead fire sprinkler system
- T8 Lighting
- Security cameras with remote access

**Leasing Warehouse Space for Distribution & Manufacturing**  
**ruthvens.com**

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

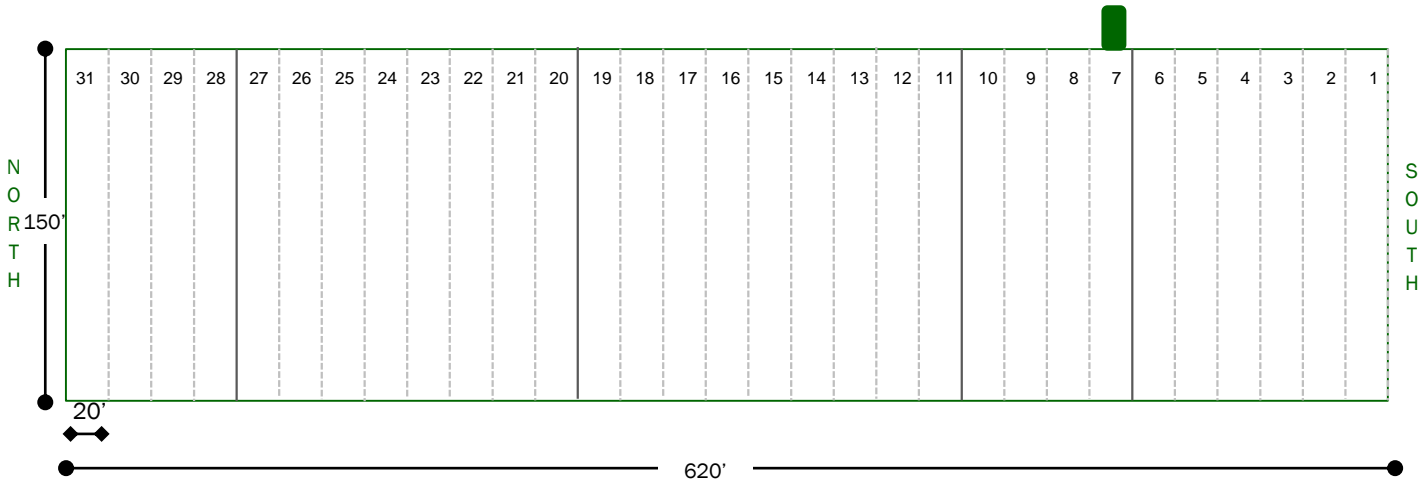
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# 2560 OLD COMBEE ROAD LAKELAND, FL

*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



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**THE Ruthvens**

Central Florida's  
Warehouse Specialists

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