

2222 S. COMBEE ROAD

RUTHVEN WHOLESALE/RETAIL WAREHOUSE Lakeland, Florida

Wholesale/retail warehouse containing 18,000 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 dock-high bays. May be leased in multiples of 2,000 square feet.

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

Fast access to Highways 98, 92 and Interstate 4. 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

Joe P. Ruthven

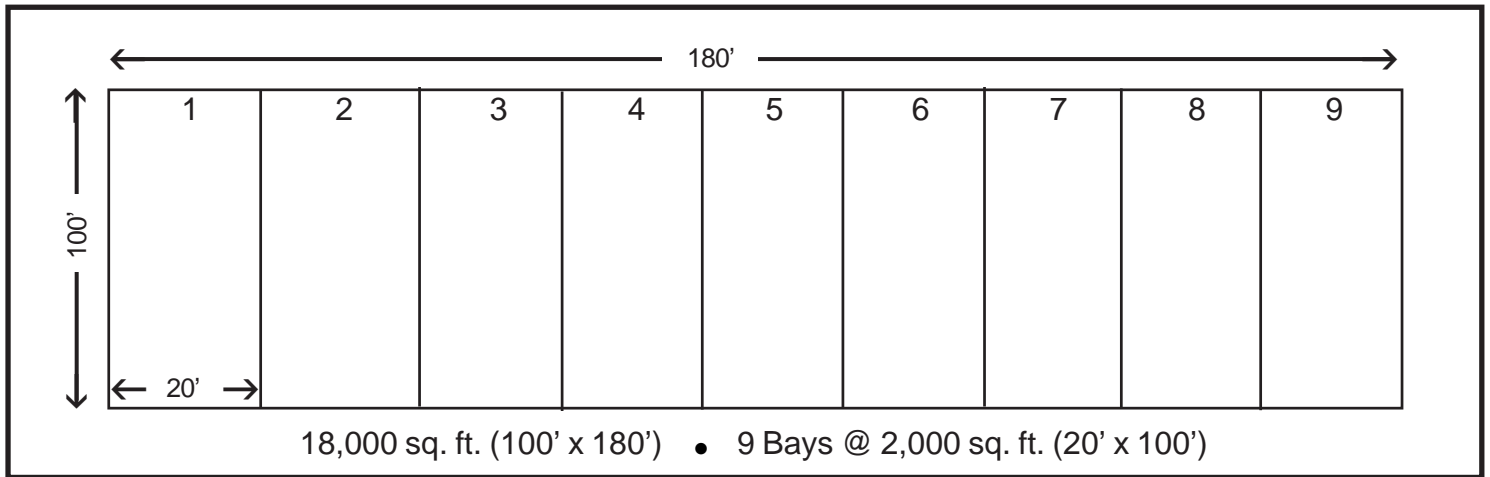
J. Greg Ruthven, CCIM

Joe L. Ruthven

Matt Ruthven, CCIM

SPECIFICATIONS - 2222 S. Combee Road

- 18,000 square feet
- 9 Bays - 20'x100' (2,000 sq. ft.)
- Dock high warehouse
- Zoned Business Park Center (BPC-2)
- 10'x10' overhead doors
- 18' eave height
- City water and electric
- Natural gas
- Septic
- Construction - metal with concrete block end walls
- Covered walkway
- Covered outside loading dock
- Three phase electrical services available



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CONTACT

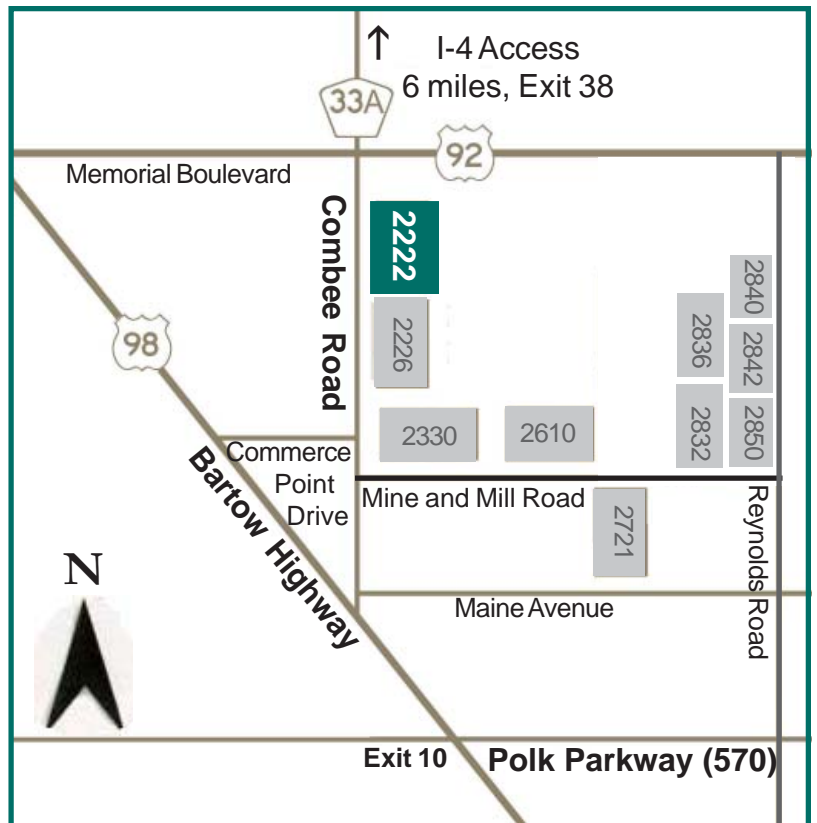


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