

# 4000 NORTH COMBEE ROAD

LAKELAND, FL



**NEED  
WAREHOUSE  
SPACE?**

*Call*

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

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## DISTRIBUTION / MANUFACTURING WAREHOUSE

*5 minutes to Interstate 4,  
38 miles to Tampa & 40 miles to Orlando*

4000 North Combee Road is one of two buildings being built in Phase 1. May be leased with a minimum of 4,680 square feet and has a 24' clear height.

### *Specifications*

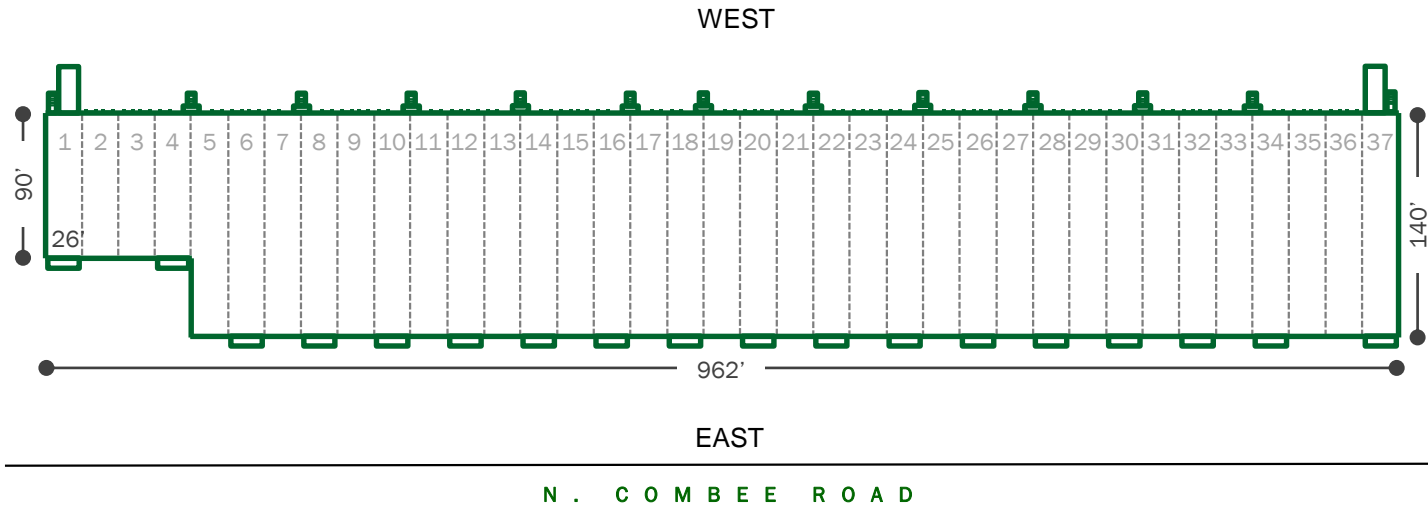
- 129,482 sq. ft. dock-high building
- 2 bay minimum
- Bays 1-4 are 26' x 90' (2,340 SF) per bay
- Bays 5-37 are 26' x 140' (3,640 SF) per bay
- 10'x10' overhead doors, 14' x 12' ramp overhead doors
- 24' clear height
- Tilt wall construction
- ESFR fire sprinkler system
- LED lighting
- Web accessible security cameras
- City water and sewer
- 277/480V 3 phase electric & 120/208V 3 phase electric

Leasing Warehouse Space for Distribution & Manufacturing  
**[ruthvens.com](http://ruthvens.com)**

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LAKELAND, FL

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



## Lakeland is an Ideal Location for Distribution

**10 million** people within 100 miles

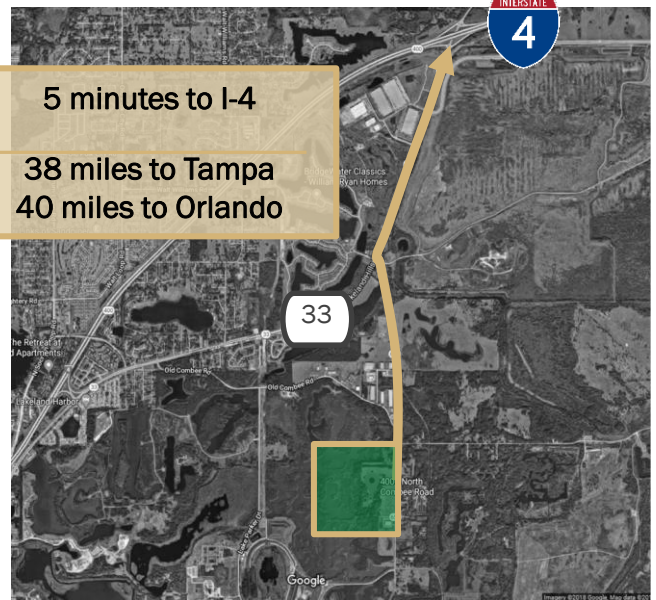
- Up 16% in 10 years

**19.5 million** people within 200 miles

- Up 15% in 10 years

# THE Ruthvens

Central Florida's  
Warehouse Specialists  
**863-686-3173**  
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