

4040 NORTH COMBEE ROAD LAKELAND, FL

Leasing Warehouse Space for Distribution & Manufacturing




DISTRIBUTION / MANUFACTURING WAREHOUSE

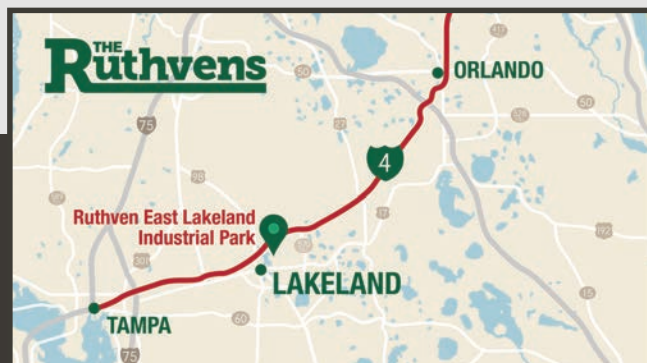
4040 North Combee Road is the middle of three buildings in Ruthven East Lakeland Industrial Park.

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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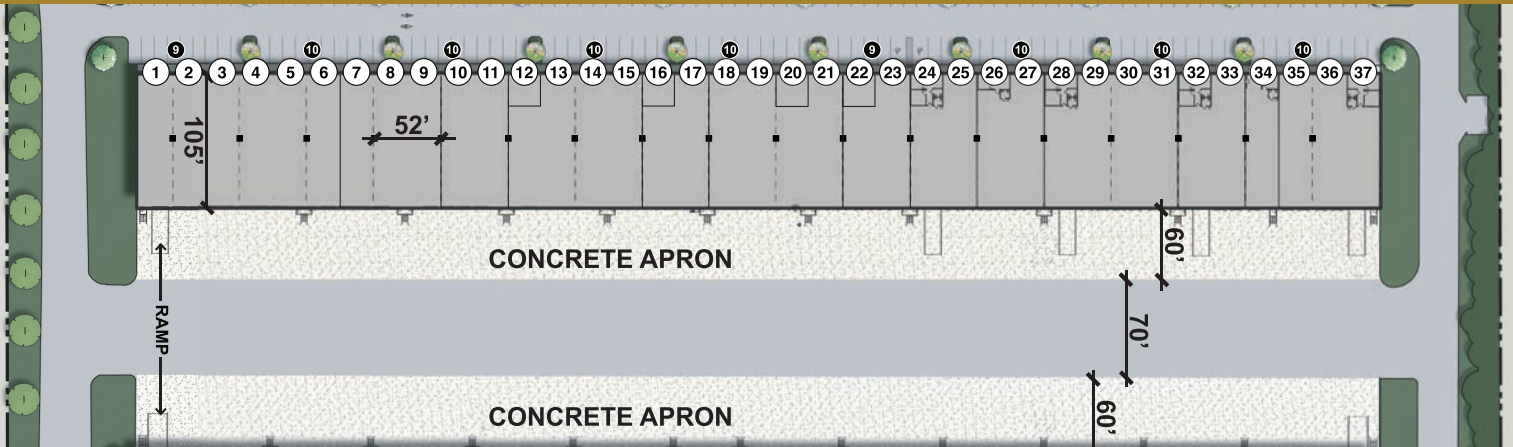
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4040 NORTH COMBEE ROAD LAKELAND, FL

101,010 SF Dock-High Warehouse Space



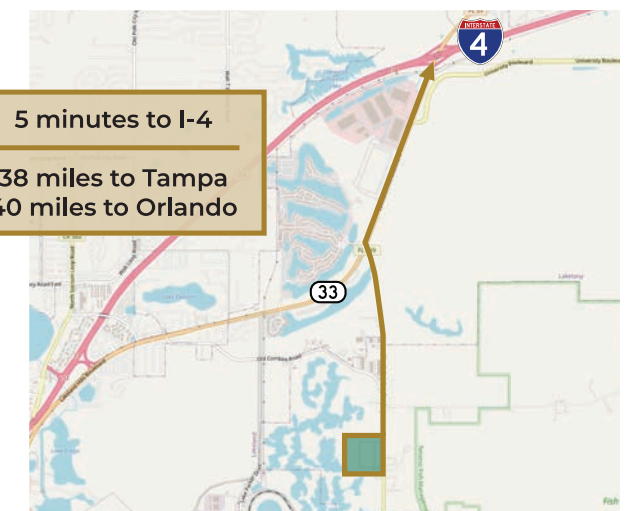
-  Bays are 26' x 105'
-  10' x 10' overhead doors
-  12' x 14' ramp overhead doors
-  24' clear height
-  Tilt wall construction
-  ESFR fire sprinkler system
-  LED lighting
-  Web accessible security cameras
-  City water and sewer
-  Additional sewer connections available in each unit
-  277/480V 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



THE Ruthvens

Central Florida's
Warehouse Specialists

863-686-3173 • Ruthvens.com

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