

# PROPERTY FOR SALE

0.66 Acres Commercial  
1424 South Combee Road  
Lakeland, FL 33801



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# AGENT INFORMATION



## Contact Information:

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863.877.0632

## Glenn Folsom

*Sales Associate*

Glenn Folsom is a licensed real estate associate, who specializes in improved commercial and industrial owner/user properties.

Glenn is a State-certified General Contractor (CGC062358).

Glenn has more than 36 years experience in the construction industry, providing design and construction services, site selection, site acquisition primarily with owner/users of commercial and industrial properties.

A graduate from the University of Florida, he obtained a Bachelor of Science degree in Business Administration with a major in Real Estate and Urban Development.

Glenn is a member of The Rotary Club of Lakeland South and member of the Boys and Girls Clubs of Lakeland and Mulberry, where he has been a board member and partner to the organization for over 30 years.

Glenn is a Lakeland, Florida native.

## Disciplines

- Improved commercial and industrial properties
- Owner/Users

<b>Site Address:</b>	1424 S. Combee Road Lakeland, FL 33801
<b>County:</b>	Polk
<b>PIN (Property Identification Number):</b>	242827000000033042
<b>Land Size:</b>	0.66 acres
<b>Building Size:</b>	8,650 SF
<b>Property Use:</b>	Warehousing, Distribution Terminals Trucking Terminals
<b>Utilities:</b>	City of Lakeland Water and Electric, Septic
<b>Zoning:</b>	LCC - Linear Commercial Corridor (Polk County)
<b>Taxes:</b>	\$4,304.46 (2016)
<b>Traffic Count:</b>	15,600 cars/day on S. Combee Road
<b>Price:</b>	\$495,000

# **i** PROPERTY HIGHLIGHTS

- **Subject property located on S. Combee Road, 11 minutes away from the Polk Parkway and 8 minutes away from Downtown Lakeland**
- **Ideal location for contractors or any business serving the Central FL market**
- **Within 10 miles there are over 12,000 businesses of all types and within 30 miles there are over 43,000**
- **15,600 cars/day with 100 +/- ft. of frontage on S. Combee**
- **Excellent demographics with over 114,000 people in 5 miles**
- **Bus stop located directly in front of the building**

# NEIGHBORHOOD AERIAL



# PROPERTY PHOTOS



**North Side of Office**



**Warehouse**



**South Side of Office**



**Back of Warehouse**