

# 4080 NORTH COMBEE ROAD

LAKELAND, FL



**NEED  
WAREHOUSE  
SPACE?**

Call  
**THE  
Ruthvens**

**(863) 686-3173**

**Contact:**

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## **DISTRIBUTION / MANUFACTURING WAREHOUSE**

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

4080 North Combee Road is one of two buildings being built in Phase 1. May be leased with a minimum of 52,000 square feet and has a 30' clear height. Extra trailer parking available directly behind the truck court.

### **Specifications**

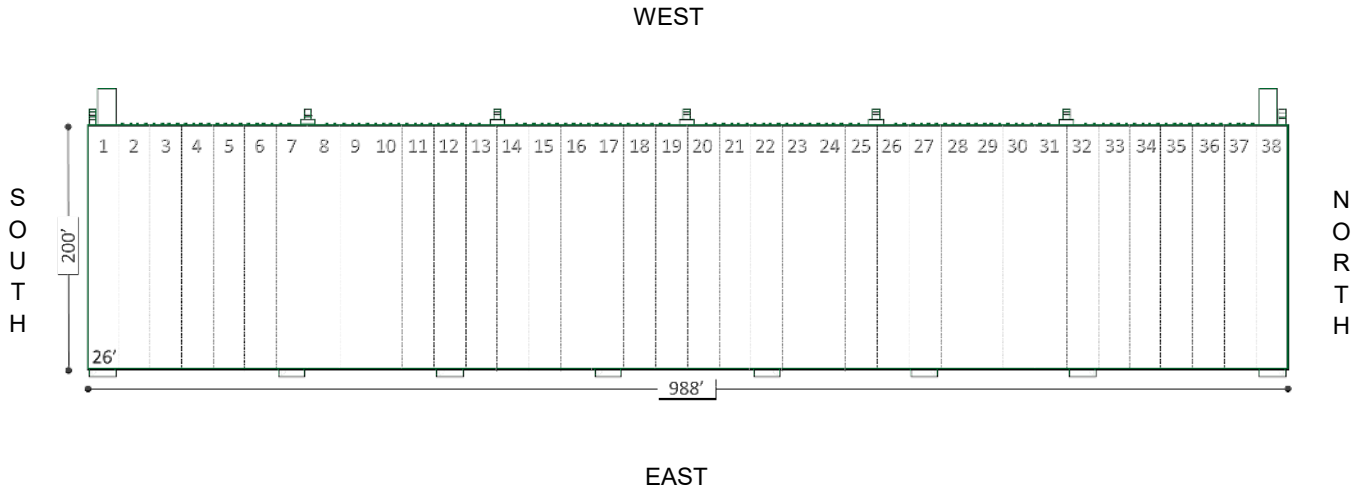
- 197,600 sq. ft. dock high building
- 52,000 sq. ft. minimum
- Bays are 26' x 200' (5,200 SF)
- 10'x10' overhead doors, 14'x12' ramp doors
- 30' clear height
- Tilt wall construction
- Extra trailer parking available
- ESFR sprinkler system
- LED lighting
- Web accessible security cameras
- City water and sewer
- 277/480V 3 phase electric & 120/208V 3 phase electric

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

# 4080 NORTH 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

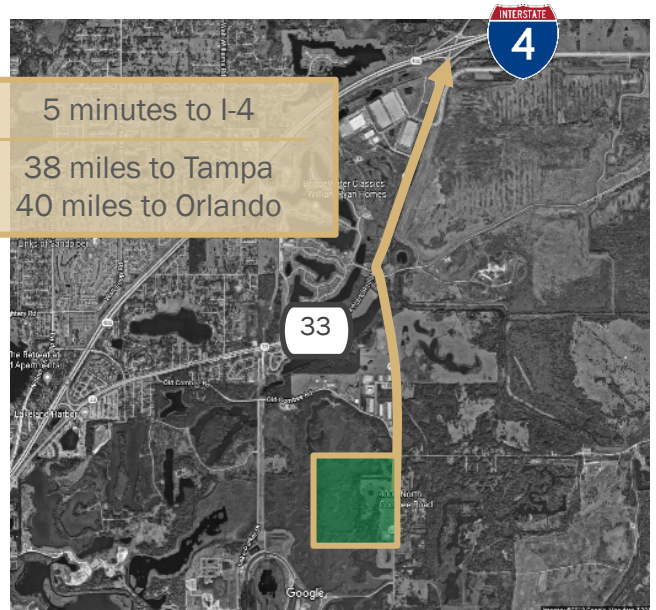
- Up 15% in 10 years

# THE Ruthvens

Central Florida's  
Warehouse Specialists

## 863-686-3173

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