

# 4040 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*

4040 North Combee Road is the final of three buildings in Ruthven East Lakeland Industrial Park. May be leased with a 2-bay minimum of 5,460 square feet and with a 24' clear height. Select single bay units available at 2,730 SF

### *Specifications*

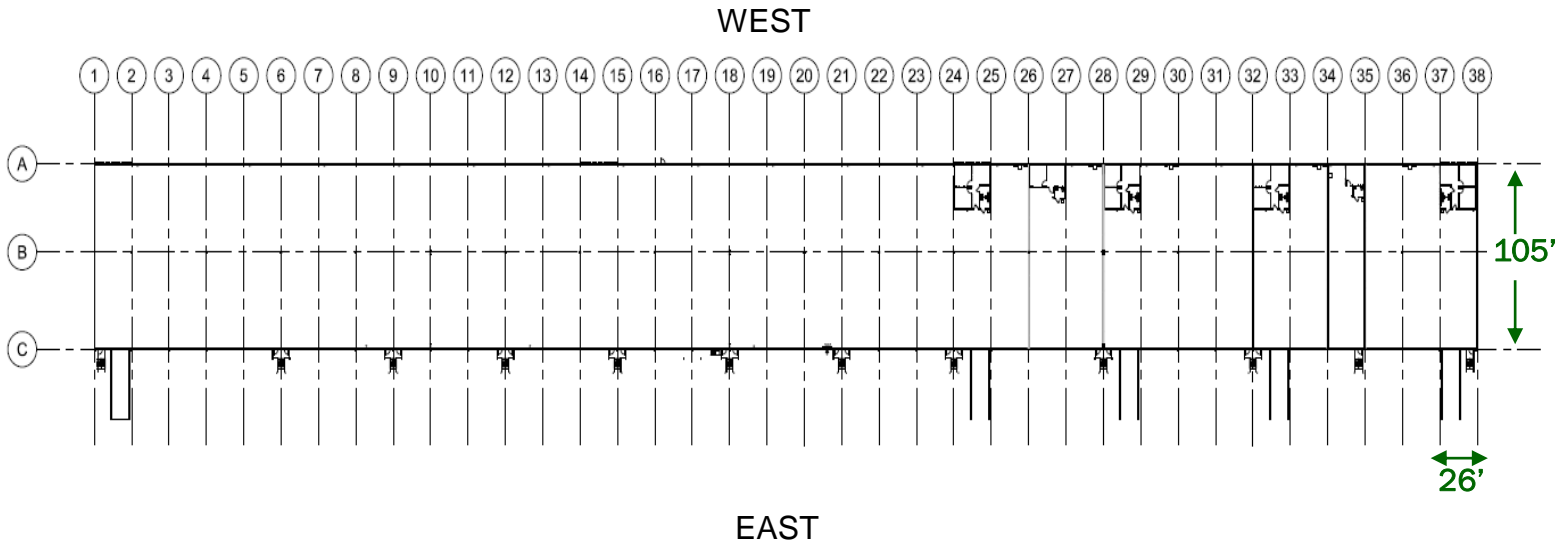
- 101,010 sq. ft. dock-high building
- 2-bay minimum (5,460 SF)
- Select one bay availability (2,730 SF)
- Bays are 26' x 105'
- 10'x10' overhead doors, 14' x 12' ramp overhead doors
- 24' clear height
- Tilt wall construction
- ESFR fire sprinkler system
- LED lighting
- Web accessible security cameras
- City water and sewer
- Additional sewer connections available in each unit
- 277/480V 3 phase electric & 120/208V 3 phase electric

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

# 4040 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**

**ruthvens.com**



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