



PROPERTY DESCRIPTION

4040 N. Combee Road is a 101,010 SF dock-high warehouse in Lakeland, FL. This park is located near I-4 and FL-33, 7 minutes to I-4 and 10 minutes to Florida Polytechnic University.

Units range in size from 2,730-16,380 SF. Exterior walls are tilt-wall, electrical service is 277/480V & 120/208V, 3-Phase, total of 132 parking spaces (1.3/1,000 SF) with 24' clear height and column spacing of 52' x 52'-5".

The property is located only 3.3 miles to a full interchange of I-4 at and FL-33 at exit 38, 6.3 miles to Polk Parkway.

OFFERING SUMMARY

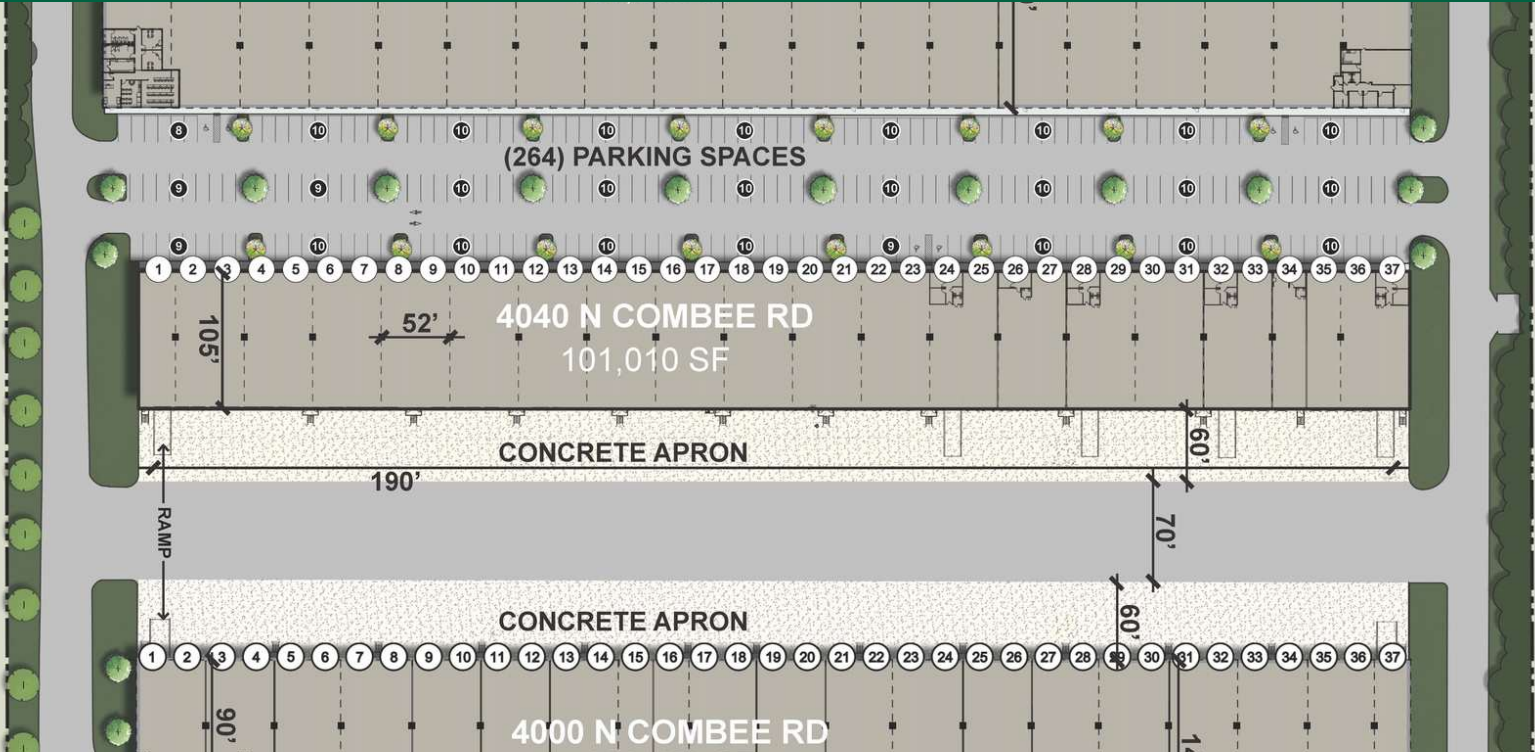
Units SF:	2,730 - 16,380 SF
Building Size:	101,010 SF
Bays:	26' x 105'
Overhead Doors:	10' x 10'
Ramp Overhead Doors:	12' x 14'
Clear Height:	24'
Exterior Walls:	Tilt-Wall
Fire Sprinkler System:	ESFR
Lighting:	LED
Security Cameras:	Web Accessible
Power:	277/480V 3-Phase 120/208V 3-Phase
Utilities:	City Water / Sewer



LAKELAND IS AN IDEAL LOCATION
FOR DISTRIBUTION

11 million people within 100 miles
21 million people within 200 miles

Need Warehouse Space?
Call the Ruthvens!



COMPANY HISTORY

The Ruthvens, Central Florida's warehouse specialists, have decades of expertise in industrial, manufacturing and distribution warehouse space, with an inventory of over 5 million square feet. Properties are located along the I-4 corridor between Tampa and Orlando. This location provides quick access to all major north, south, east, and west highways allowing for regional or state-wide distribution.

The Ruthvens are a 3rd generation, family-run company, dating back to 1957. We own and manage over 90 buildings with decisions made locally to allow your business to move forward and grow. Our customers can expand with us at any time during their lease term. Our unique scale and new development focus allow us to accommodate your business' growth. Whether you need 1,000 square feet or 200,000 square feet, we are ready to be your long-term warehouse partner in Central Florida.

LEASING CONTACTS



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We build more than warehouses
We Build Relationships!