



### PROPERTY DESCRIPTION

1615 S Combee Rd is a 5,250 SF free-standing warehouse in Lakeland, FL, featuring 1,250 SF of office/showroom space and 4,000 SF of warehouse space. The property includes 11 dock-high doors, COM zoning, 120/240V, 100A single-phase electrical service, and 10 car parking spaces (1.9/1,000 SF). Positioned along S Combee Road with an annual average daily traffic count of 16,600 vehicles, the site provides excellent accessibility and visibility.

Conveniently located just 1 mile to US Hwy 98 and 1.5 miles to the Polk Parkway, the property also offers quick access to Downtown Lakeland (4 miles), I-4 (7 miles), and Lakeland Linder International Airport (10 miles). This location is ideal for light manufacturing, distribution, showroom, or service-oriented users seeking connectivity throughout Central Florida.

### OFFERING SUMMARY

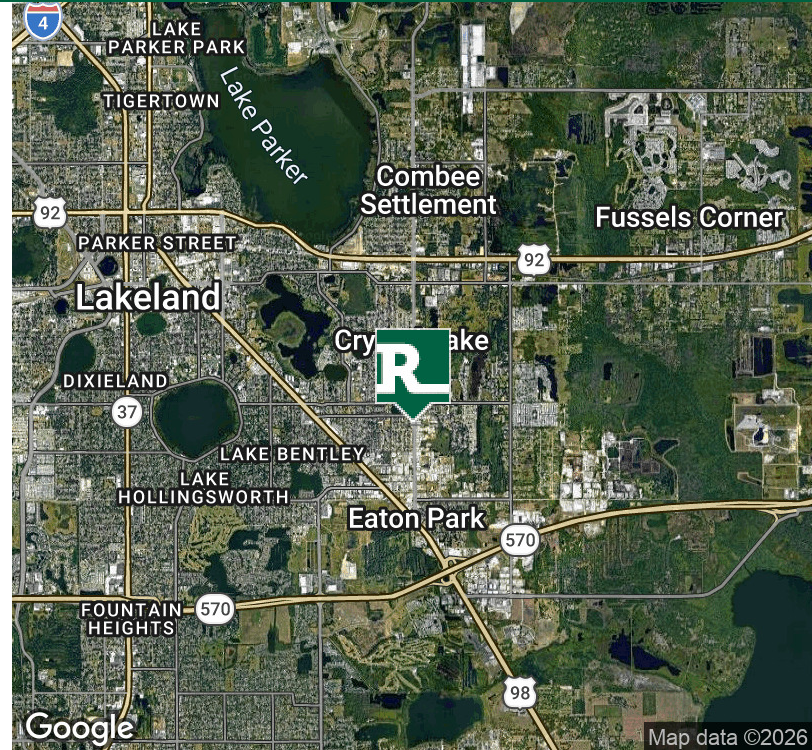
Building Size:	5,250 SF
Office/Showroom Size:	1,250 SF
Warehouse Size:	4,000 SF
Dock-High Doors:	11
Power:	120/240V, 100A Single-Phase
Exterior Material:	Block & Metal
Car Parking Spaces:	10 (1.9/1,000 SF)
Traffic Count:	16,600 AADT
Zoning:	COM
Utilities:	City Water/ Septic



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. Our 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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LAKELAND IS AN IDEAL LOCATION  
FOR DISTRIBUTION

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

We build more than warehouses  
We Build Relationships!