



VIDEO

PROPERTY DESCRIPTION

This multi-tenant small bay industrial property is located in the East Lakeland industrial corridor. Total size is 16,768 over 12 units with each unit having one grade level door and access door. Up to 200 amp 120/240V single phase power, each unit is individually metered, shared parking and restrooms available on site, 16' clear height. The Zoning is LCC (Linear Commercial Corridor), which allows industrial, commercial, and office. Renovations currently underway, expected to be completed early 2026, including cosmetic and site improvements.

Unit 401 at 1,000 SF with 100 SF of office and restroom, one 12'x14' grade level door, access door, and 16' clear height

Unit 409 at 3,000 SF with a private office, private restroom, three 12'x14' grade level door, access door, and 16' clear height.

OFFERING SUMMARY

Lease Rate:	Call for pricing
Number of Units:	12
Available SF:	From 980 SF to 3,000 SF
Land Size:	1.19 Acres
Total SF:	16,768 SF
Year Build / Renovated:	1984-2023 / 2026
Grade Level Doors:	15 (12' x 14')
Power:	Up to 200 amp 120/240V 1ph
Zoning:	LCC (Commercial)

DEMOGRAPHICS	15 MILES	30 MILES	50 MILES
Total Households	219,131	603,944	1,867,040
Total Population	579,423	1,627,877	4,942,141
Average HH Income	\$85,563	\$94,169	\$98,688

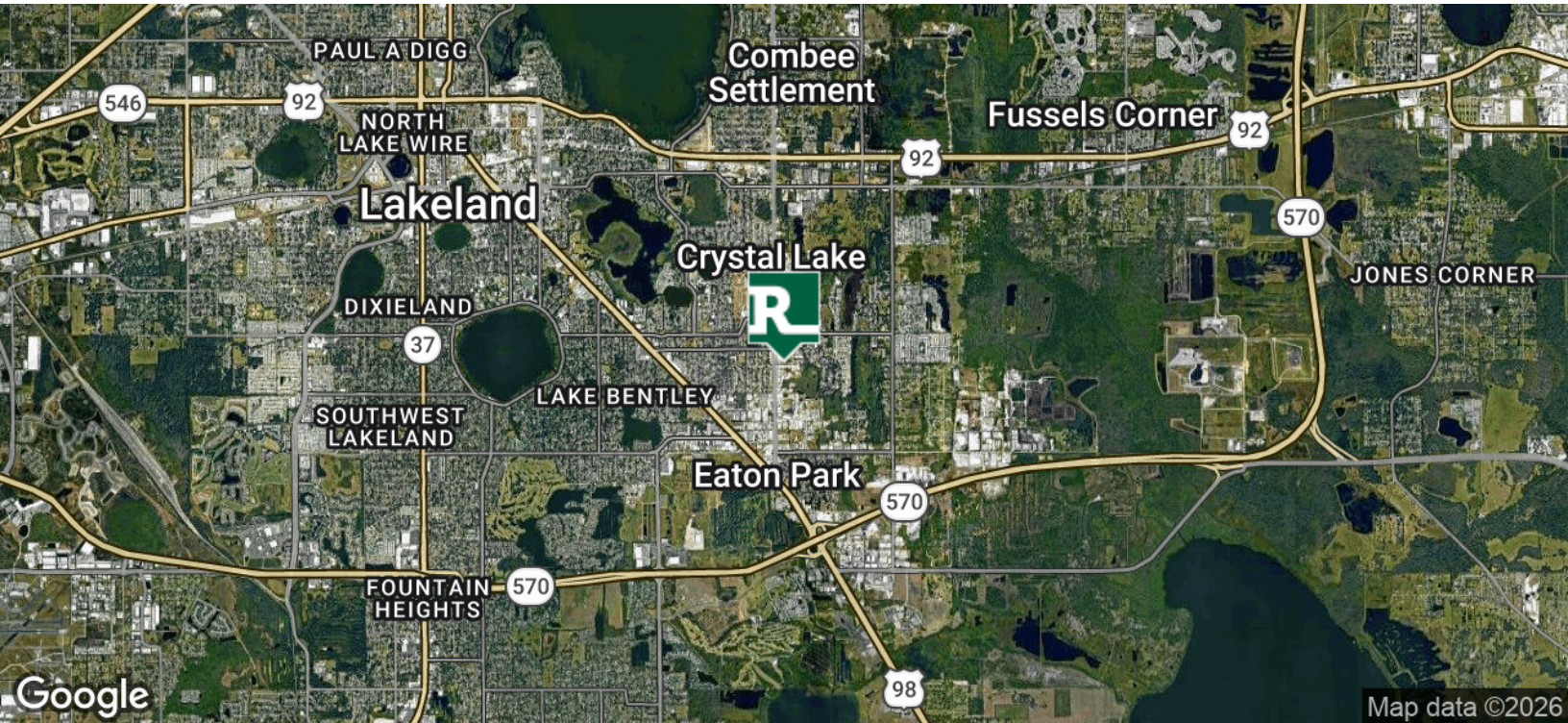
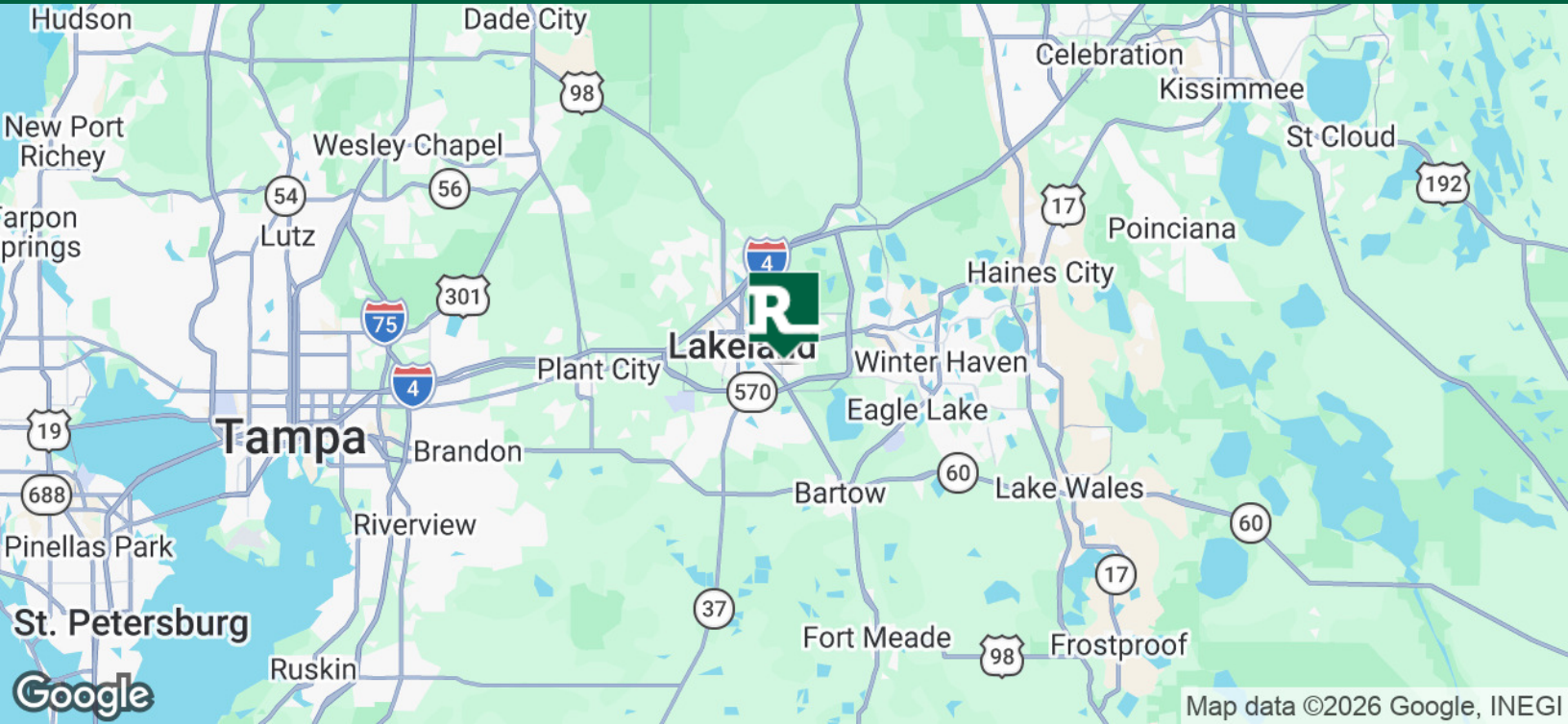
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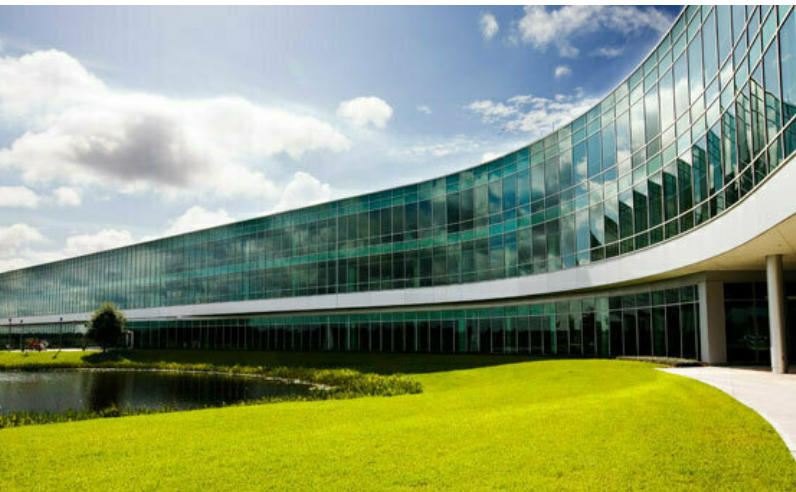
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CITY OF LAKELAND

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Amazon, Florida Southern College and is the winter home to the Detroit Tigers.



LARGEST EMPLOYERS IN LAKELAND NEARBY

Headquartered within 11 miles from the subject property in Lakeland, Publix is Florida's largest private employer. In 2018, they announced it would hire 700 employees to fill a 190,000 square foot office, bringing their total employment in Lakeland to over 8,000.

On top of their current corporate offices located within a few miles of the subject property, Geico recently expanded their regional office by another 50,000 square feet. This expansion resulted in a \$12 million capital investment of 500 new High-Skill, High-Wage jobs, bringing their Lakeland Employment to 3,700.



AMAZON FULFILLMENT AND PRIME AIR HUB

In 2014, Amazon constructed and opened a new 1,000,000+ square foot fulfillment center located on County Line Road with 900+ employees, since Amazon continued to choose Lakeland and not only quadruple their size in Polk County but relocated their Amazon Air HUB in 2020 to Lakeland International Airport from Tampa with a new 285,000 square feet facility creating thousands of jobs.

In 2021, they announced an expansion that will more than double their capacity making it the largest Amazon facility in the Southeast in 2022 with another 464,000 square feet and hundreds of new jobs.

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THE Ruthvens

Central Florida's
Warehouse Specialist

SMALL BAY WAREHOUSE NEAR POLK PARKWAY
1704 S COMBEE RD, LAKELAND, FL 33801

FOR LEASE



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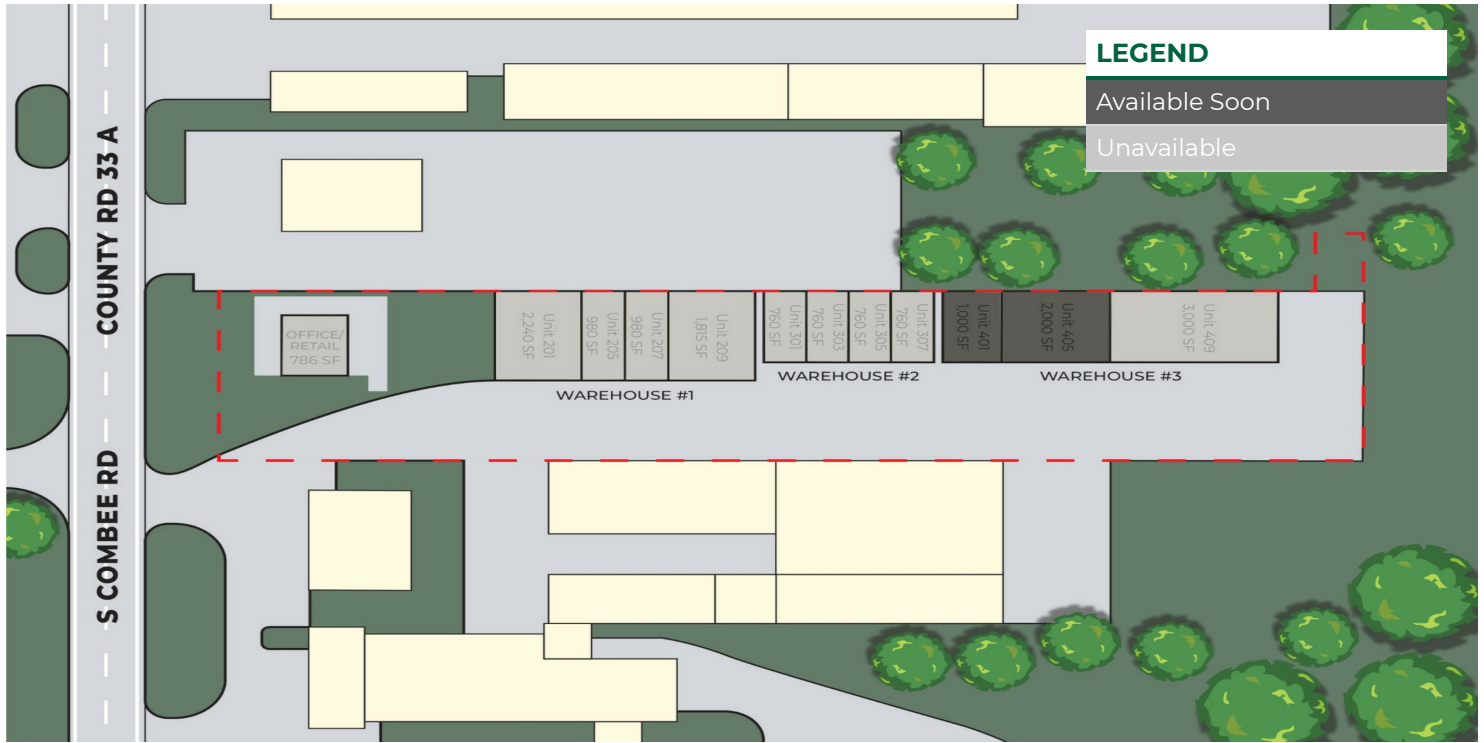
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 2,000 SF	Lease Rate:	Call 863-250-9010 for pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 401	Available Soon	1,000 SF	NNN	Call 863-250-9010 for pricing	Unit 401 at 1,000 SF with 100 SF of office and restroom, one 12'x14' grade level door, access door, and 16' clear height.
Unit 405	Available Soon	2,000 SF	NNN	Call 863-250-9010 for pricing	Unit 405 at 2,000 SF with one 12'x14' grade level door, access door, and 16' clear height.

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Unit 409



Unit 409



LAKELAND IS AN IDEAL LOCATION
FOR DISTRIBUTION

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



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We build more than warehouses
We Build Relationships!



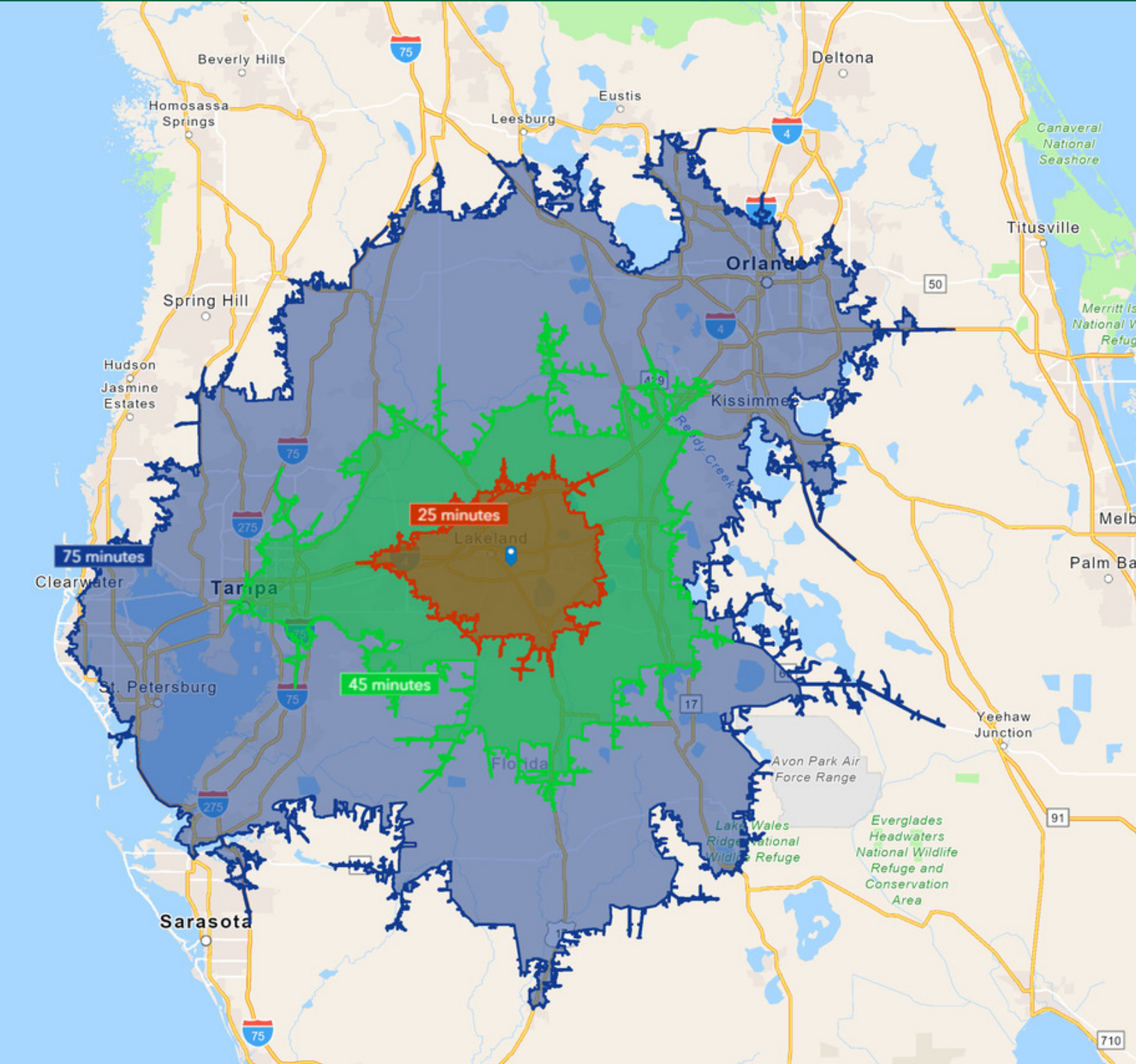
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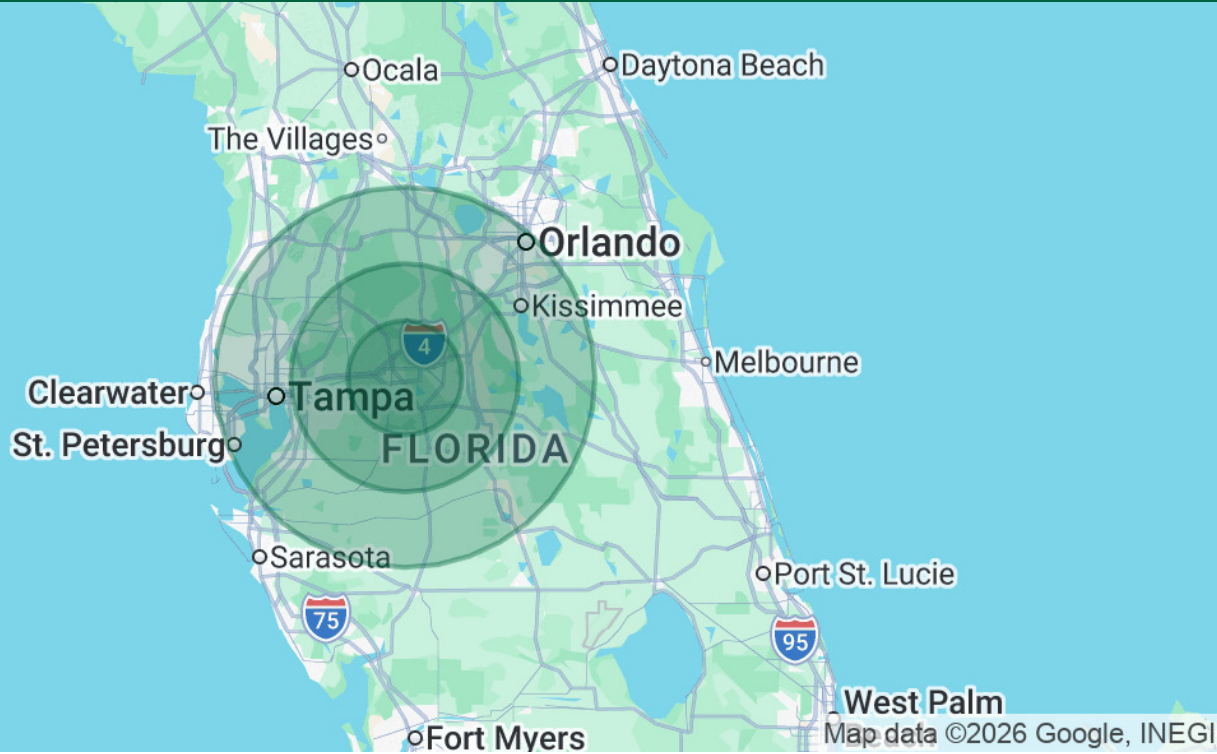
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POPULATION

15 MILES

30 MILES

50 MILES

Total Population	579,423	1,627,877	4,942,141
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME

15 MILES

30 MILES

50 MILES

Total Households	219,131	603,944	1,867,040
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$85,563	\$94,169	\$98,688
Average House Value	\$282,354	\$327,371	\$375,388

2020 American Community Survey (ACS)

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Brokerage- Senior Advisor

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PROFESSIONAL BACKGROUND

Abbas (AJ) Jaffer joined the Brokerage Properties and Services team in March of 2025, bringing with him extensive experience in industrial development and strategic business growth. Prior to this role, he served as the Vice President of Business Development for the Lakeland Economic Development Council (LEDC) for nearly three years. In this capacity, AJ played a key role in attracting high-skill, high-wage industries to Lakeland, working as a trusted partner for prospects, brokers, and developers. He managed the entire regulatory development process for the City and County, overseeing projects from their conceptual stages through to occupancy, and offering ongoing support throughout their life cycle.

Before his tenure with the LEDC, AJ held various positions within the City of Lakeland – Community and Economic Development Department over the course of eight years, including roles in the Building Inspection Division, Business Tax, Planning and Zoning, and Economic Development divisions. His experience in both the private and public sectors has given him a unique ability to bridge the gap between government and business interests, making him a valuable asset in every project he tackles.

In recognition of his dedication to the community, AJ was honored with the Entrepreneur Champion Award in 2024 by Catapult Lakeland. This prestigious award celebrates an individual or organization that has made a significant impact on supporting and mentoring entrepreneurs as they navigate the challenges of starting and growing businesses in Lakeland.

EDUCATION

Bachelor of Science in Business Administration from Polk State College.
Lipsev School of Real Estate - Masters in Commercial Property Designation (MiCP)

MEMBERSHIPS

Manufacturing & Supply Chain Alliance of Mid Florida (MSCA), Member
Commercial Real Estate Development Association (NAIOP) Tampa Bay, Developing Leader
Catapult Lakeland, Entrepreneur Champion Award
Makerspace, Advisory Board Member

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Vice President of Brokerage

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PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

EDUCATION

FGCAR Commercial Real Estate University Courses
Lipse y School of Real Estate - Commercial MICP Designation

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR), Florida Regional Director & Tech Chair
Certified Commercial Investment Member Institute (CCIM), Candidate
Manufacturing & Supply Chain of Mid Florida
NAIOP Member of Central Florida
National Realtor Association
Lakeland Realtor Association

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