

2330 S. COMBEE ROAD

# RUTHVEN WHOLESALE/RETAIL WAREHOUSE

## LAKELAND, FLORIDA

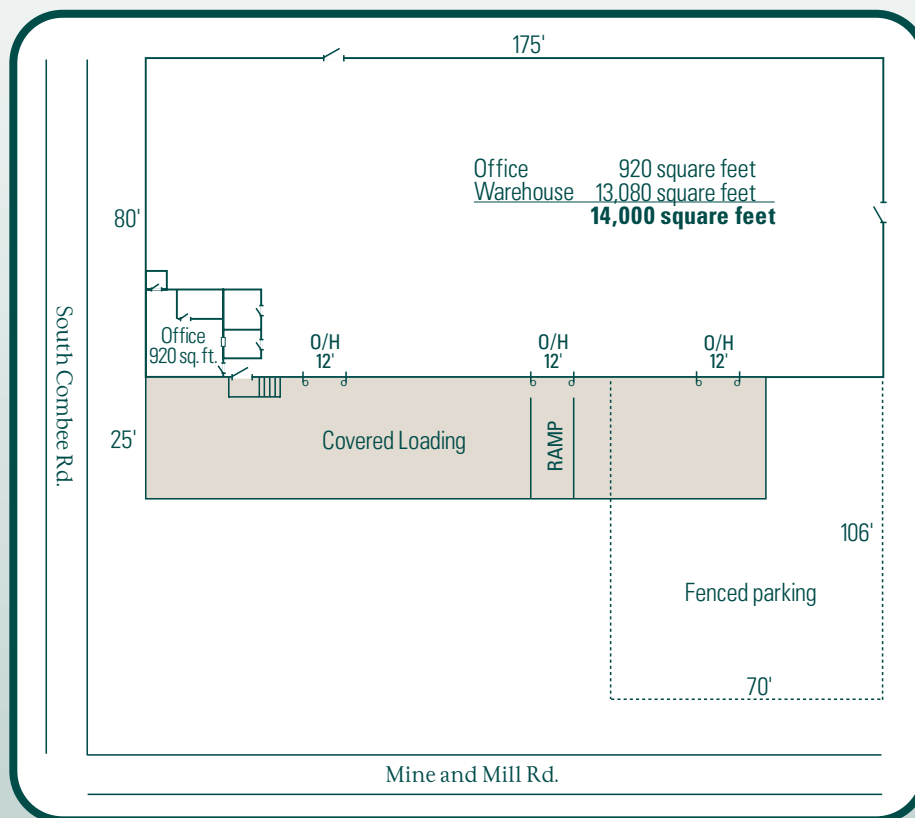
*Wholesale/retail warehouse containing 14,000 square feet. Ideal Central Florida location, on Combee Road, between Tampa and Orlando. Over 7 million people live within a 100-mile radius of Lakeland.*

Fast access to Highways 98, 92 and I-4; I-4 connects with I-75 and U.S. 27. Approximately 1 mile from full interchange.

Retail warehouse has all necessary

amenities including city water, electric and septic.

Excellent location with high traffic count. Ample parking and turning radius for trucks.



FOR MORE INFORMATION AND LEASING DETAILS, CONTACT

## THE Ruthvens

(941) 686-3173 • FAX (941) 688-6948

41 LAKE MORTON DRIVE • P.O. BOX 2187 • LAKELAND, FL 33806

[www.ruthvens.com](http://www.ruthvens.com)

Joe P. Ruthven • J. Greg Ruthven, C.C.I.M. • Matt Ruthven

## SPECIFICATIONS

- 14,000 square feet
- 920 square feet of office space; 13,080 square feet of warehouse space
- 7 bays
- Dock high
- Eave height — 14'
- 3 overhead doors 10' x 12' and 12' x 12'
- Floor — 5" reinforced concrete
- 10' ridge vent each bay
- Metal with 3' 4" concrete block end walls
- Zoned industrial
- Ample truck parking and turning area
- City water, electric and septic
- Three phase electrical services available
- Fenced-in, secure area
- Traffic count at site 18,832



### GREAT LOCATION: LAKELAND, FLORIDA

Midway between Orlando and Tampa. 7 million people live within a 100-mile radius.  
An All-American city in the top 25 fastest growing MSAs in the country.

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