



4.0± Acre Industrial Site
5320 N. Combee Road
Lakeland, FL 33805

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Parcel ID:	24-27-28-000000-011060
County/State	Polk, Florida
Tax District:	Lakeland
Land Size:	4.0± Acres / 174,240 SF
Zoning / FLU:	Zoning: I-2 (Medium Industrial) Future Land Use: BP (Business Park)
Current Property Use	Property is fenced and currently being used for truck parking and storage.
Retention	Two (2) retention ponds on site
Utilities	Electric: Lakeland Electric Water/Sewer: Lakeland Water Utilities

Please Call for Pricing.

Accelerating success.

FOR SALE: 4.0± Acre Industrial Site

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This industrial 4.0± acre property is located on the west side of State Road 659 and N. Combee Road in Lakeland, Florida. It is just two miles south of Exit 38 on Interstate 4 (SR 33) and three miles east of Exit 33 (also SR 33) on Interstate 4. The site is just north of Ruthven Business Park and East Lakeland Industrial Park, and south of Firstpark at Bridgewater (Walmart, Haverty's/HD Supply).

The site is located in an industrial zone with 5.2 million square feet of space within a three mile radius of the property*.



Yard



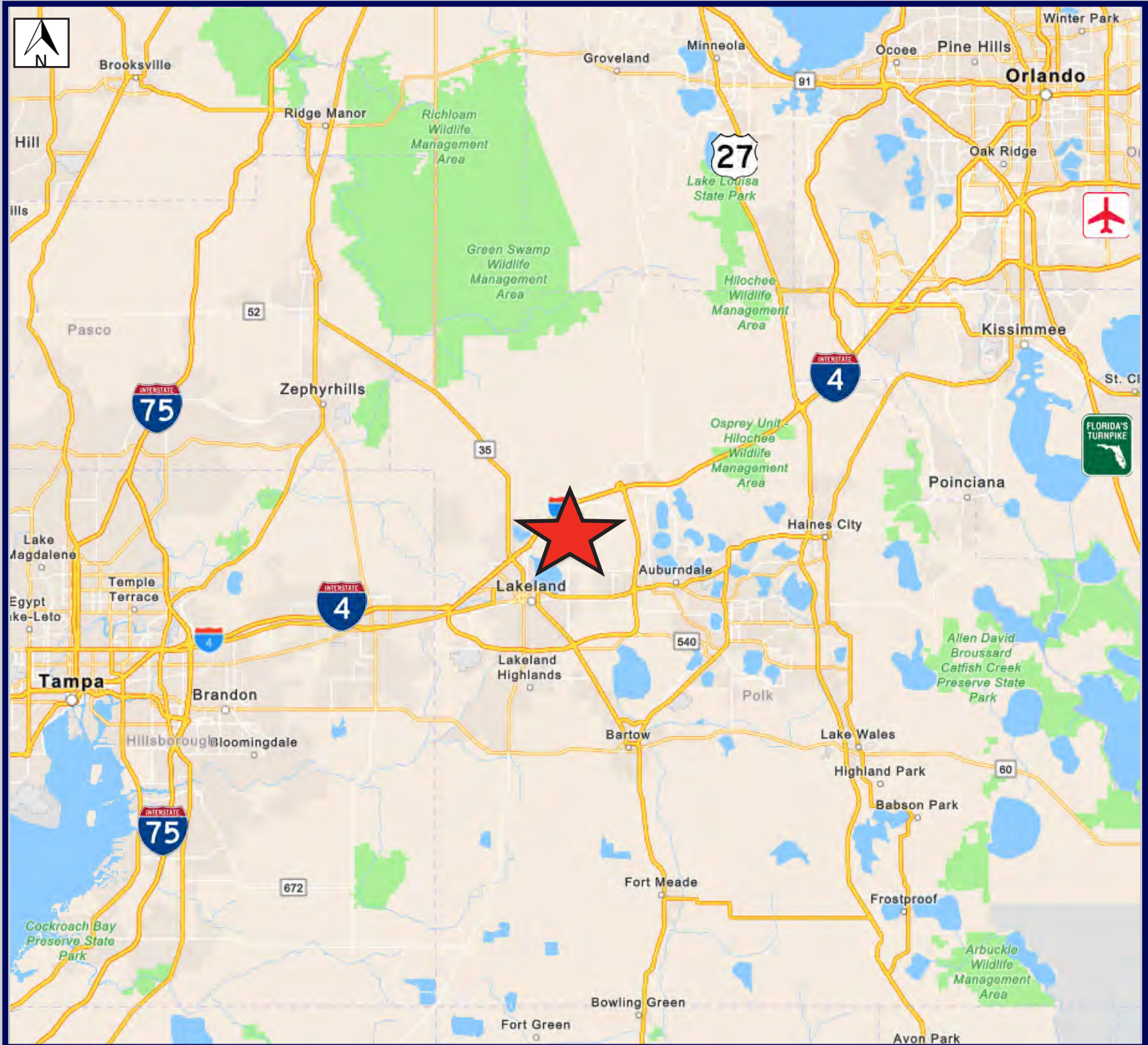
Entrance



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*Source: CoStar

Location Map



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