



440 Combee Road, Lakeland, Florida 33801

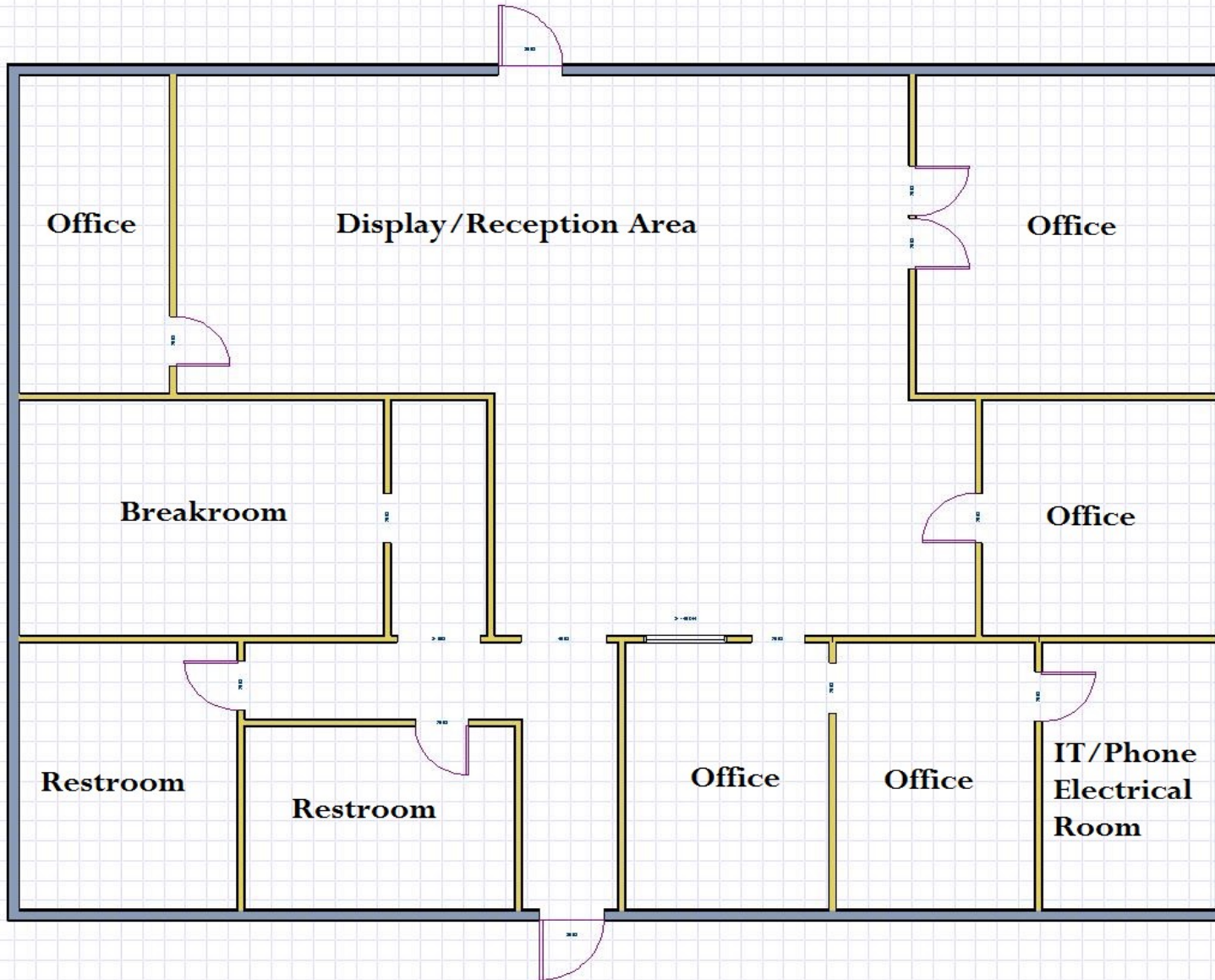
Property: This is an excellent office sitting on a little over 2 acres. Total conditioned space is 2352 ft.². There is covered parking for four vehicles on the north side of the building. Interior of the property features a large open reception/display area, five private offices, employee lounge, restrooms, IT/phone/electrical room, tiled floors, and all has been updated in recent years. Exterior of this property features a large pylon sign on the road, brick paver parking in entry area, small storage shed, electric access gate, completely gated property, fully engineered retention area, large open, 1 acre +/- green space for lay down. BPC-1 land use with a number of permitted uses including Nurseries & greenhouses; general office; personal services (beauty shop); and more. (Large outdoor shed does not convey).

Location: This site is located on S. Combee Rd. less than a quarter-mile from US Highway 92 and in the county. Very easy access from 92 to the Polk Parkway. Combee Road has almost 18,000 vehicles per day traveling by this site. Excellent exposure via large pylon signage. Property features potential secondary access point off of Kennedy Road.

SALE PRICE: \$280,000

PROPERTY HIGHLIGHTS

- ◇ **Excellent location**
- ◇ **Ample Parking**
- ◇ **Four Coved Parking Spaces**
- ◇ **Completely Gated**
- ◇ **Electric Entrance**
- ◇ **17,900 AADT**
- ◇ **Zoned BPC-1**
- ◇ **Great location for Nursery, Greenhouse, General Office, Beauty Salon**



FLOOR PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS

