

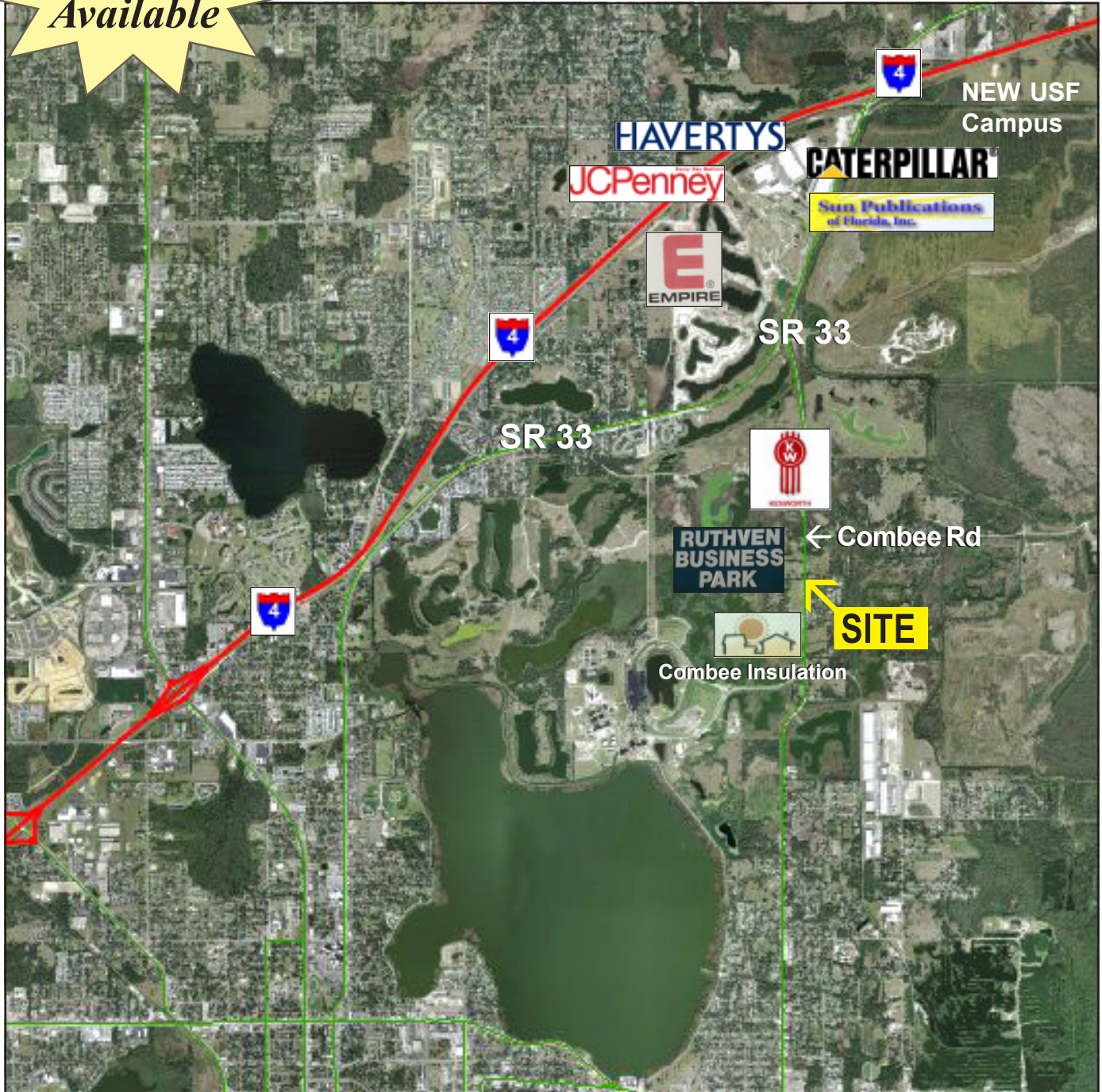
Business Park Center Acreage

4302 North Combee Road

Lakeland, FL 33805

19.6 +/- acres

*Owner
Financing
Available*



SAUNDERS
REAL ESTATE

Land · Commercial · Conservation · Land Management

5120 S. Lakeland Drive, Suite 3 · Lakeland, FL 33813

Phone: 863-648-1528 · Toll Free: 1-877-518 LAND

www.saundersrealestate.com

Business Park Center Acreage

19.6 +/- acres · 4302 North Combee Road · Lakeland, FL 33805

This property is located only 3 miles south of the Highway 33 and Interstate 4 interchange in the heart of Central Florida's distribution corridor. Neighbors include Kenworth, Empire, Sun Publications, Gateway Commercial Park, Ruthven Business Park, Combee Insulation, First Park at Bridgewater, First Industrial and distribution warehouses for Havertys, JCPenny, KB Supply, and Caterpillar.

Acreage: 19.6 +/- acres

Price: \$1,117,000
(\$57,000 per acre · \$1.31 SF)

Utilities:

Water: City of Lakeland; 8" stub-out into property
Electric: City of Lakeland
Sewer: Septic - City of Lakeland lines are approximately 1,300 ft. north of property

Frontage: 660 +/- ft. on North Combee Road

Land Use

Designation: BPC-1 (Business Park Center). This designation allows for office and business park development.

Permittable uses include:

| | |
|------------------------------|--------------------------------|
| Office | Printing & publishing |
| Warehousing | Distribution centers |
| Wholesaling activities | Some retail uses are permitted |
| Research & Development parks | |

Conditional uses include:

| | |
|----------------------------|------------------------------|
| Convenience stores | Hotel/motel |
| Light manufacturing | Multi-family |
| Commercial vehicle parking | Communication towers, others |

Parcel ID: 24-27-33-000000-011040

Uplands: This tract is high and dry

Detailed due diligence information is available. According to a recent concurrency analysis, there are no roadway deficiencies for warehouse uses.

Owner

Financing Available!



Directions: From I-4 and Hwy 33 go south to Combee Road. Continue south on Combee Road approximately 1 mile.

*Close to
I-4
&
Hwy 33
Interchange*



*Priced
Below
Market!*



2008 Comparable Sales

| Site | Acres | Sale price/acre |
|---------------------|-------|-----------------|
| Rockefeller | 112.5 | \$82,615 |
| Cabot Commerce Ctr | 60.2 | \$88,161 |
| Rooms to Go | 44.0 | \$68,181 |
| Ruthven I-4 LLC | 112.0 | \$61,205 |
| *4000 N. Combee LLC | 34.2 | \$66,872 |

*(adjacent to this property)

863-648-1528 · www.saundersrealestate.com

While every attempt is made to provide as accurate information on this property offering as possible, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy thereof. Buyer shall rely entirely on their own information and inspection of property and records. © Copyright Coldwell Banker Commercial Saunders Real Estate, All Rights Reserved, Worldwide: All content inclusive of text, graphics, images, and logos is the property of CBCSRE. You may not copy this material by any means (including electronic copies), reproduce, duplicate, scan, modify, publish, transfer, use on your own website, distribute, or create a derivative work without receiving written permission from CBCSRE. © 2009 Coldwell Real Estate Corporation. Coldwell Banker Commercial® is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Each Office is Independently Owned And Operated.

020309A-RD