

WILLIAMS ROAD COMMERCE CENTER



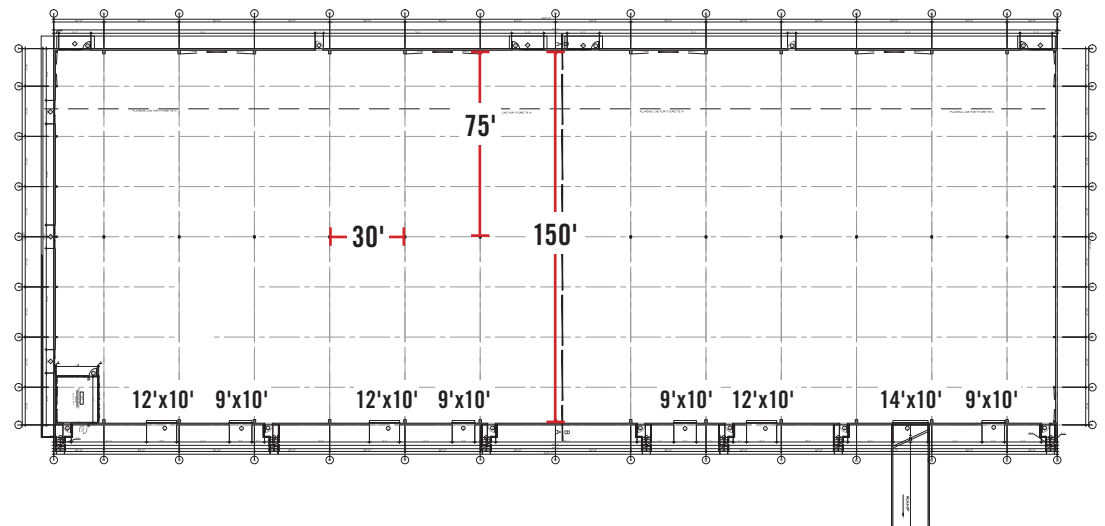
9951 Williams Road
Thonotosassa, FL 33592 (Hillsborough County)

INDUSTRIAL NEW CONSTRUCTION FOR LEASE



PROPERTY HIGHLIGHTS

- Industrial Warehouse
For Lease 60,000 SF (Building I)
- Electric 1600 amp service | 3 Phase
500 KVA transformer
- Truck doors :
One (1) ramp door 14'x10' | Three (3) dock doors 12'x10' | Four (4) dock doors 9'x10'
- 180' Shared truck court
- 22' - 30' clear height
- Fire sprinkler | Ordinary hazard
- Block and pre-engineered steel



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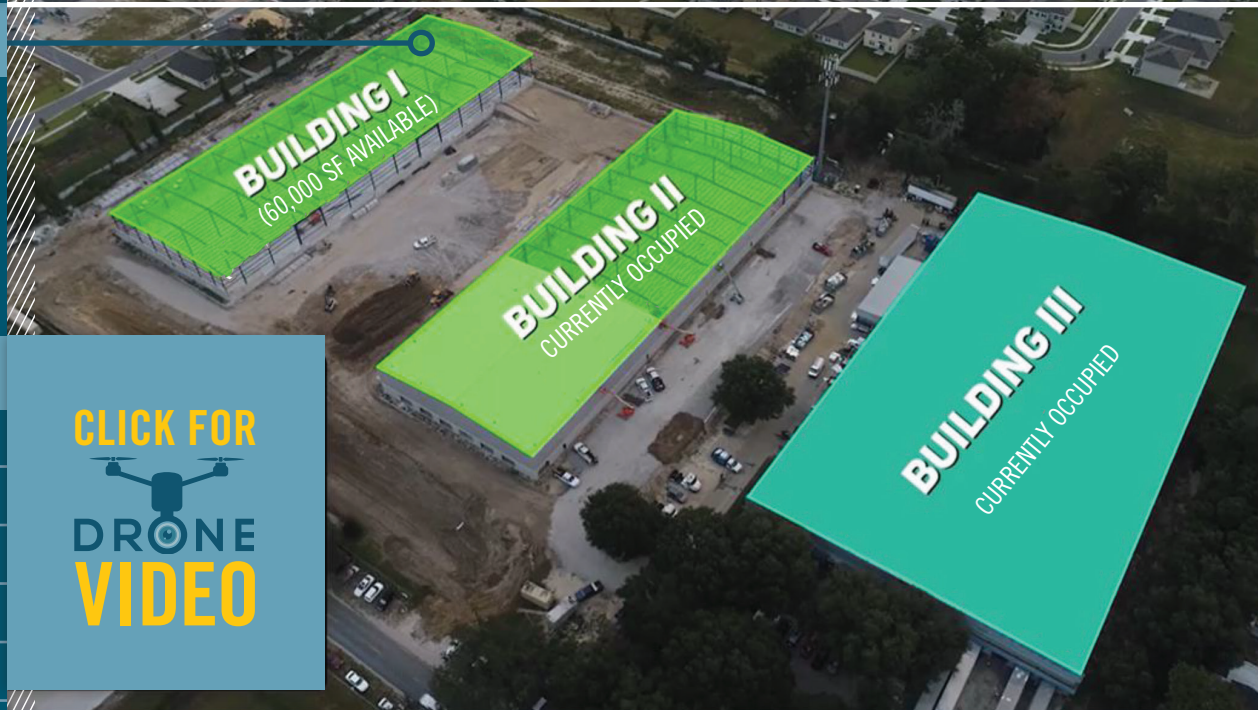


9849 - 9951 Williams Road
Tampa, Florida 33592



Building Specifications

	SFT	DEPTH	WIDTH	HEIGHT	SLAB
Building I	60,000	150'	400'	22' - 30'	6" (3,000 PSI)
Building II	60,000	150'	400'	22' - 30'	6" (3,000 PSI)
Building III	90,800	390'	220'	22' - 25'	

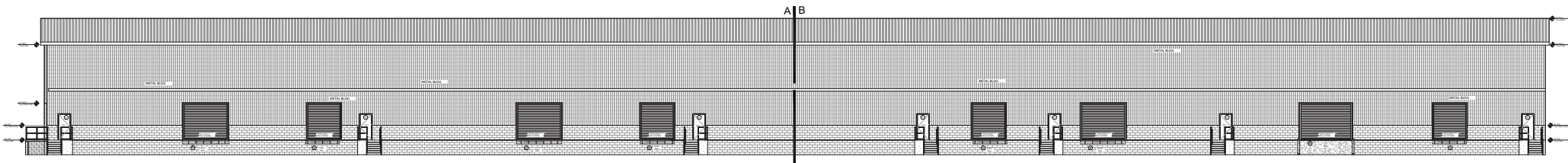


Location Highlights

- Close proximity to the I-4 / I-75 Interchange
- Secondary Arterials; Williams Road and Harney Road
- East Hillsborough Industrial Submarket
- Inland Location
- Central Location to Qualified Labor Force

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Rear Truck Court Elevation



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