

FOR LEASE

5453-5557
SWEETWATER
BUSINESS CENTER

Sweetwater Business Center

Flex Warehouse & Office Space Available

5455-5557 West Waters Avenue, Tampa, FL

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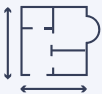
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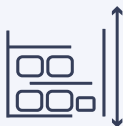
Property Highlights



9 Buildings Totaling
±226,528 SF



Up to ±9,509 SF of
Flex Warehouse/Office
Space Available



12' Clear Height



Immediate Access to
Suncoast Expressway
(SR-589), SR 597 and
I-275



Parking Ratio of
±4.0/1,000 SF



Grade-Level
Loading Doors



On-site property
management



On-site
day care

Site Plan



Availabilities

Suite	Size
Building 5553 Suite 307-308	13,040 SF
Building 5555 Suite 604	9,509 SF
Building 5553 Suite 307	7,700 SF
Building 5553 Suite 308	5,340 SF
Building 5463 Suite 825	4,875 SF
Building 5553 Suite 310	2,000 SF

Owned and Managed by

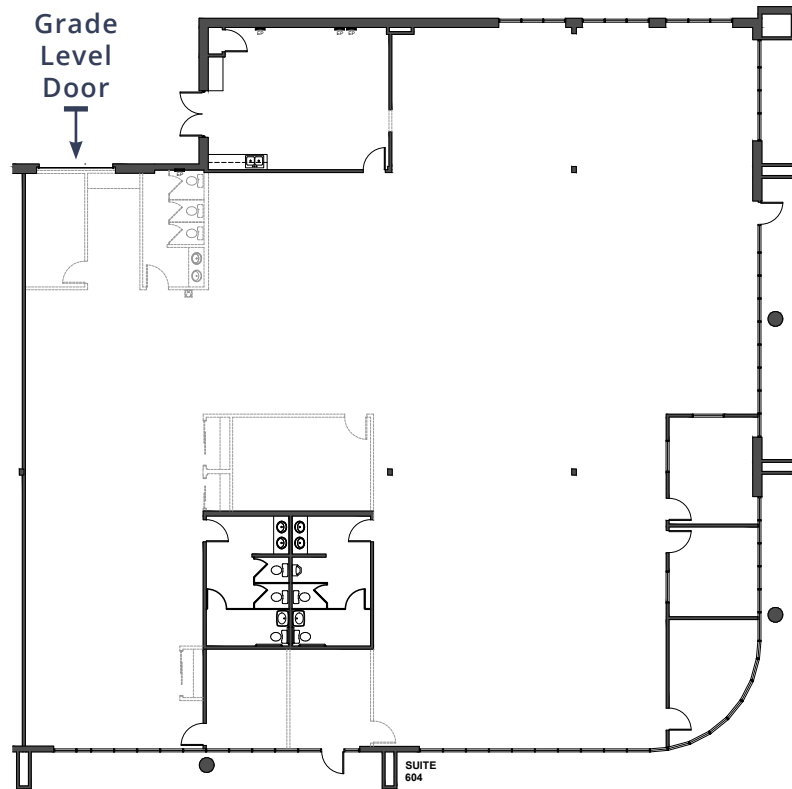


Floor Plan

BUILDING 5555

Suite 604

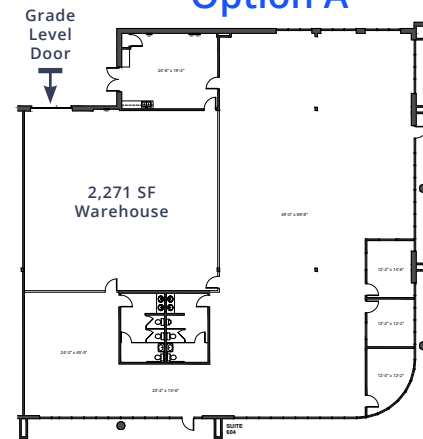
Available SF:	9,509 SF
Warehouse SF:	N/A (Build to Suit)
Office SF:	9,509 SF
Clear Height:	12'
Loading:	1 Grade Level Door
Available:	Now



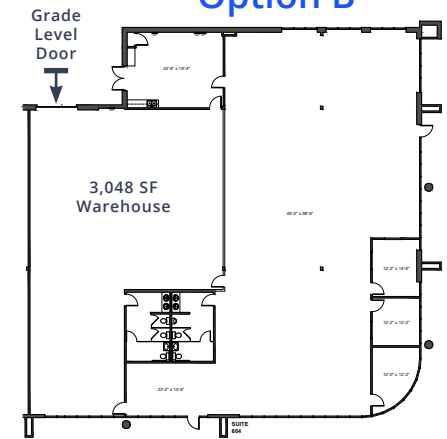
*Ability to convert to warehouse.

SPECULATIVE WAREHOUSE BUILDOUTS

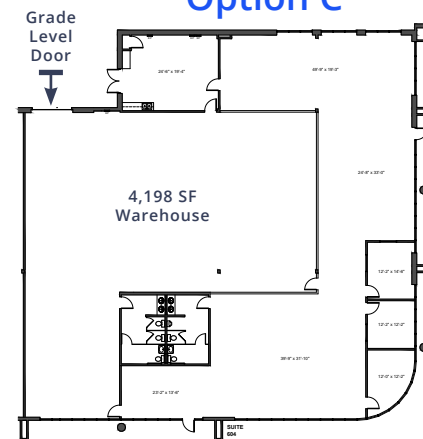
Option A



Option B



Option C

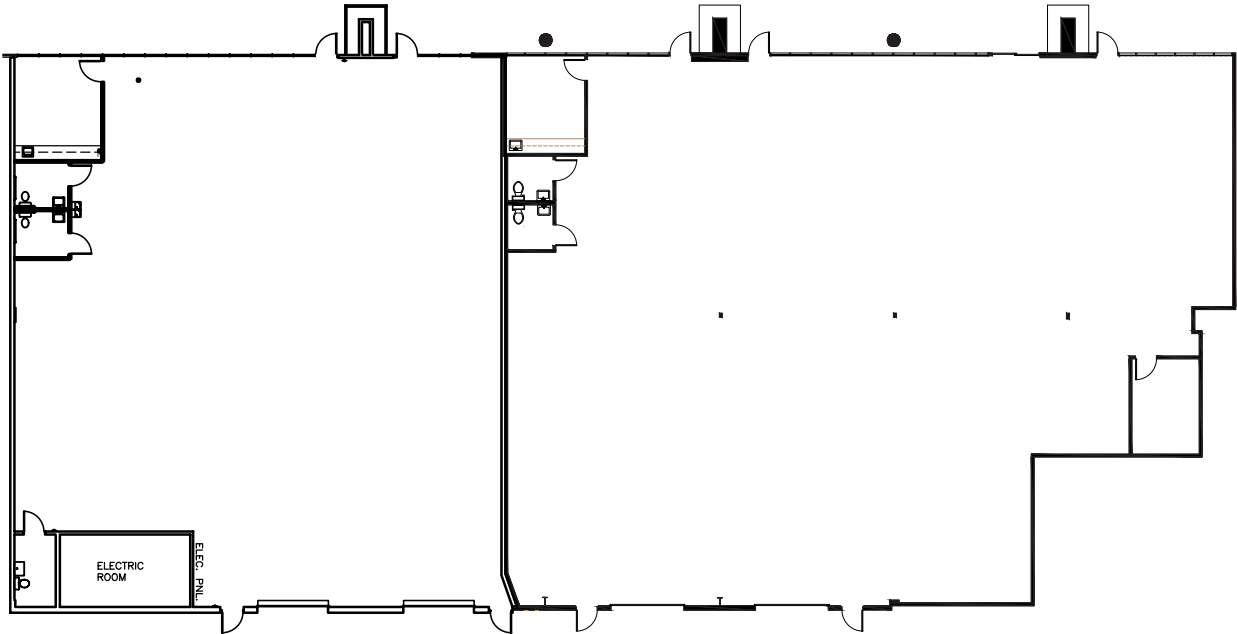


Floor Plan

BUILDING 5553

Suite 307-308

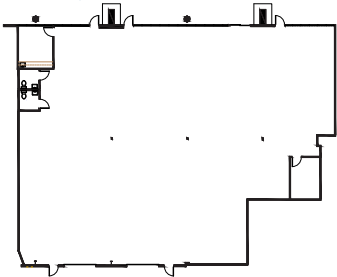
Available SF:	13,040 SF
Warehouse SF:	12,040 SF
Office SF:	1,000 SF
Clear Height:	12'
Loading:	4 Grade Level Doors
Warehouse:	Fully Air-Conditioned
Available:	Now



BUILDING 5553

Suite 307

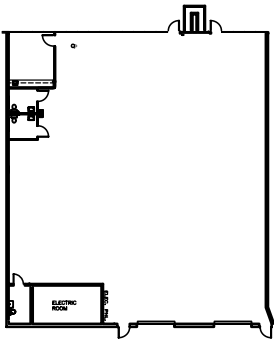
Available SF:	7,700 SF
Warehouse SF:	7,200 SF
Office SF:	500 SF
Clear Height:	12'
Loading:	2 Grade Level Doors
Warehouse:	Fully Air-Conditioned
Available:	Now



BUILDING 5553

Suite 308

Available SF:	5,340 SF
Warehouse SF:	4,840 SF
Office SF:	500 SF
Clear Height:	12'
Loading:	2 Grade Level Doors
Warehouse:	Fully Air-Conditioned
Available:	Now

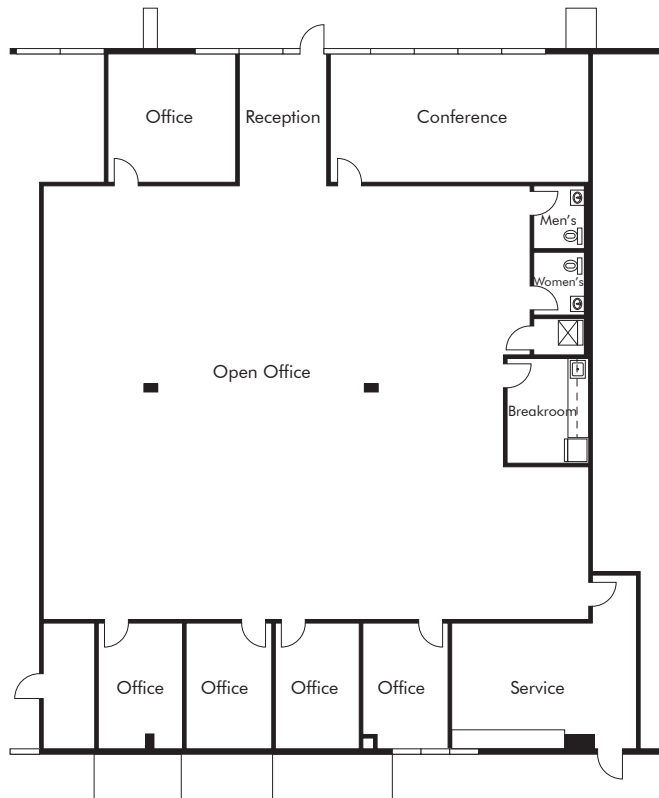


Floor Plan

BUILDING 5463

Suite 825

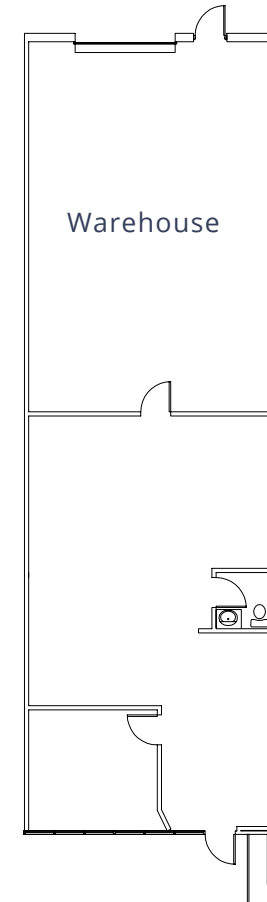
Available SF:	4,875 SF
Warehouse SF:	N/A
Office SF:	4,875 SF
Clear Height:	12'
Loading:	N/A
Available:	5/1/2027



BUILDING 5553

Suite 310

Available SF:	2,000 SF
Warehouse SF:	1,000 SF
Office SF:	1,000 SF
Clear Height:	12'
Loading:	1 Grade Level Door
Available:	Now



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For more information, contact:

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