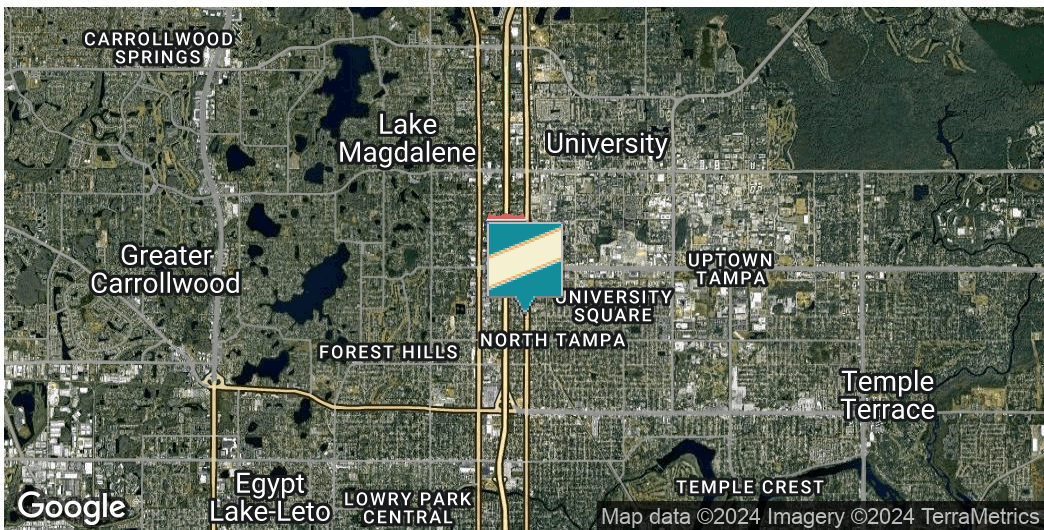
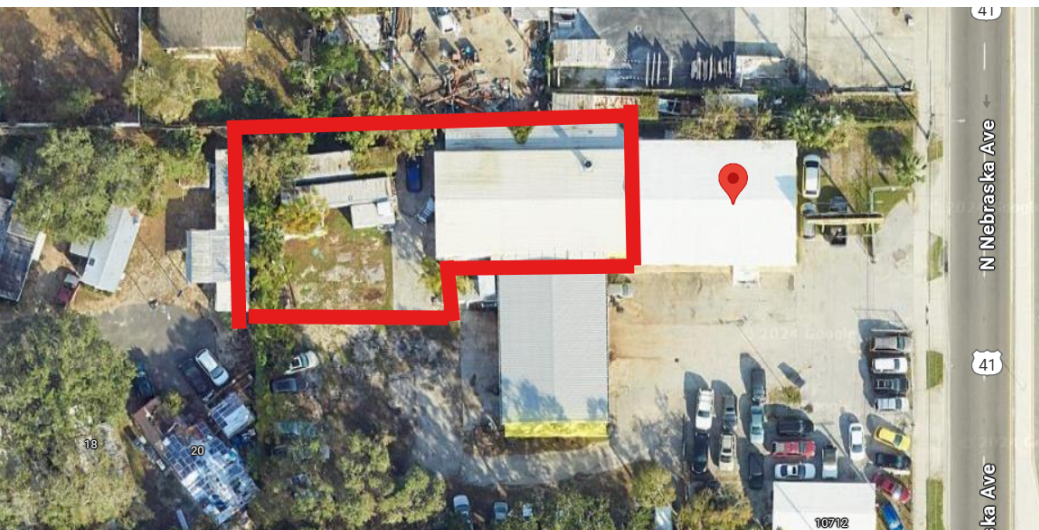




TAMPA WAREHOUSE 3000 SF WITH OUTSIDE STORAGE FOR LEASE

10802 N Nebraska Ave, Tampa, FL 33612

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$3,000.00 per month (MG)
Building Size:	3,000 SF
Available SF:	3,000 SF
Number of Units:	1
Renovated:	2006
Zoning:	CI

PROPERTY OVERVIEW

OWNER REQUESTS THAT NO ONE VISITS THE SITE WITHOUT AN APPOINTMENT. TO SCHEDULE, CALL GEORGE WILLIAM AT 727-482-2818. The 3,000 SF warehouse with OUT DOOR STORAGE includes an auto body spray booth, frame machine, compressor, automotive lift, mezzanine, office, and one bathroom. The property has 3-phase power and is zoned for retail, industrial, distribution, sales, service, auto body repair, automotive repair (mechanic), and outdoor storage for work materials. It's ideal for plumbers, HVAC or roofing companies.

SPACES	LEASE RATE	SPACE SIZE
Warehouse and Yard Space	\$3,000 per month	3,000 SF

George William
727.482.2818
george@grimaldicommercialrealty.com

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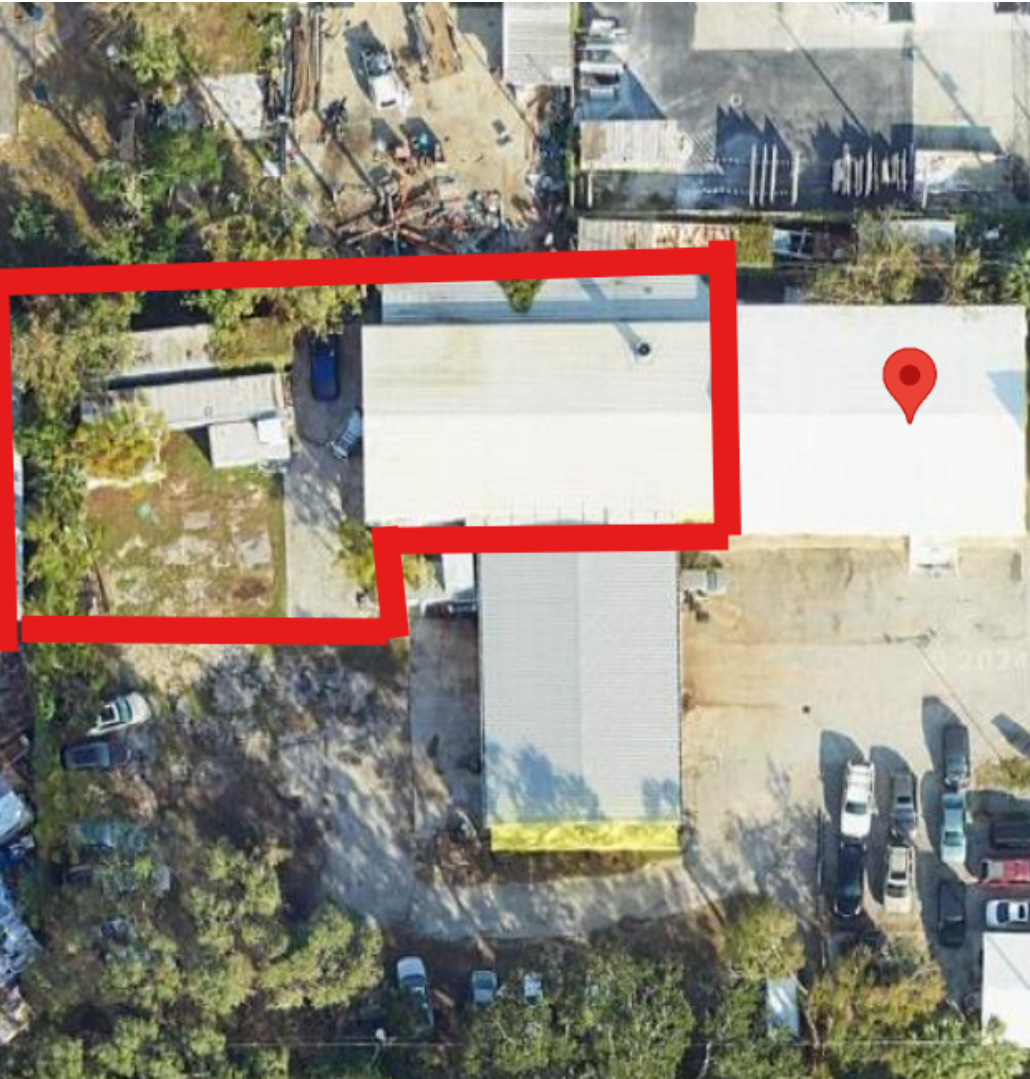
PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Boasting Commercial Intensive (CI) zoning, this Tampa location offers various industrial and retail commercial ventures. Its proximity to Downtown Tampa enhances accessibility and exposure, making it an ideal choice for businesses seeking a central and well-connected location. The thriving retail landscape along N Nebraska Ave ensures visibility, further contributing to the property's commercial appeal.



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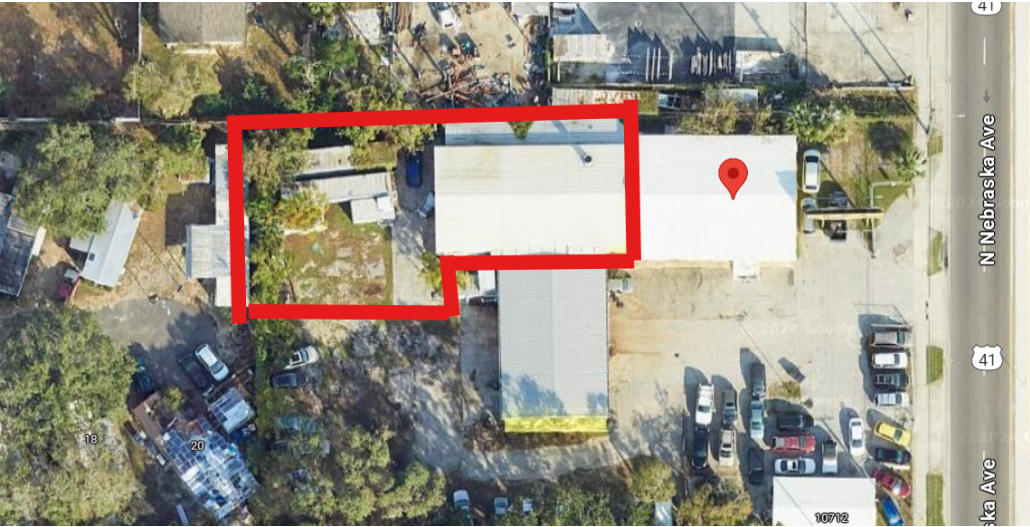
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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 3000 Sf Warehouse
- Automotive lift
- Spray Booth For Auto Body Work
- Frame Machine
- Three Phase Power
- Office
- One Restroom
- COMMERCIAL INTENSIZE ZONING CI
- OUTDOOR STORAGE FENCED IN LOT



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PROPERTY DETAILS

Lease Rate	\$3,000.00 PER MONTH
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LOCATION INFORMATION	
Building Name	TAMPA WAREHOUSE 3000 SF WITH OUTSIDE STORAGE FOR LEASE
Street Address	10802 N Nebraska Ave
City, State, Zip	Tampa, FL 33612
County	Hillsborough

BUILDING INFORMATION	
Building Size	3,000 SF
Year Built	1979
Year Last Renovated	2006

PROPERTY INFORMATION	
Property Type	Retail
Property Subtype	Vehicle Related
Zoning	CI
Lot Size	25,281 SF
APN #	95710.0000
Lot Depth	2,600 ft

PARKING & TRANSPORTATION	
UTILITIES & AMENITIES	

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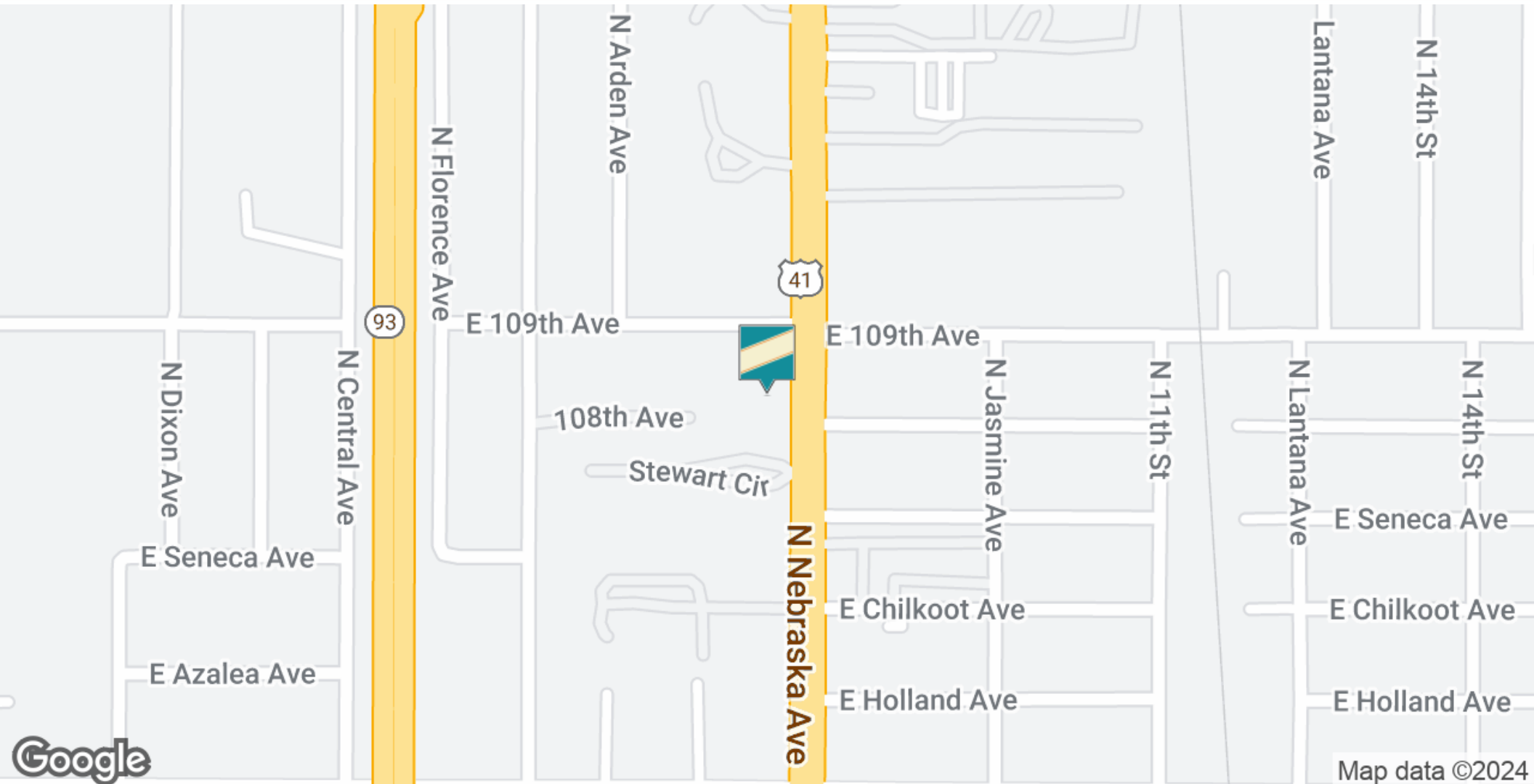
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LOCATION MAP



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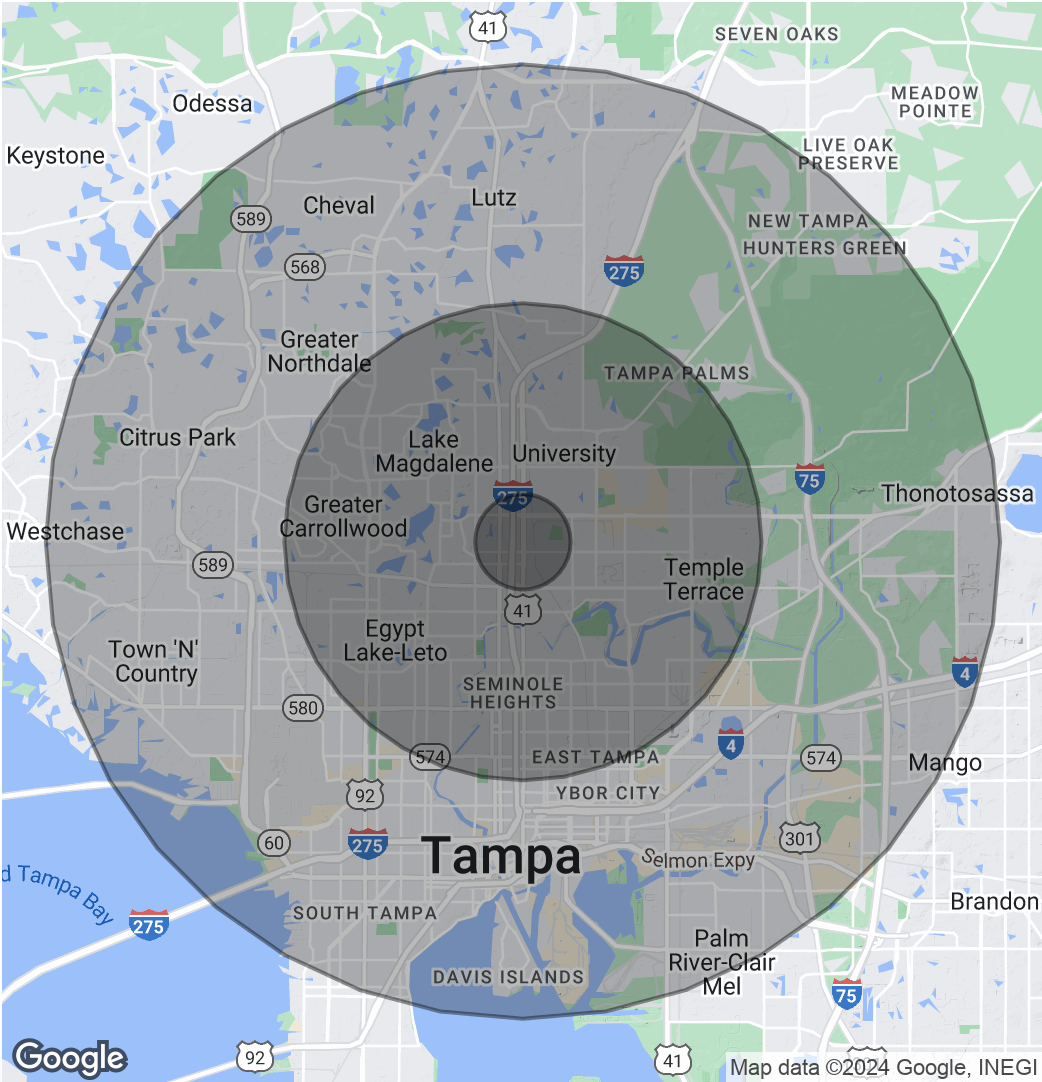
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	17,972	341,148	796,844
Average Age	33.9	35.8	37.6
Average Age (Male)	32.0	34.4	36.5
Average Age (Female)	36.0	37.3	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,872	141,653	332,585
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$37,727	\$56,917	\$75,419
Average House Value	\$103,121	\$162,959	\$235,259

2020 American Community Survey (ACS)



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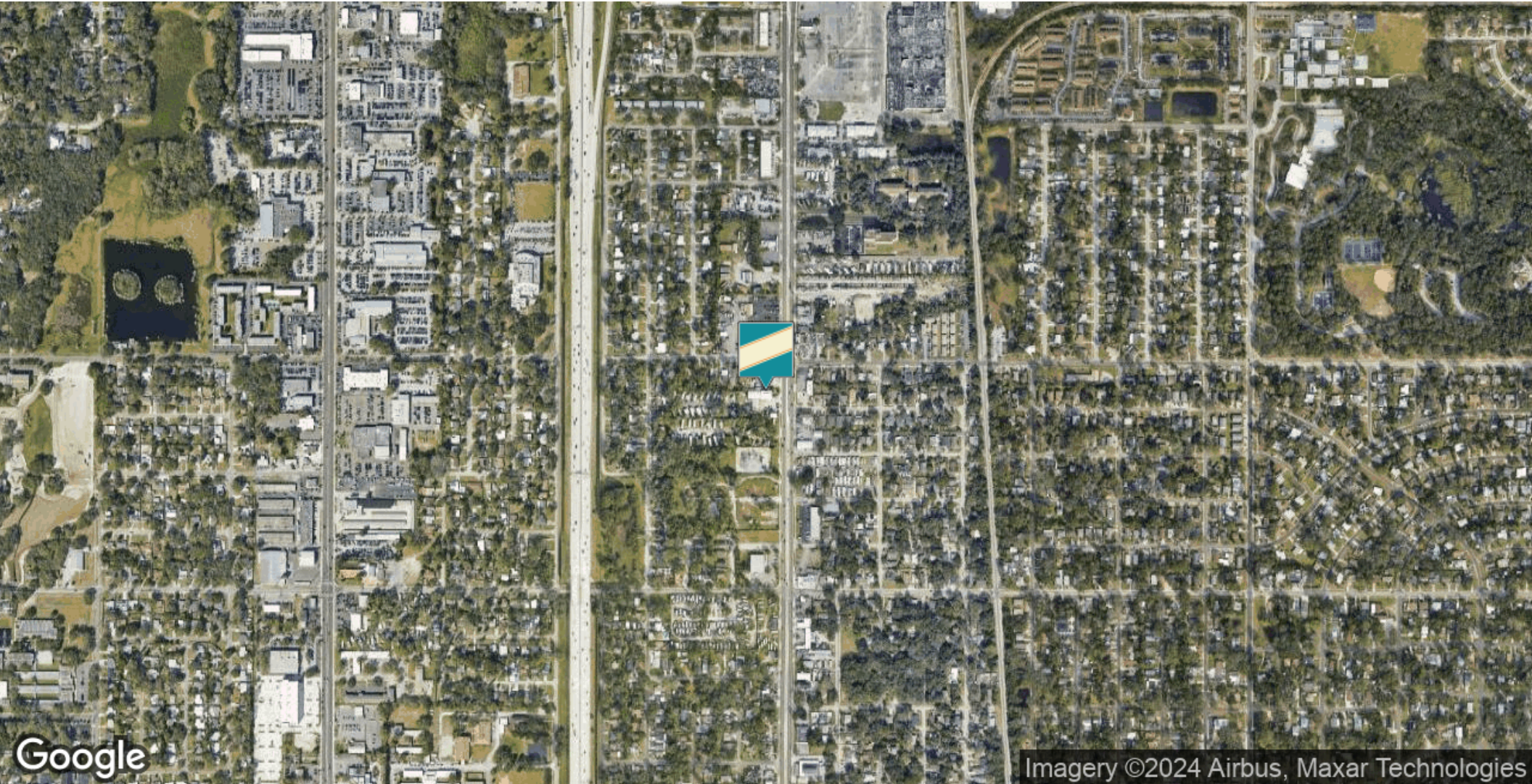
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AERIAL MAP



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RETAILER MAP

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ADVISOR BIO 1

GEORGE WILLIAM

Senior Broker Associate

george@grimaldcommercialrealty.com

Direct: 727.482.2818



PROFESSIONAL BACKGROUND

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions –from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

Areas of Expertise:

Investment and income producing properties

Sale of businesses

Retail Sales and Leasing

Industrial Sales and Leasing

Self Storage

Gas Stations and Convenience Stores

Grimaldi Commercial Realty Corp.

115 W Bearss Ave

Tampa, FL 33613

813.882.0884