

**INDUSTRIAL WAREHOUSE SPACE**

# 9610 NORWOOD DRIVE

On West Linebaugh Avenue with Access to Gunn and North Dale Mabry Highways

TAMPA | FLORIDA

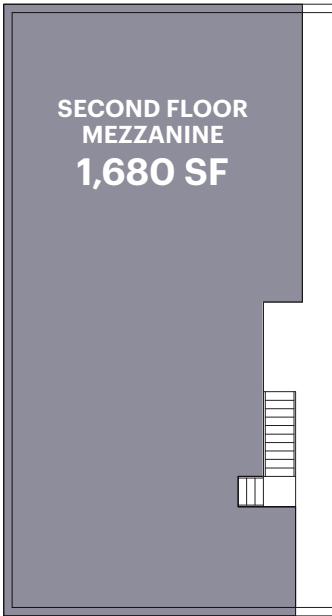
**11,709 SF**  
FOR LEASE



**RIPCO**  
REAL ESTATE

**CONTACT EXCLUSIVE AGENT**  
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## SPACE DETAILS

### LOCATION

On West Linebaugh Avenue with access to Gunn and North Dale Mabry Highways

### SIZE

Warehouse	10,021 SF
Office	1,688 SF
<b>Gross Leasable Area</b>	<b>11,709 SF</b>
+ Mezzanine	1,680 SF
+ Exterior Overhang	505 SF

### CEILING HEIGHT

13 FT Clearance

### RENT

\$11.00 NNN PSF

### CAM

\$3.50 PSF

### TERM

Negotiable

### TENANT IMPROVEMENTS

Negotiable

### ZONING

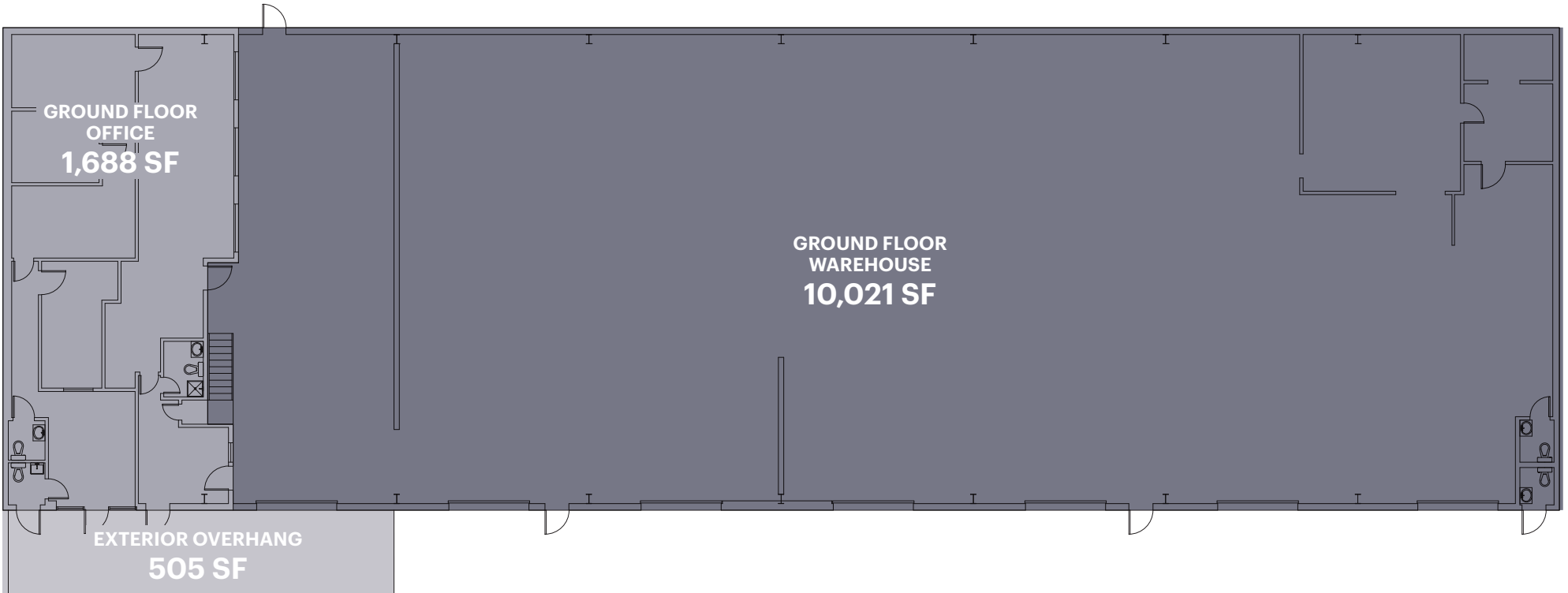
M-Zoned

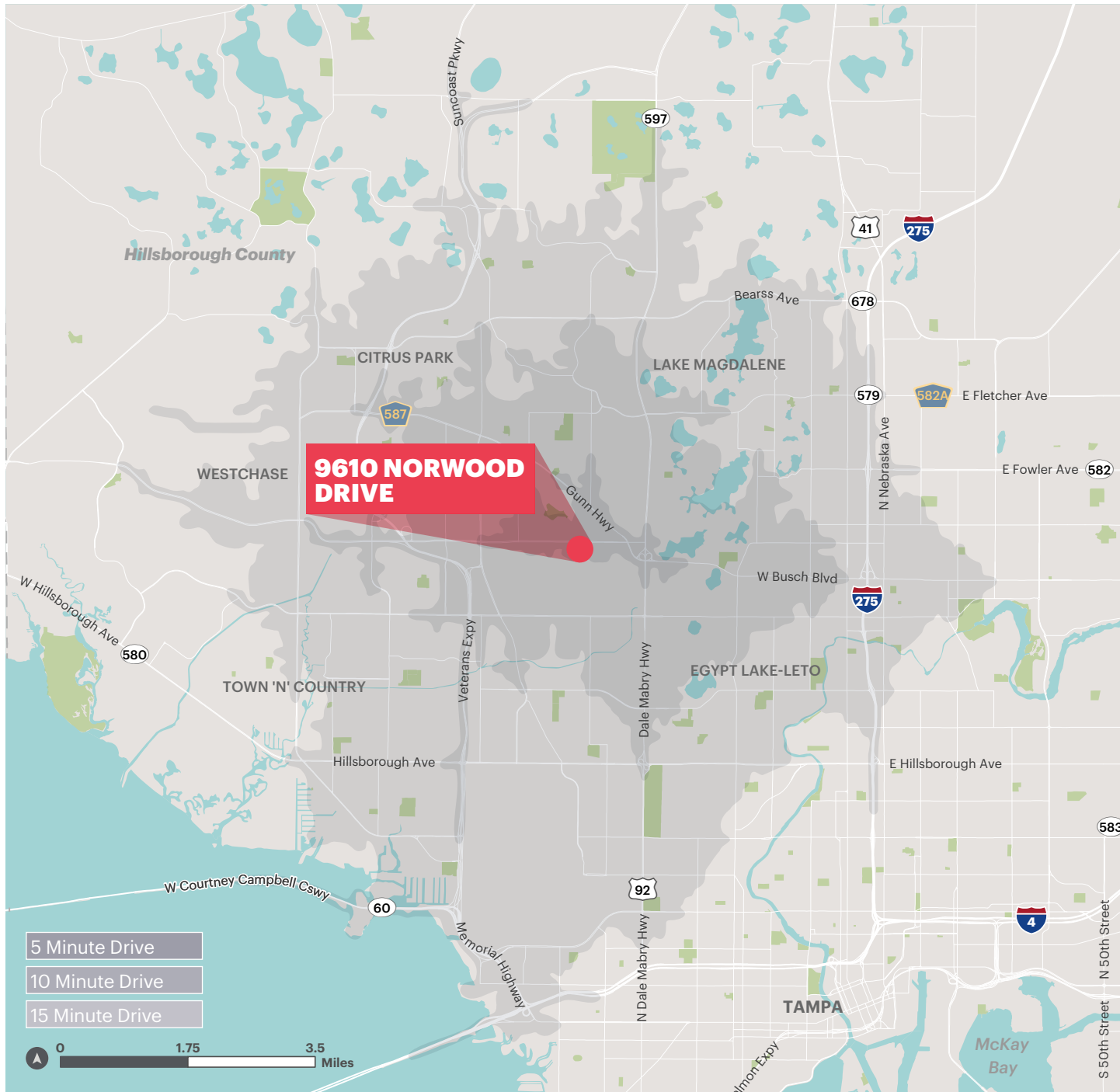
### HIGHLIGHTS

- Property can be subdivided
- Open outside storage available
- Multiple roll-up doors
- Exterior dock-high delivery access
- Mezzanine storage area

### NEIGHBORS

MSI Tampa Bay, The Bounce House, RK Electric, 2Go Fences, Mad Hatter, Nuvia Dental, Publix, Sketchers, Verizon, and Plato's Closet





## DRIVE TIME DEMOGRAPHICS

### POPULATION

5 Minute	4,919
10 Minute	76,178
15 Minute	264,746

### DAYTIME POPULATION

5 Minute	8,310
10 Minute	84,733
15 Minute	330,700

### HOUSEHOLDS

5 Minute	2,063
10 Minute	30,965
15 Minute	105,407

### MEDIAN HOUSEHOLD INCOME

5 Minute	\$73,069
10 Minute	\$67,413
15 Minute	\$67,295

### PER CAPITA INCOME

5 Minute	\$39,549
10 Minute	\$39,510
15 Minute	\$38,550

### BUSINESSES

5 Minute	623
10 Minute	4,881
15 Minute	17,021

### EMPLOYEES

5 Minute	6,142
10 Minute	50,835
15 Minute	209,828

### LABOR FORCE (BLUE COLLAR)

5 Minute	16.51%
10 Minute	19.64%
15 Minute	20.95%

