



Tampa, FL | Industrial  
**FOR LEASE**

8504 E Adamo Dr, Tampa, FL 34243

26' Clear Height | Up to 45,000 SF Available | 4 Acres Outdoor Storage

**Ryan Hutkowski**

c: (813) 725-3454  
o: (908) 337-8734

Rhutkowski@LHCapitalpartners.net

**Nick Hanson**

c: (407) 575-2372  
o: (407) 378-7307

NHanson@LHCapitalpartners.net

**Nick Ledvora**

c: (407) 347-3970  
o: (407) 460-5522

NLedvora@LHCapitalpartners.net

**Sam Ashe**

c: (443) 847-7574  
o: (954) 281-8825

SAshe@LHCapitalpartners.net

 **L | H CAPITAL**  
PARTNERS

# Property Overview

122k SF Industrial Warehouse/Distribution Facility with Outdoor Storage

## Lease Details

Asking Rate	Inquire with broker
Lease Term	3+ Years
Expenses	NNN

## PROPERTY DESCRIPTION

Property Address	8504 E Adamo Blvd
City, State, Zip	Tampa, FL 34243
Municipality	Hillsborough
Clear Height	26'
Construction Type	Metal & Block
Zoning	Commercial Intensive
Electric	3 Phase

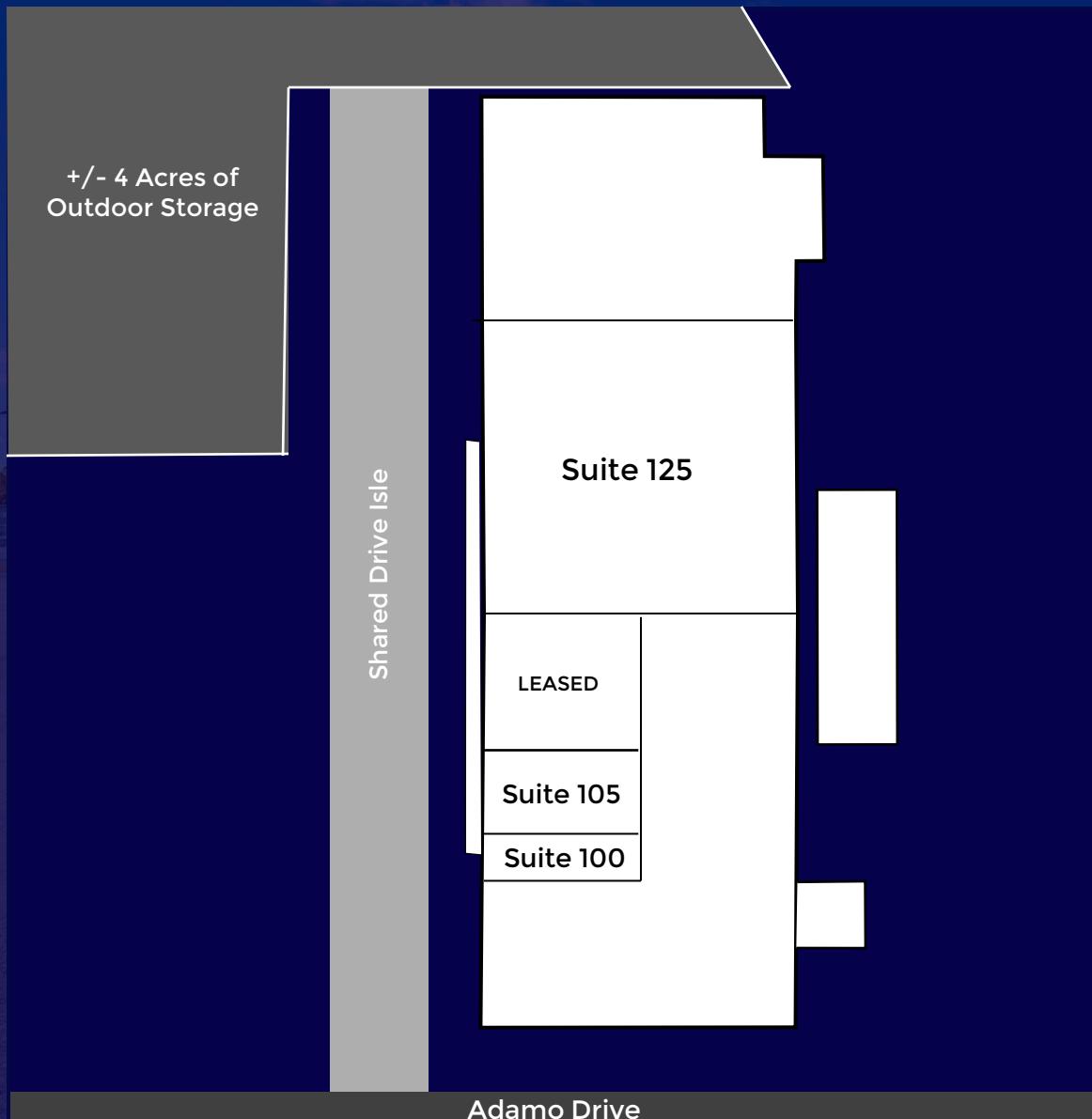


## Leasing Highlights

- Zoning Permits a Variety of Industrial Uses Including Outdoor Storage
- 26' Clear Height With Oversized Drive-in Doors Between 14'-18'
- Infill Location with Easy Access to I-4, I-75, and Port Tampa
- Up to Four (4) Acres of Paved, Fenced, and Lit Outdoor Storage

# Availability

LH



## Suite 125

SF	45,000
Drive In Doors	1 (18'x18') 2 (14'x10')
Clear Height	26'
Available	01/01/2026

## Suite 105

SF	6,000*
Drive In Doors	1 (18'x18') 1 (10'x10')
Clear Height	26'
Available	Immediately

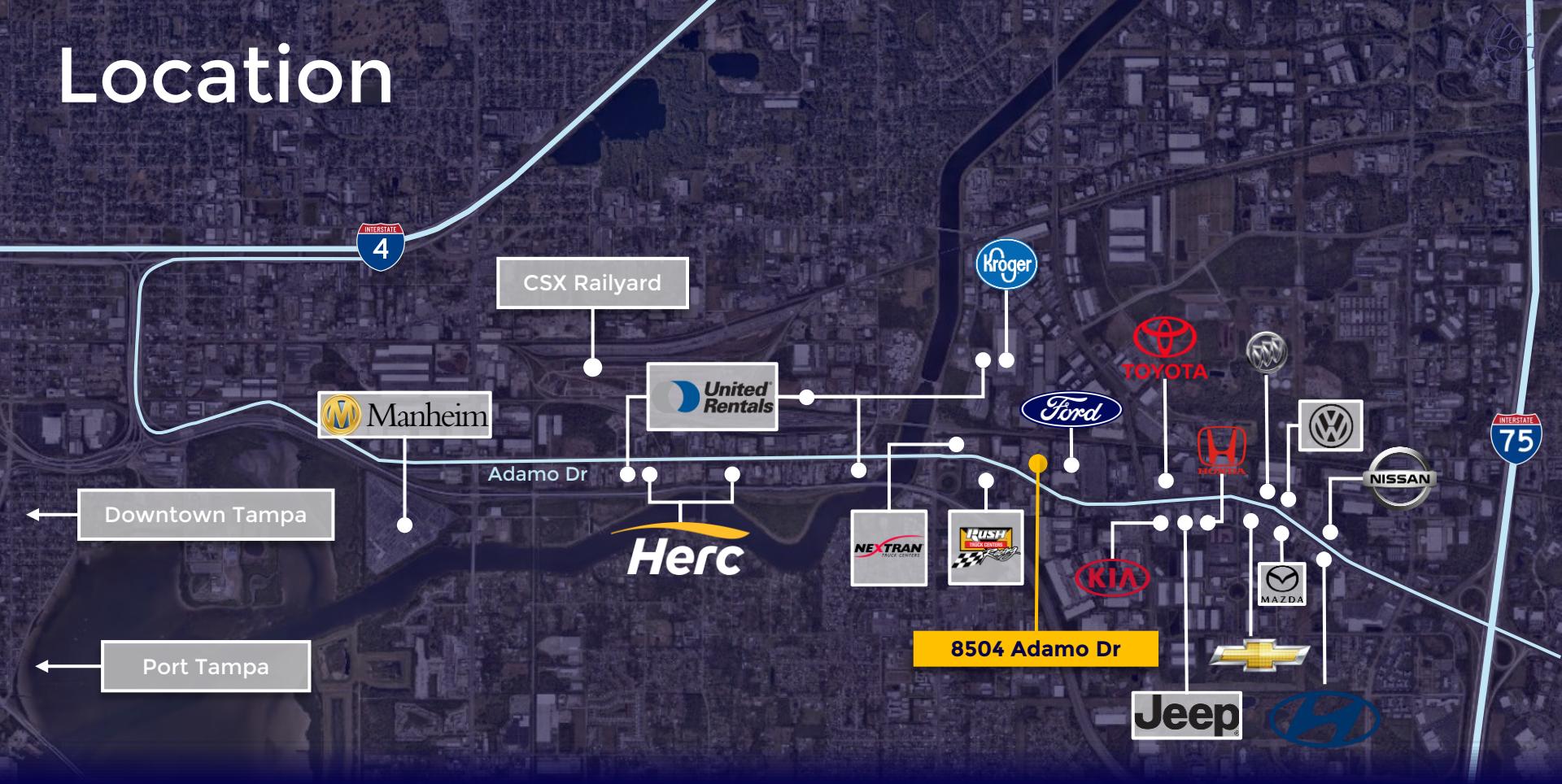
## Suite 100

SF	2,500*
Drive In Doors	1 (14'x10')
Clear Height	26'
Available	01/01/2026

\*Suites 100 & 105 are contiguous and can be leased together for a total of 8,500sf

**Up to Four (4) Acres of Paved, Fenced, and Lit Outdoor Storage Available Immediately**

# Location



## Key Drive Times

### Transportation Arteries

I-75	2 Miles
I-4	4.5 Miles
Port Tampa	5.5 Miles
Tampa International Airport	13 Miles

### Population Centers

Downtown Tampa	6.5 Miles
Orlando	81 Miles
Jacksonville	204 Miles
Miami	277 Miles

# Deal Contacts

## Ryan Hutkowski

Managing Partner

c: (813) 725-3454

o: (908) 337-8734

[Rhutkowski@LHCapitalpartners.net](mailto:Rhutkowski@LHCapitalpartners.net)

## Nick Ledvora

Managing Partner

c: (407) 347-3970

o: (407) 460-5522

[NLedvora@LHCapitalpartners.net](mailto:NLedvora@LHCapitalpartners.net)

## Nick Hanson

Managing Partner

c: (407) 575-2372

o: (407) 378-7307

[NHanson@LHCapitalpartners.net](mailto:NHanson@LHCapitalpartners.net)

## Sam Ashe

Vice President

c: (443) 847-7574

o: (954) 281-8825

[SAshe@LHCapitalpartners.net](mailto:SAshe@LHCapitalpartners.net)



All materials and information received or derived from LH Capital Partners its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither LH Capital Partners its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. LH Capital Partners will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. LH Capital Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. LH Capital Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by LH Capital Partners in compliance with all applicable fair housing and equal opportunity laws.