



For Lease



Modified Gross



**Small Bay
Industrial
Warehouse**



Built in 1986



**Clear Height
13'10" - 16'**

4808 N Manhattan Ave, Tampa, FL 33614

Industrial Warehouse Units for Lease

Presented by

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Managing Director

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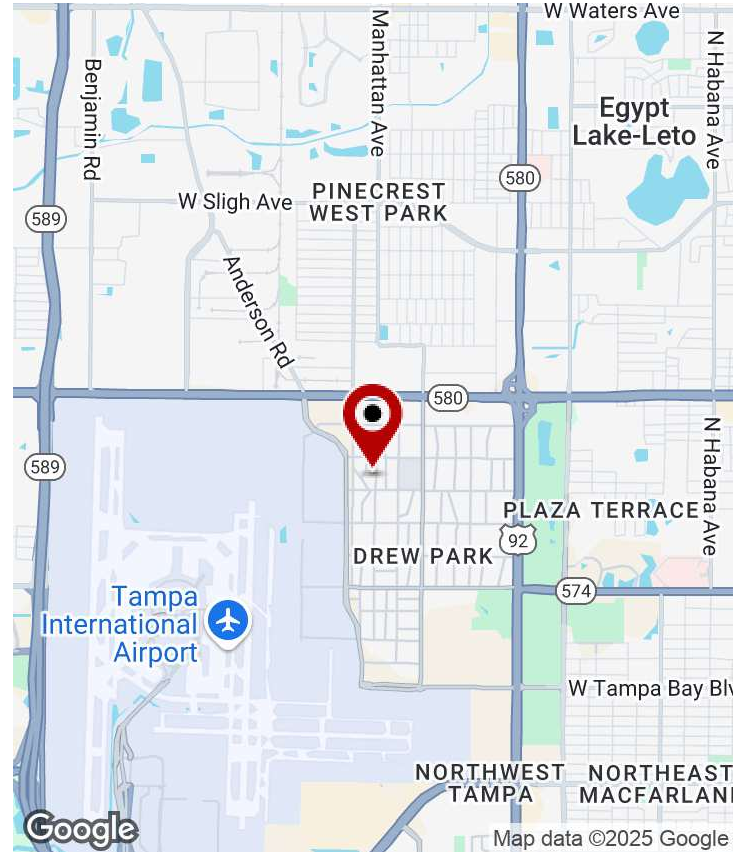
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FL #SL3397003

KW Commercial Tampa Central

1208 E Kennedy Blvd, Suite 231
Tampa, FL 33602

EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	11,700 SF
Available SF:	1,320 SF & 2,200 SF
Property Size:	1.09 Acres
Number of Units:	4
Year Built:	1986
Zoning:	IG
Market:	Tampa/St Petersburg
Submarket:	Westshore/Airport

PROPERTY OVERVIEW

Modified Gross - Warehouse units available for lease in the highly sought-after Drew Park industrial submarket of Tampa, directly east of Tampa International Airport. It is a few blocks from the W Hillsborough Ave (580) and N Dale Mabry Hwy intersection. Easy access to Veterans Expy 589, I-275 and I-4.

The vacant units are located in a fenced industrial park, ideal for small bay warehouse industrial users. They each feature 1 grade-level roll-up door, skylights and multiple parking spaces, and vaulted a ceiling height up to 16'.

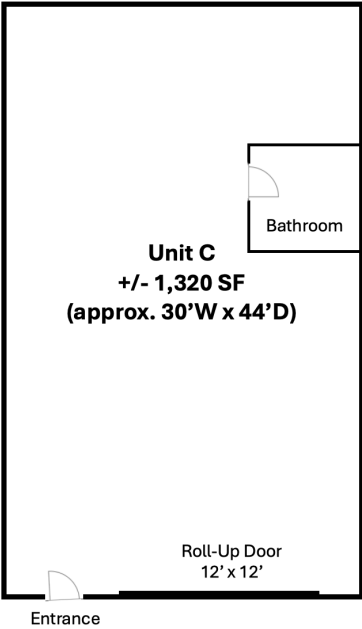
AVAILABILITY

- **Unit A** is a 2,200 SF end unit consisting of 1,000 SF office and 1,200 SF air-conditioned warehouse space. Features include 1 roll-up door, multiple offices, reception area, 2 bathrooms, skylights, and multiple parking spaces. **Rate: \$3,979/mo**
- **Unit C** is a +/- 1,320 SF end unit, featuring a 12' x 12' roll-up door, 1 bathroom, skylights, and 2 parking spaces. Vaulted ceiling has a clear height of 16' to 13'10". **Rate: \$2,500/mo**

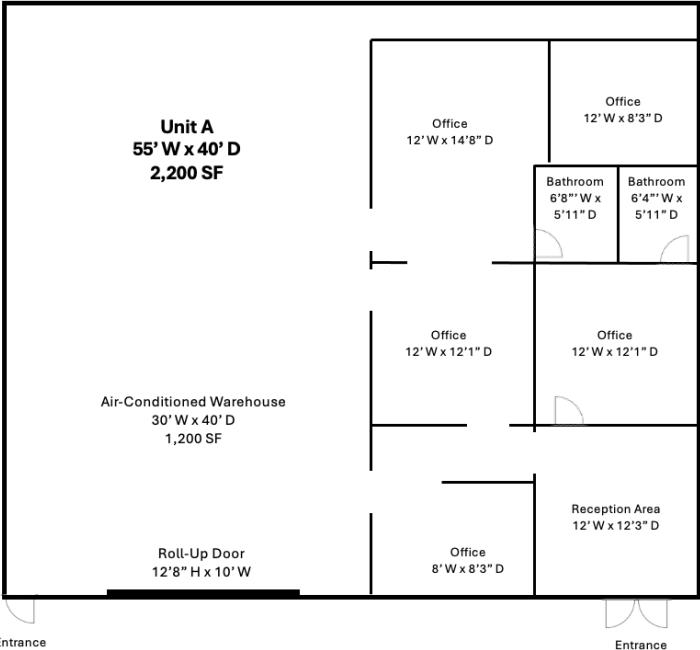
Contact Cherie Tedesco-Gamble for pricing and to schedule a tour.

PROPERTY HIGHLIGHTS

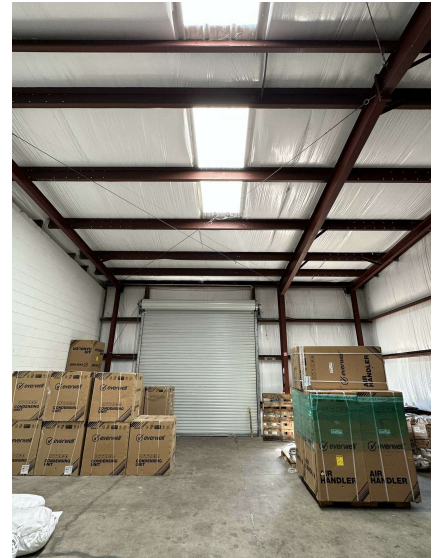
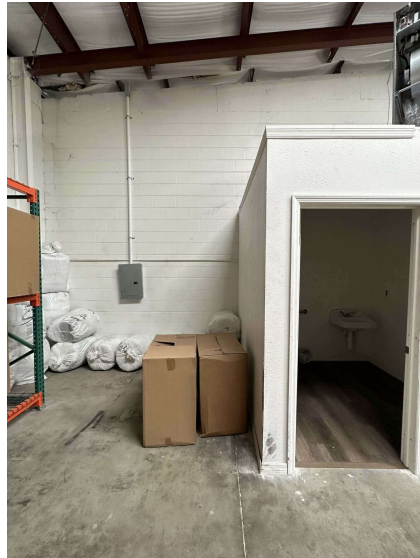
- Modified Gross + Electric
- Each unit includes 1 grade-level roll up door
- Easy Access to Interstate & Major Thoroughfares
- Highly Sought-After Drew Park Submarket Location



*Drawing Not to Scale



*Drawing Not to Scale



EXTERIOR PHOTOS



Unit C: 1,320 SF



Unit C: 1,320 SF



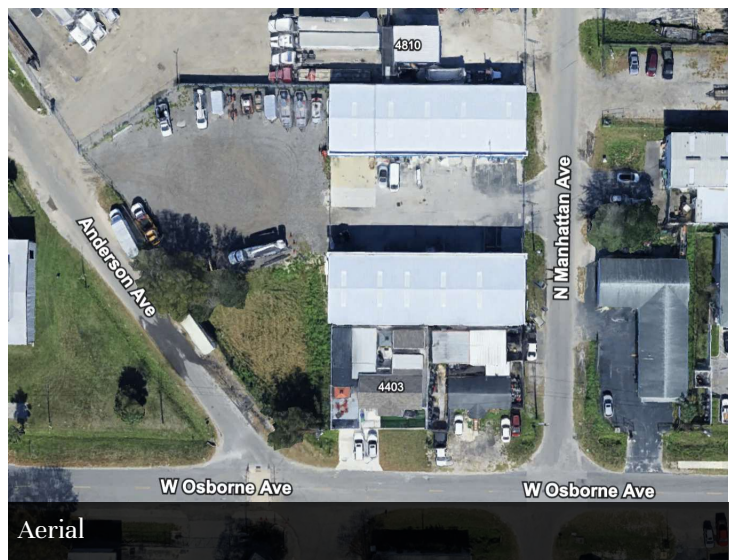
Unit A: 2,200 SF



Unit A: 2,200 SF

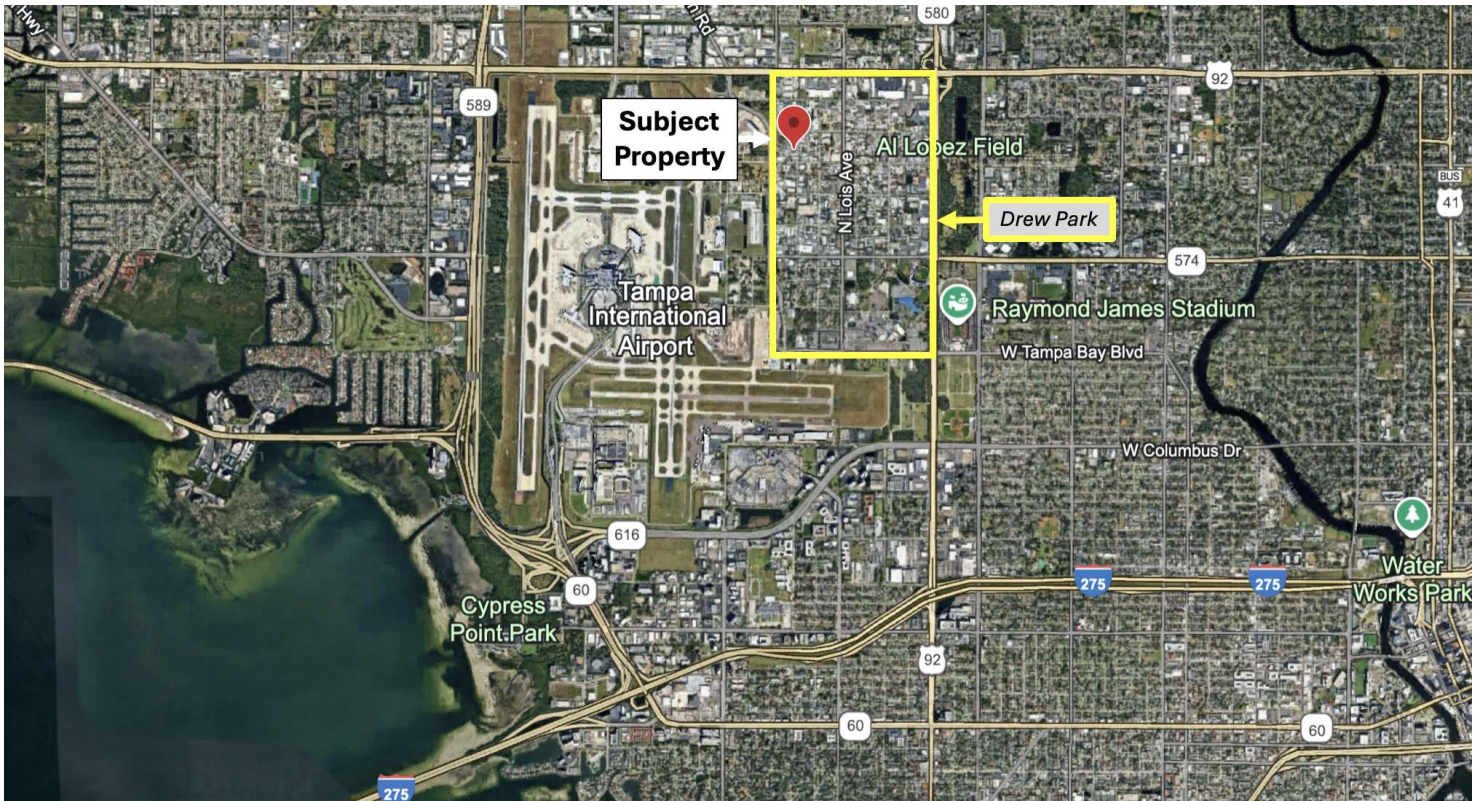


Aerial

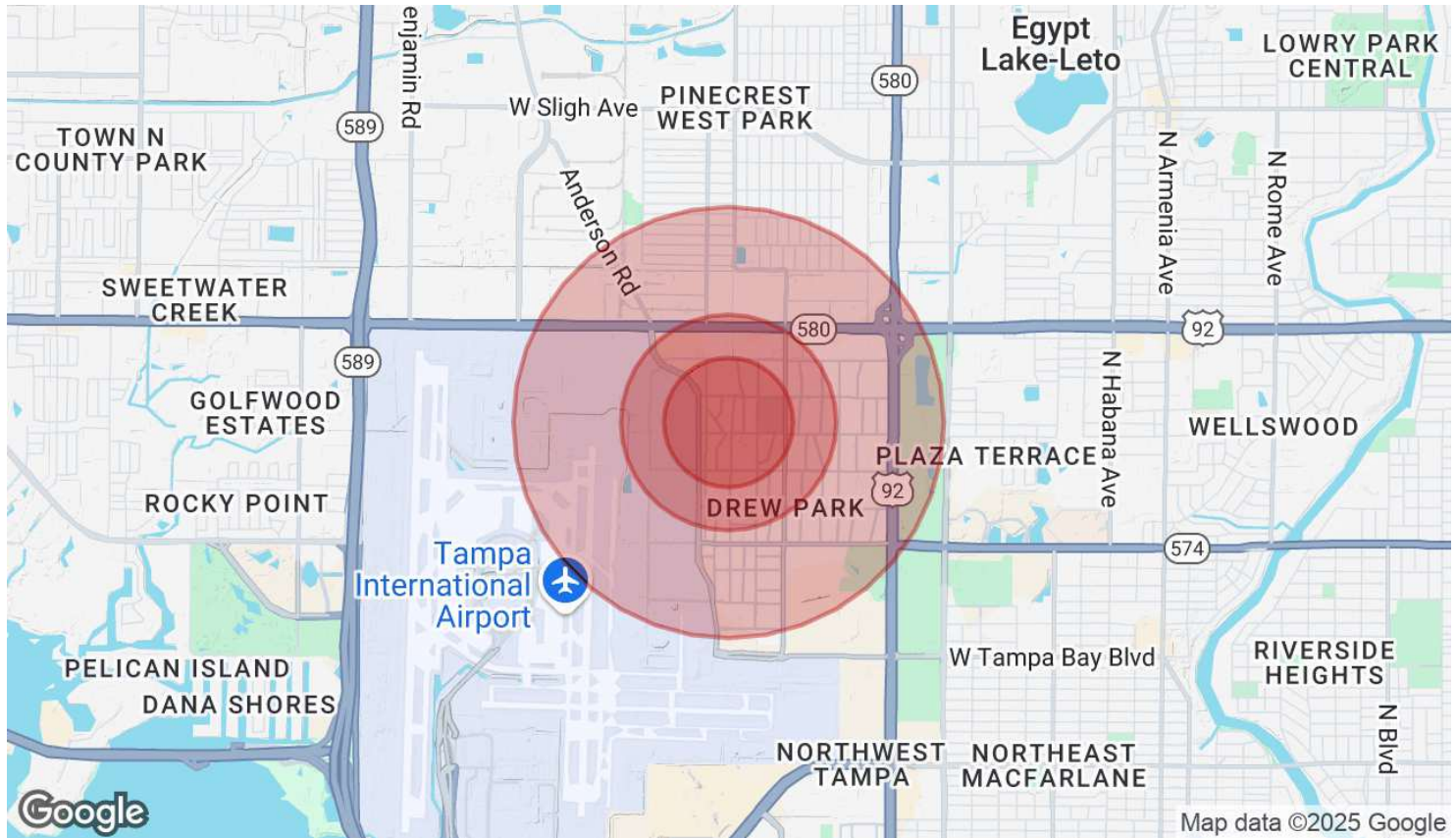


Aerial

Each Office Independently Owned and Operated



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	168	406	3,893
Average Age	41	41	43
Average Age (Male)	42	42	42
Average Age (Female)	40	40	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	71	170	1,386
# of Persons per HH	2.4	2.4	2.8
Average HH Income	\$39,608	\$40,387	\$58,021
Average House Value	\$330,735	\$340,988	\$441,240

Demographics data derived from AlphaMap