

FOR SALE

5,778 SF WAREHOUSE | ±1 ACRE INDUSTRIAL OUTDOOR STORAGE | NORTH TAMPA

1213 E BEARSS AVE, LUTZ, FL 33549



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LOBER
REAL ESTATE

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PROPERTY DETAILS:

- **Building:** 5,778 SF of Warehouse Space (Approx. 500 of Office)
- **Land:** ± 1 Acre Industrial Outdoor Storage (mostly paved, lit, and fully fenced)
- **Loading:**
 - 1 oversized roll up door (14'H x 12'W)
 - 2 oversized roll up doors (12'H x 10'W)
 - 1 oversized roll up door (10'H x 10'W)
- **Power:** 3-phase
- **Clear Height:** 18' - 20'
- **Frontage:** 223 ft on Bearss Ave
- **AADT:** 36,500

ZONING:

- "PD" Planned Development District

LOCATION:

- Located along E Bearss Avenue in Lutz, the property offers excellent visibility and quick access to major highways. US-41 is just minutes away, I-275 is less than 2 miles to the west, and I-75 sits about 4 miles to the east—providing direct connectivity to North Tampa, Wesley Chapel, Downtown Tampa, and the I-4 logistics corridor.

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👤 **Robbie Lober, Managing Member**
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PROPERTY PHOTOS



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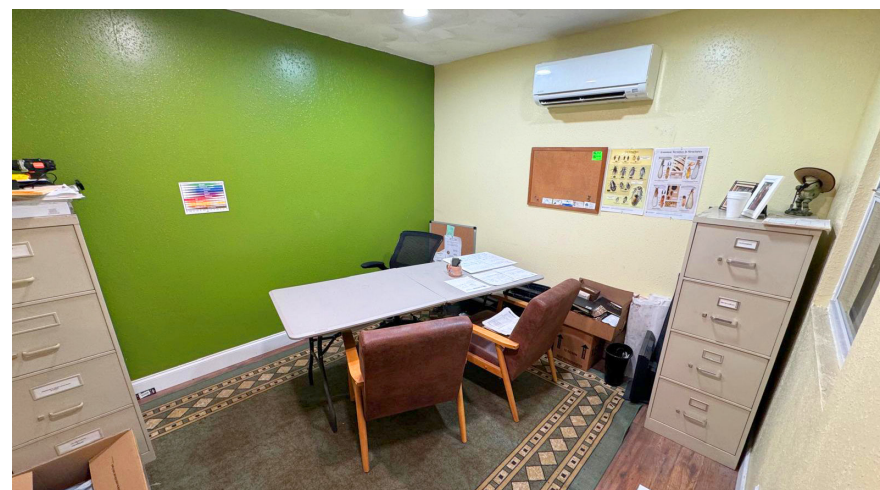
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RENDERING ONLY



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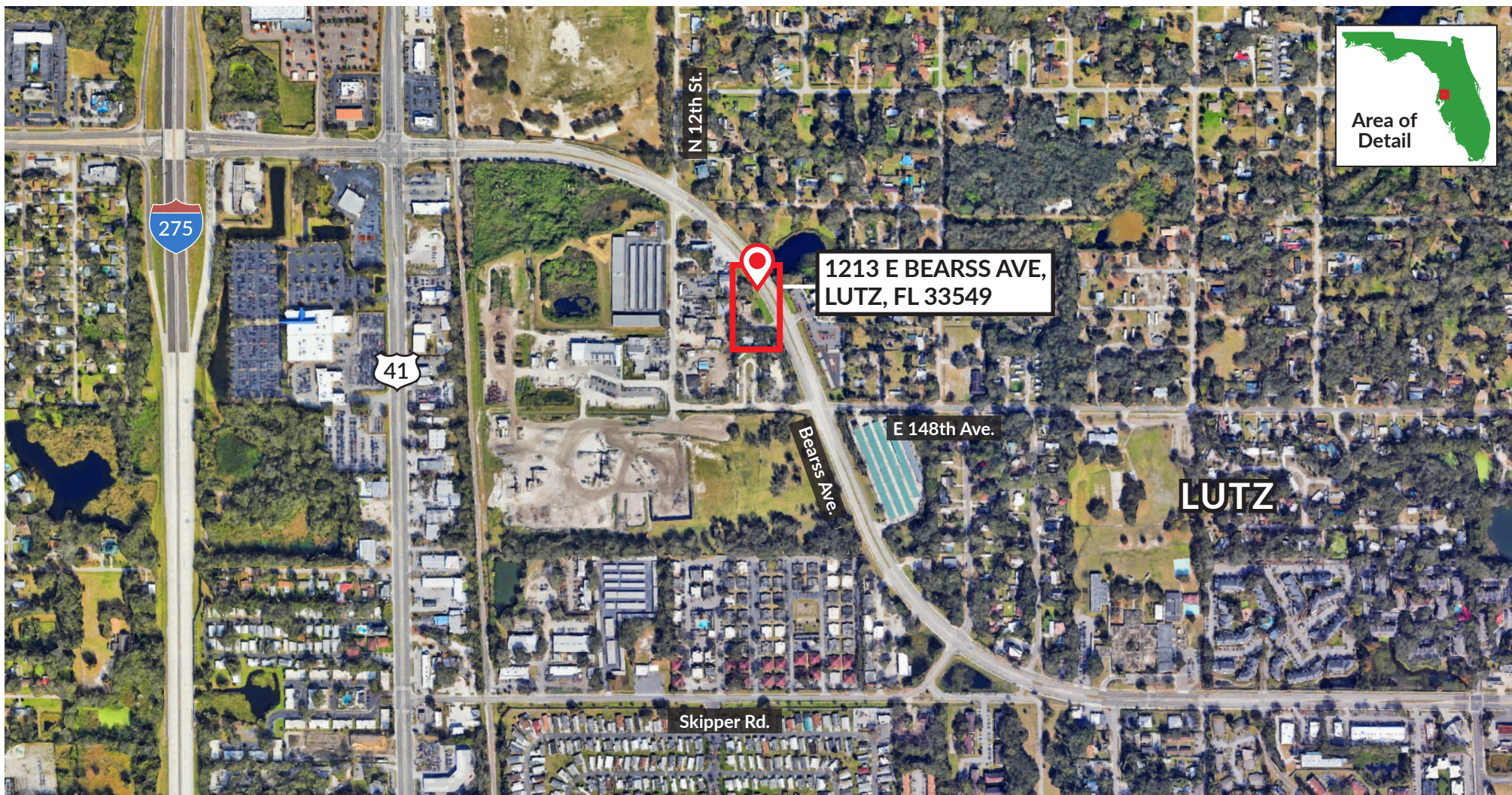
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LOCATION MAP



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