

FOR SUBLICENSE

TAMPA COMMERCE CENTER

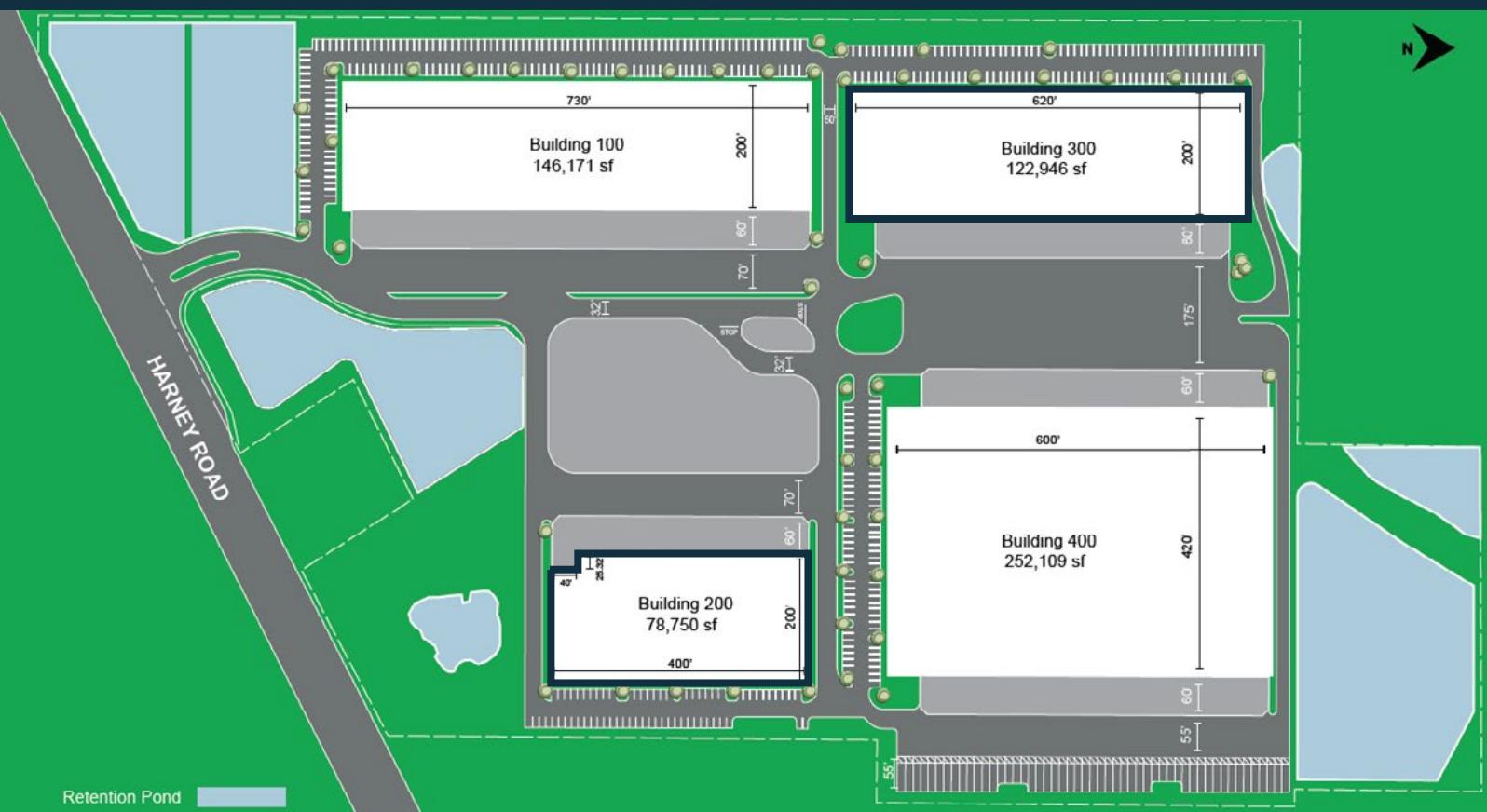
BUILDINGS 200 & 300

7922 & 7932 HARNEY ROAD • TAMPA, FL 33637



CBRE

SITE PLAN

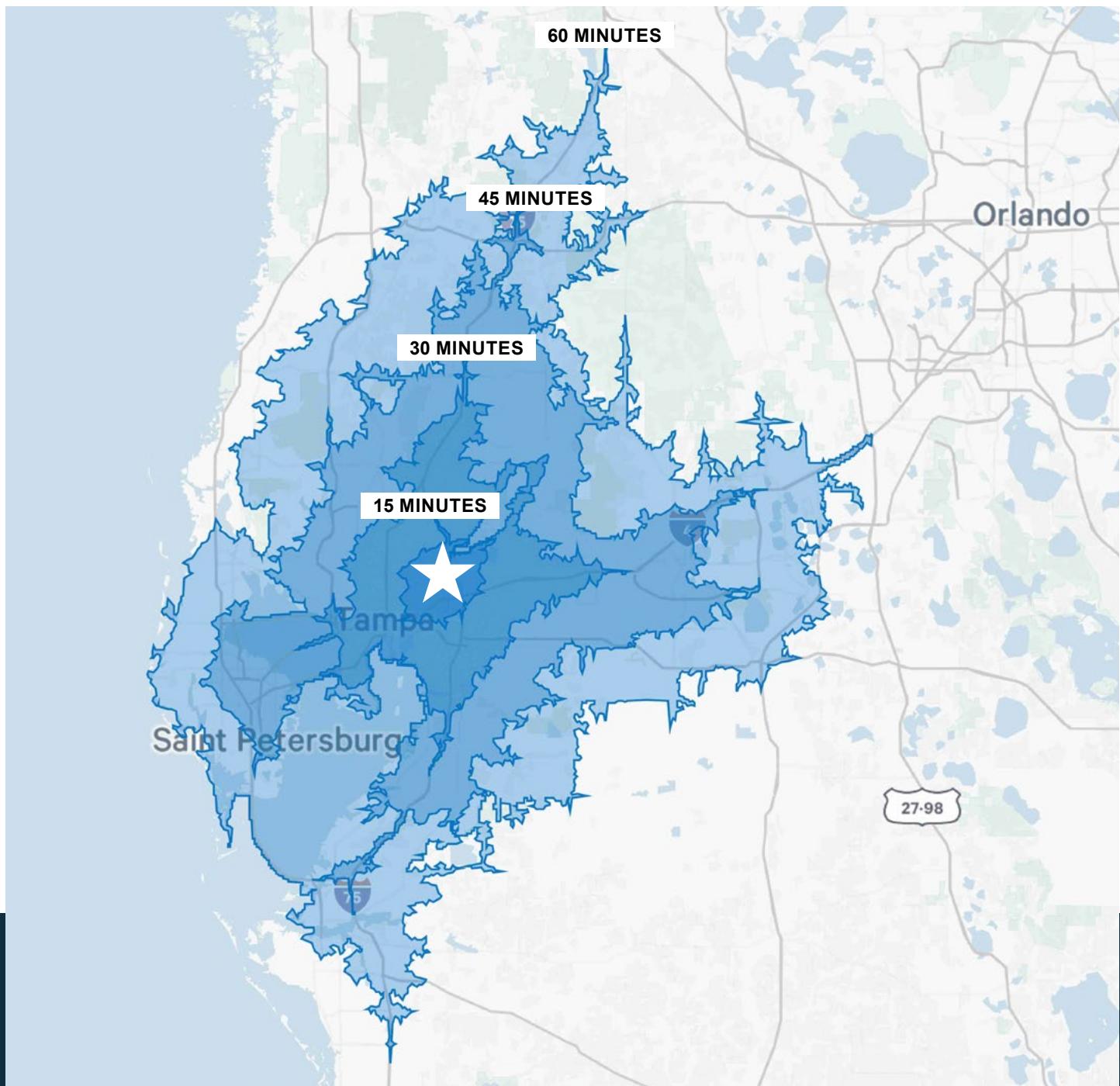


PROPERTY HIGHLIGHTS

	BUILDING 200	BUILDING 300
SIZE (SF)	78,750 SF	122,946 SF
OFFICE SF	1,500 SF	2,400 SF
BUILDING DIMENSIONS	400'W x 200'D	520'W x 200'D
COLUMN SPACING	50' x 47', 60' speed bay	52' x 47'
CLEAR HEIGHT	32'	32'
LOADING	Rear-load	Rear-load
DOCK-HIGH DOORS	24	33
DRIVE-IN DOORS	2	2
POWER	1,600A, 480V, 3-phase	1,600A, 480V, 3-phase
TRUCK COURT	130' (shared) with 60' apron	147.5' with 60' apron
SPRINKLER SYSTEM	ESFR	ESFR
LIGHTING	LED with shatterproof lenses throughout WH (30 FC open areas, 40 FC speed bays)	LED with shatterproof lenses throughout WH (30 FC open areas, 40 FC speed bays)
ROOF	60 mil TPO with R-20 insulation, 20-year warranty	60 mil TPO with R-20 insulation, 20-year warranty
PARKING	0.8/1,000 SF	0.8/1,000 SF
YEAR BUILT	2024	2024
LEASE EXPIRATION	March 31, 2029	March 31, 2029



LOCATION HIGHLIGHTS



DRIVE TIME	2024 POPULATION	2025 POPULATION
15 minutes	172,445	177,972
30 minutes	1,205,042	1,269,204
45 minutes	2,725,704	2,880,175
60 minutes	4,052,217	4,271,183



0.8 MILES



2.5 MILES



2.7 MILES



3.2 MILES



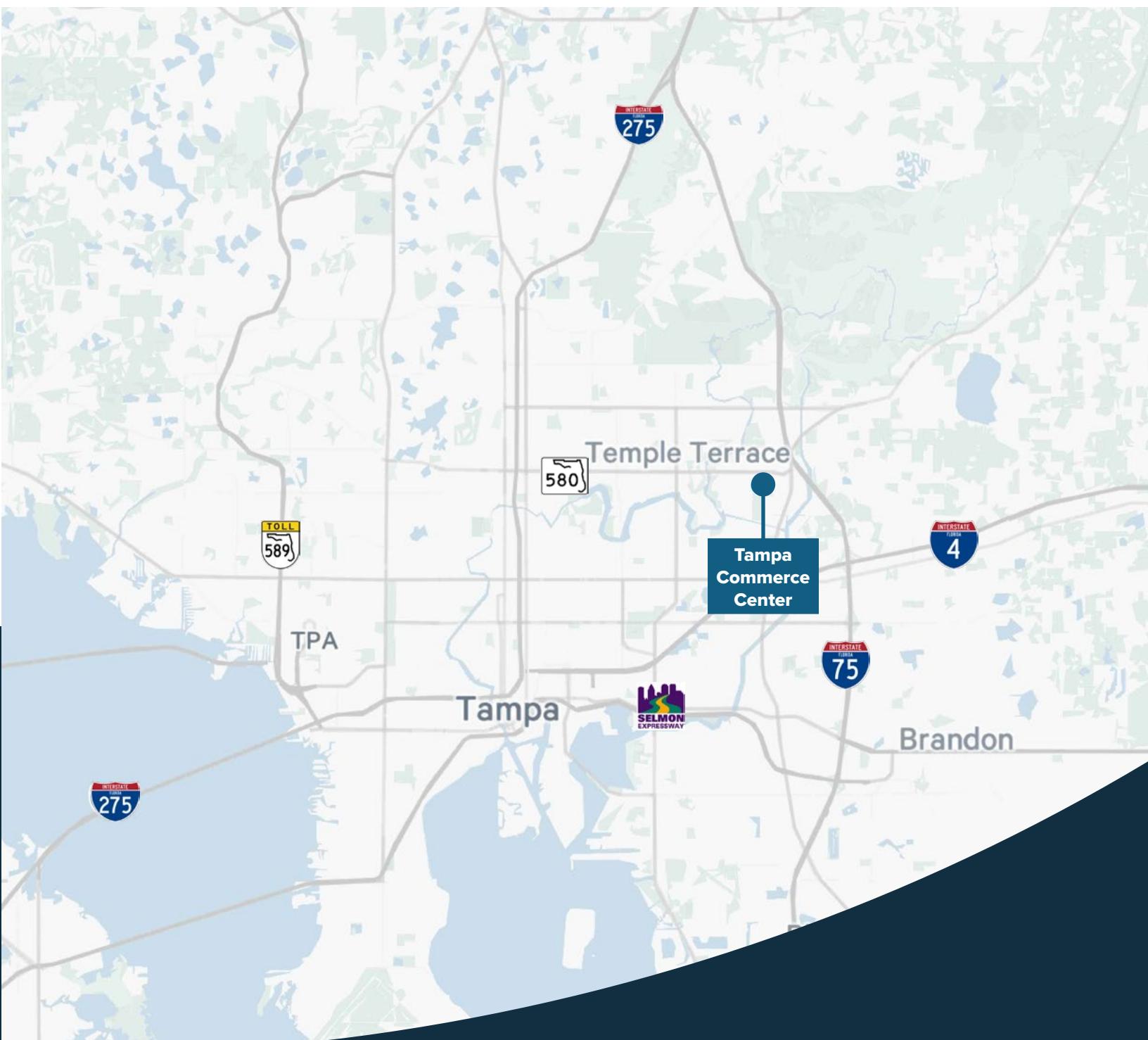
6.4 MILES



6.6 MILES



12.5 MILES





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