

## 2403 E 4th Ave

2403 E 4th Ave, Tampa, FL 33605

TACTIC  COMMERCIAL



### Chase Taracks

Tactic Commercial  
3210 W Cypress St, Tampa, FL 33607  
[chase@tacticcommercial.com](mailto:chase@tacticcommercial.com)  
(727) 488-7932



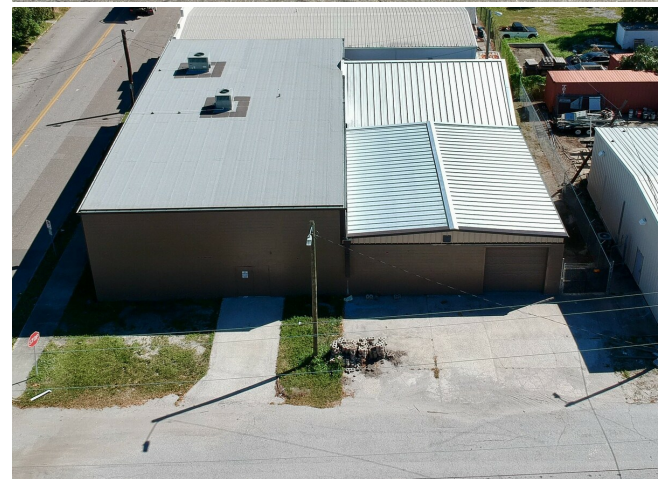
## 2403 E 4th Ave

~~\$14.00~~/SF/YR

**\$13.00**

Tactic Commercial is proud to present this Office/Warehouse space available FOR LEASE. Formerly a plumbing contractors office & warehouse, this space is a great opportunity for any growing company. The site offers great frontage off East 4th Ave with a storefront entrance to the office and grade level loading into the warehouse. The property is minutes from downtown Tampa and is conveniently located to multiple main thoroughfares including Interstate 40, Interstate 60, Interstate 275, and Selmons Expressway. Landlord improvements include new roof, new paint, updated landscaping, new HVAC, new plumbing, and a fully renovated office....

- Secured Storage
- 3 Phase Power
- Great Frontage
- 13'-18' Clear Height
- Racking Available



Rental Rate: **\$13.00** ~~\$14.00~~/SF/YR

Property Type: Flex

Property Subtype: Warehouse

Rentable Building Area: 11,221 SF

Year Built/Renovated: 1961/2024

OPEX: **\$3.70** ~~\$3.82~~/SF/YR

## Warehouse

Space Available	8,701 SF of Warehouse
Rental Rate	<b>\$13.00</b> <del>\$14.00</del> /SF/YR
Contiguous Area	11,221 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

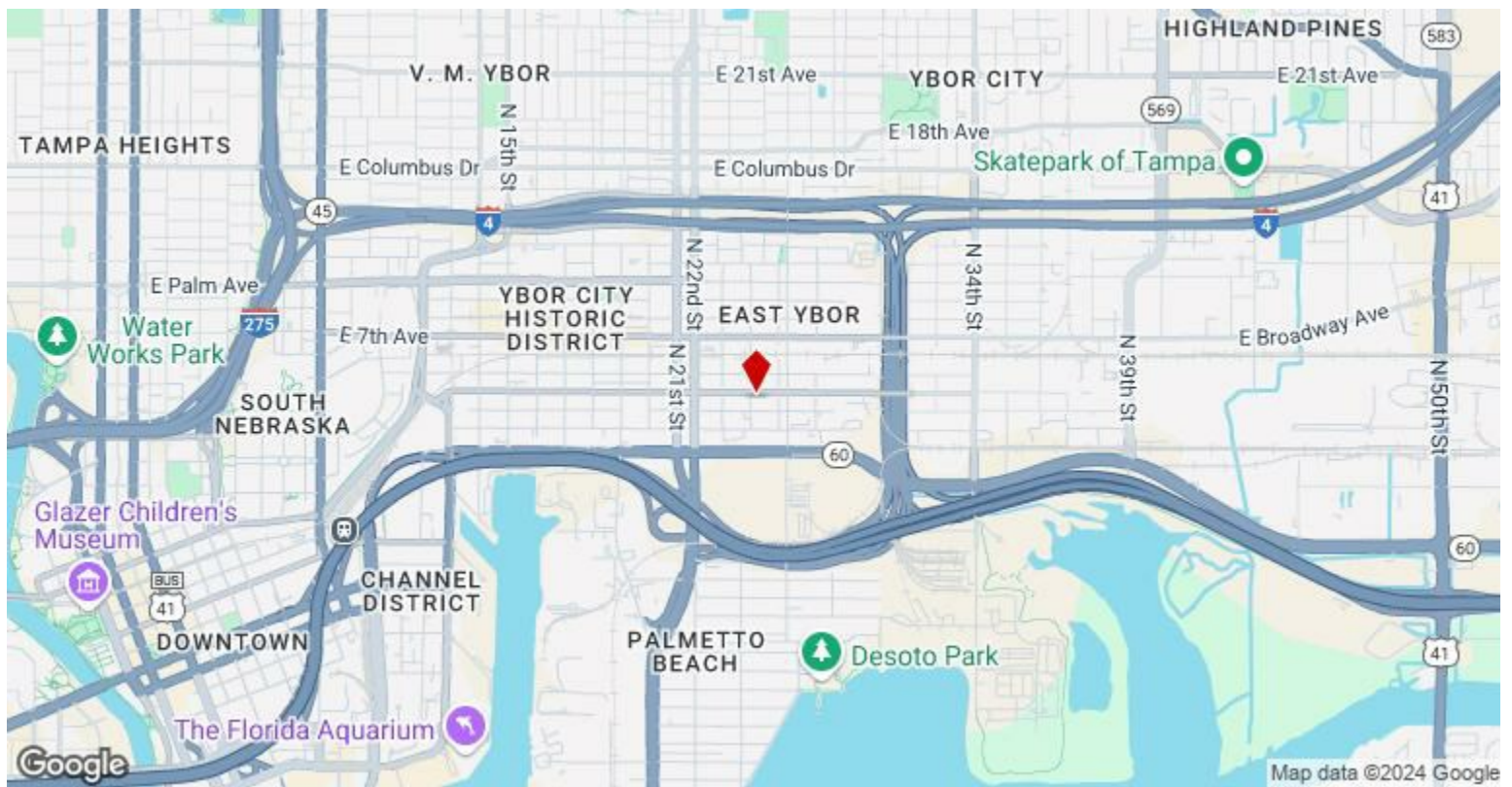
1

## Office

Space Available	2,520 SF of Office
Rental Rate	<b>\$13.00</b> <del>\$14.00</del> /SF/YR
Contiguous Area	11,221 SF
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	2,520 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

2



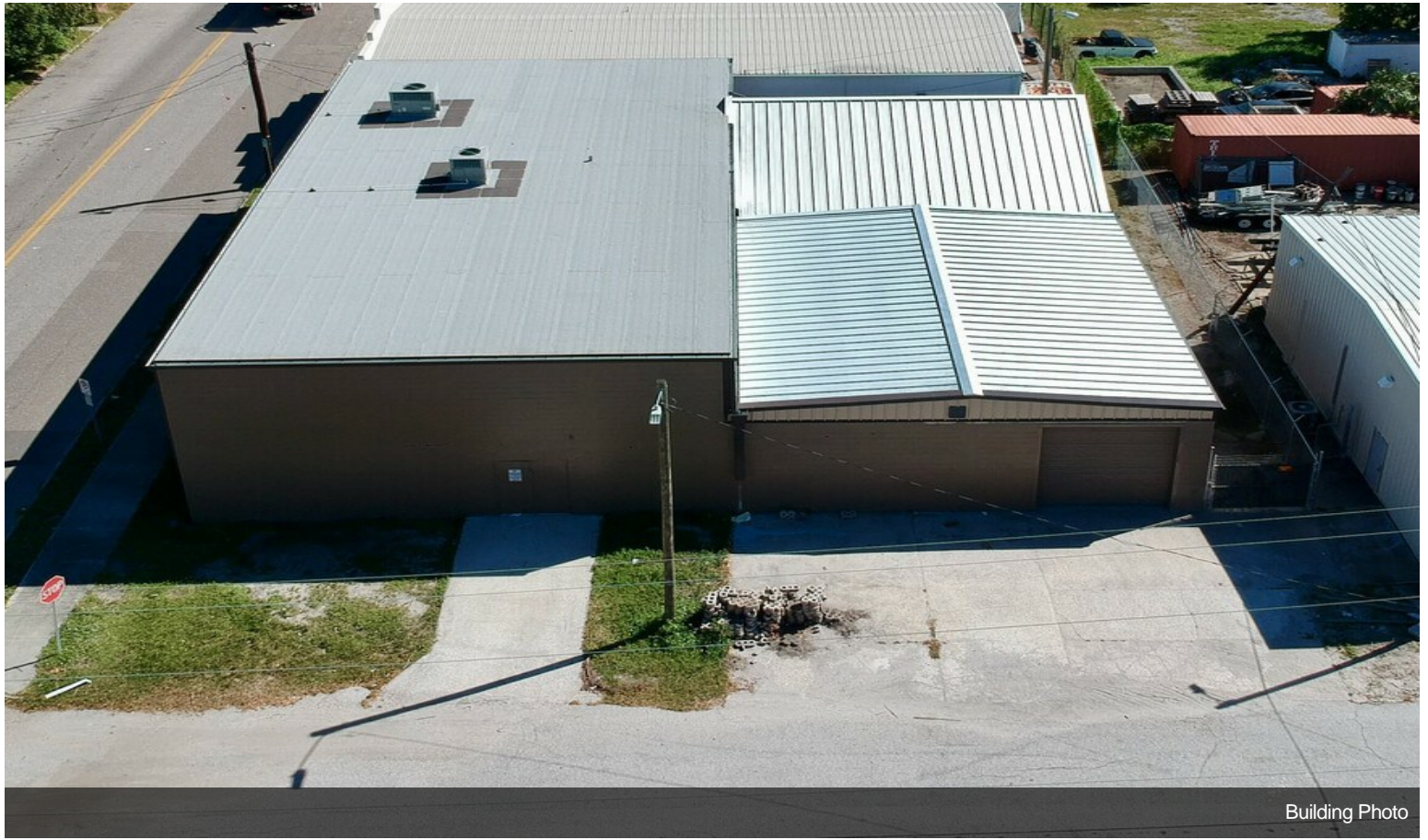


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# Property Photos



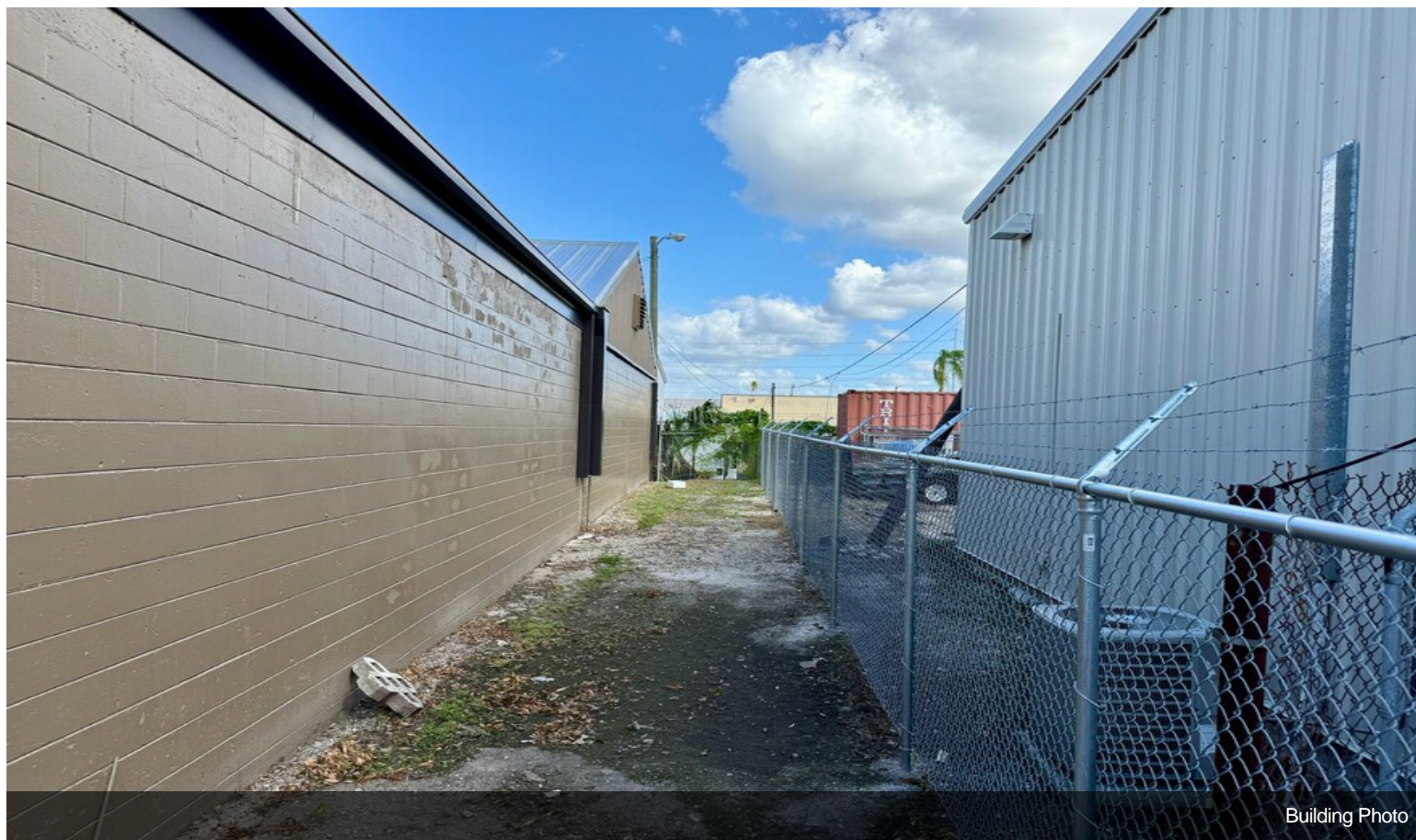
Building Photo



Building Photo



# Property Photos



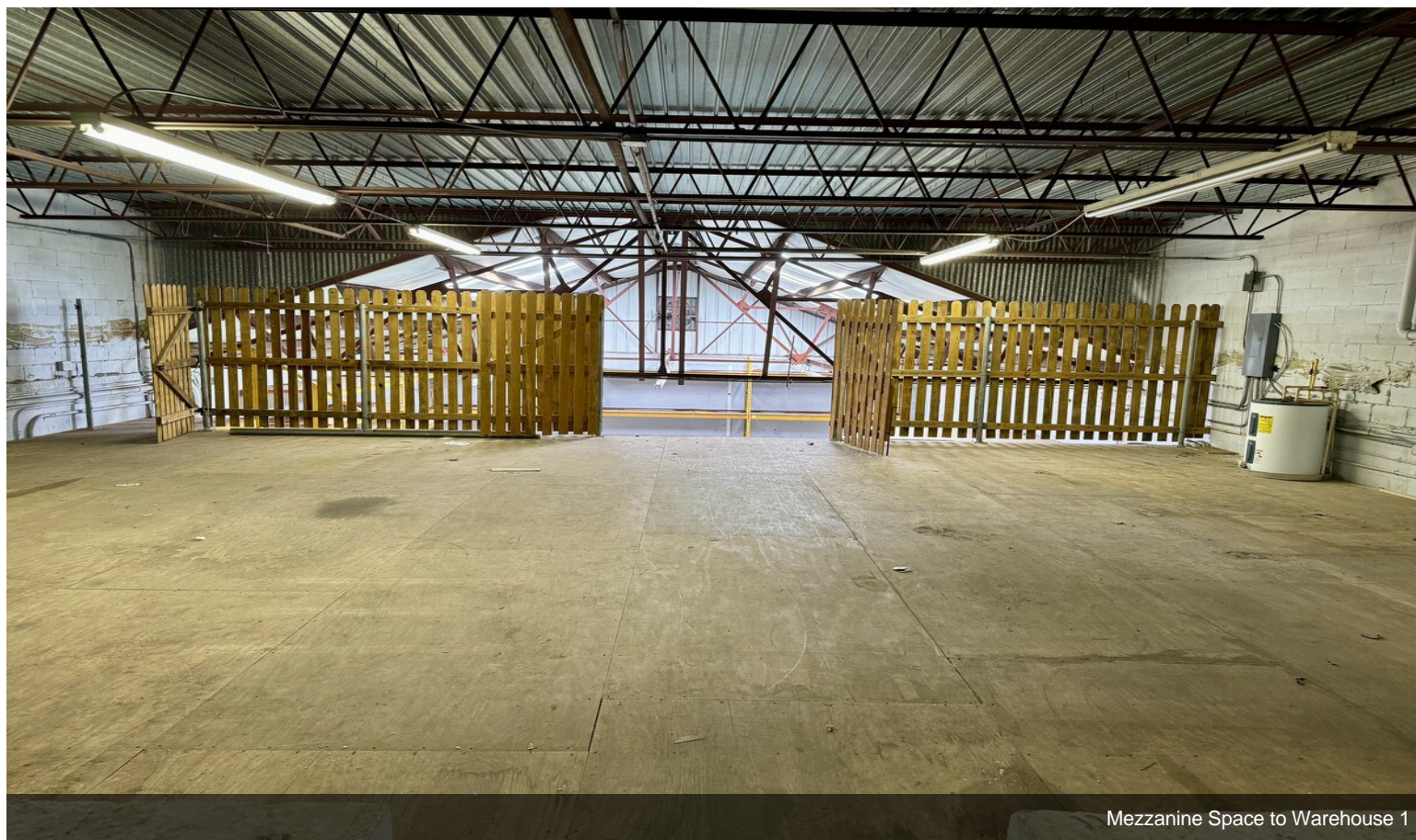
Building Photo



NEW ROOD & HVAC



# Property Photos





# Property Photos



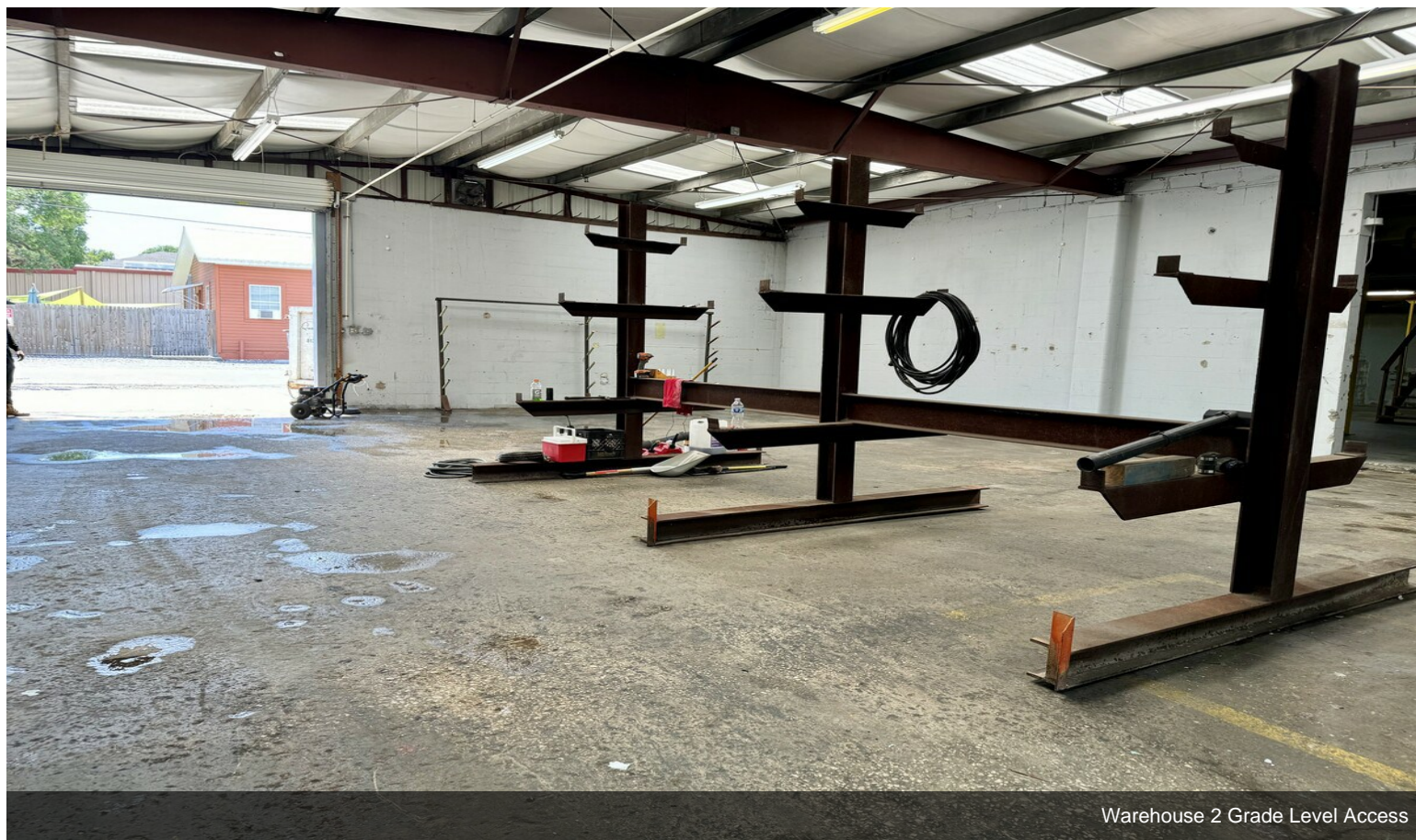
Updated Warehouse Picture



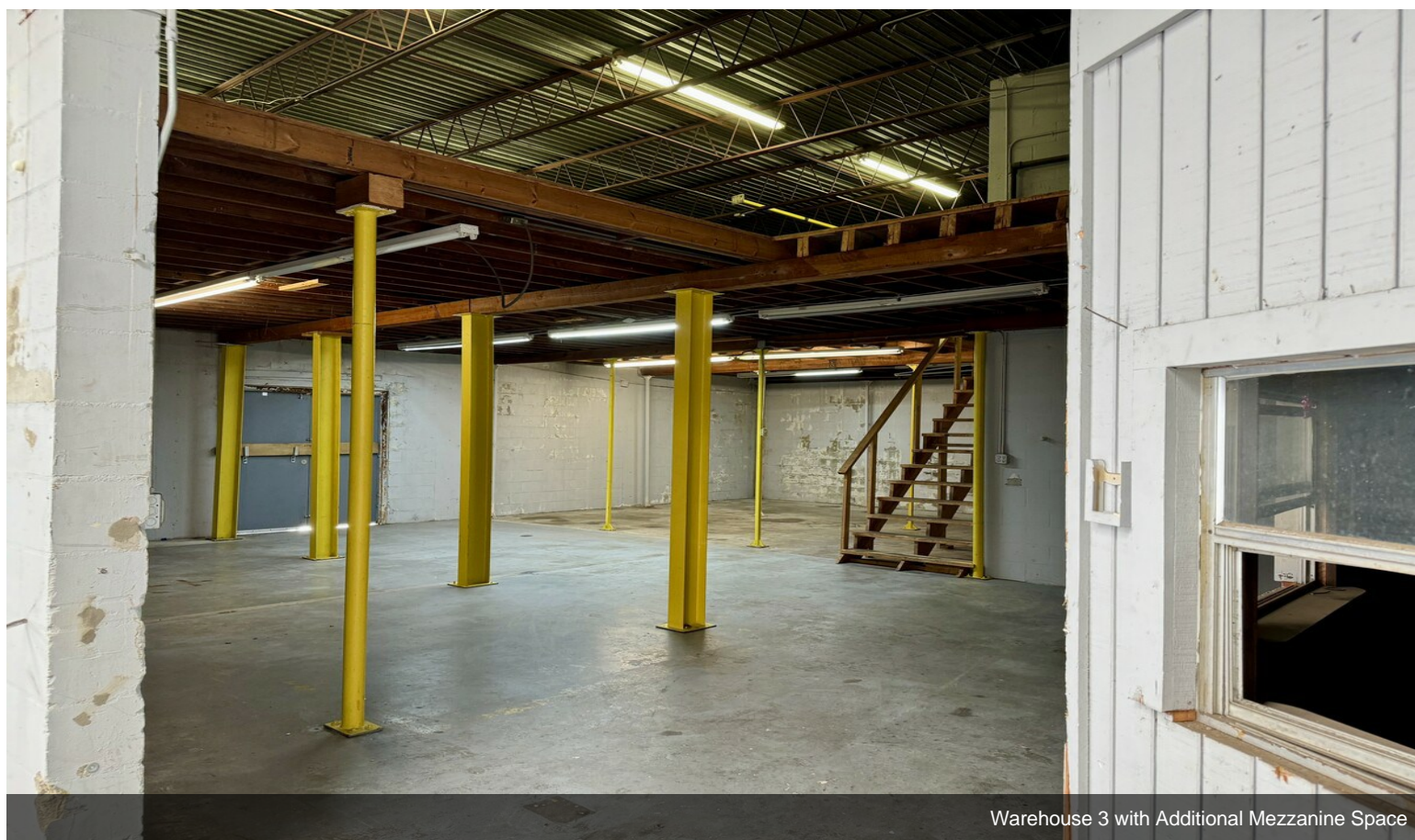
Warehouse 1 With Racking



# Property Photos



Warehouse 2 Grade Level Access



Warehouse 3 with Additional Mezzanine Space



# Property Photos

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IMG\_2923



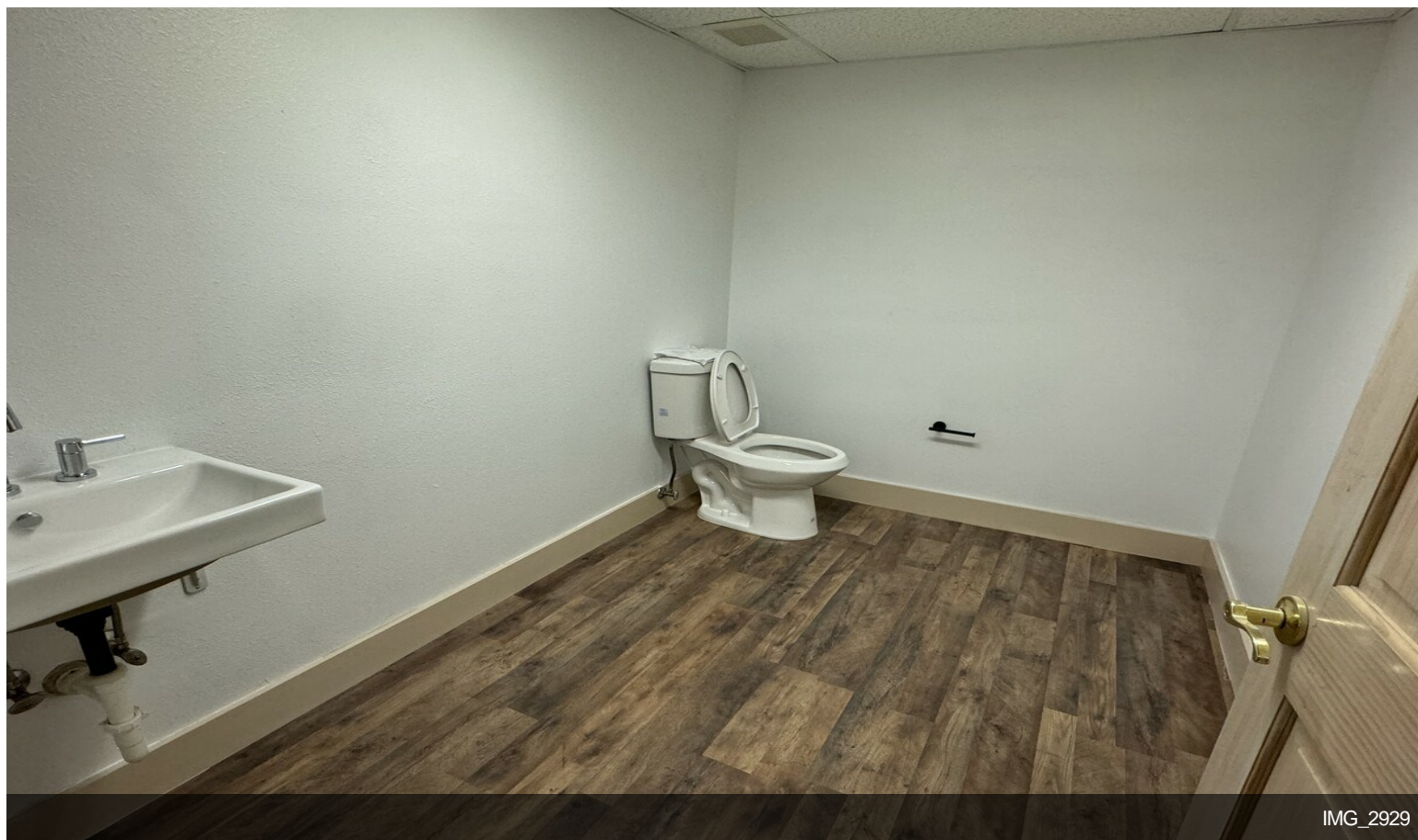
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# Property Photos



IMG\_2928

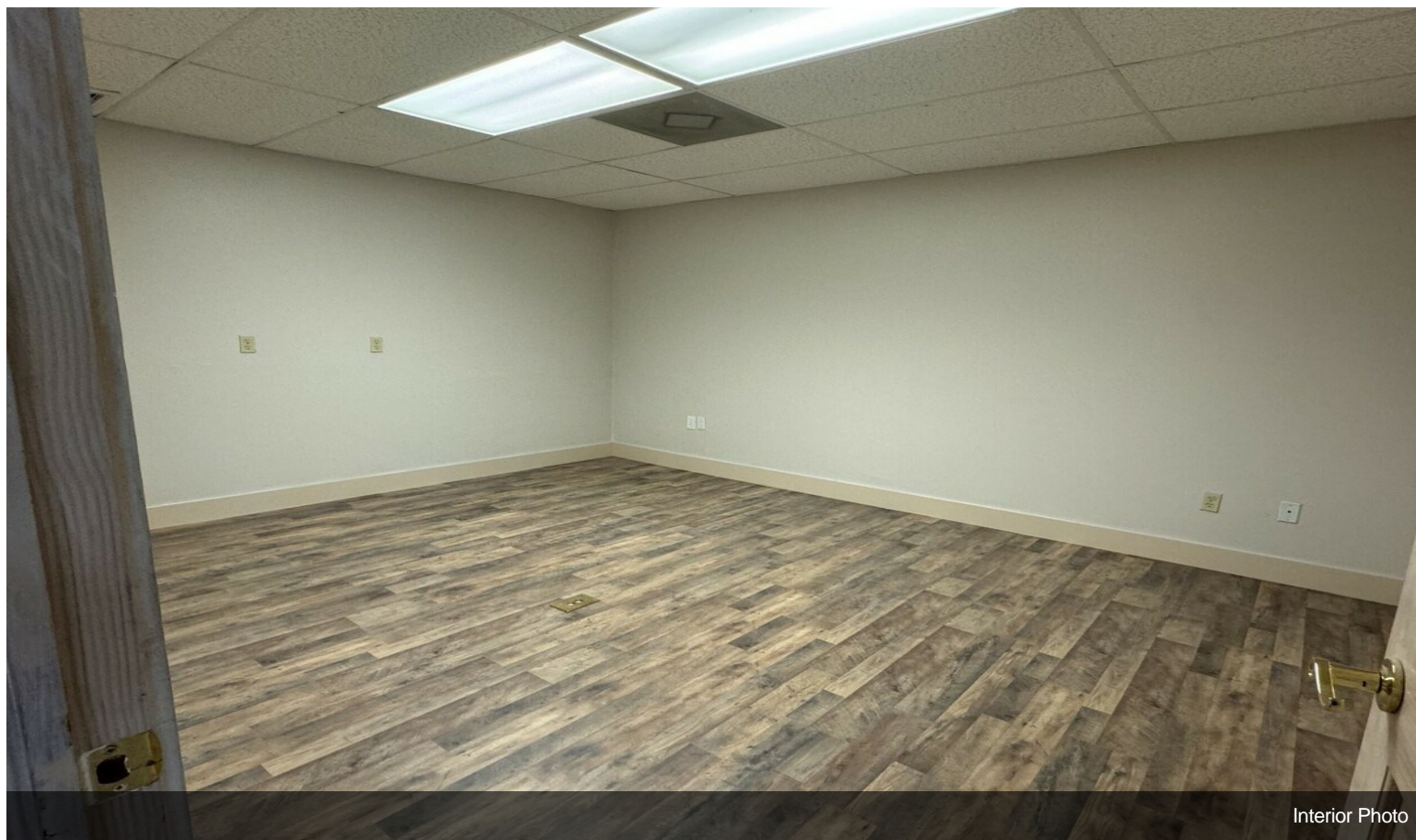


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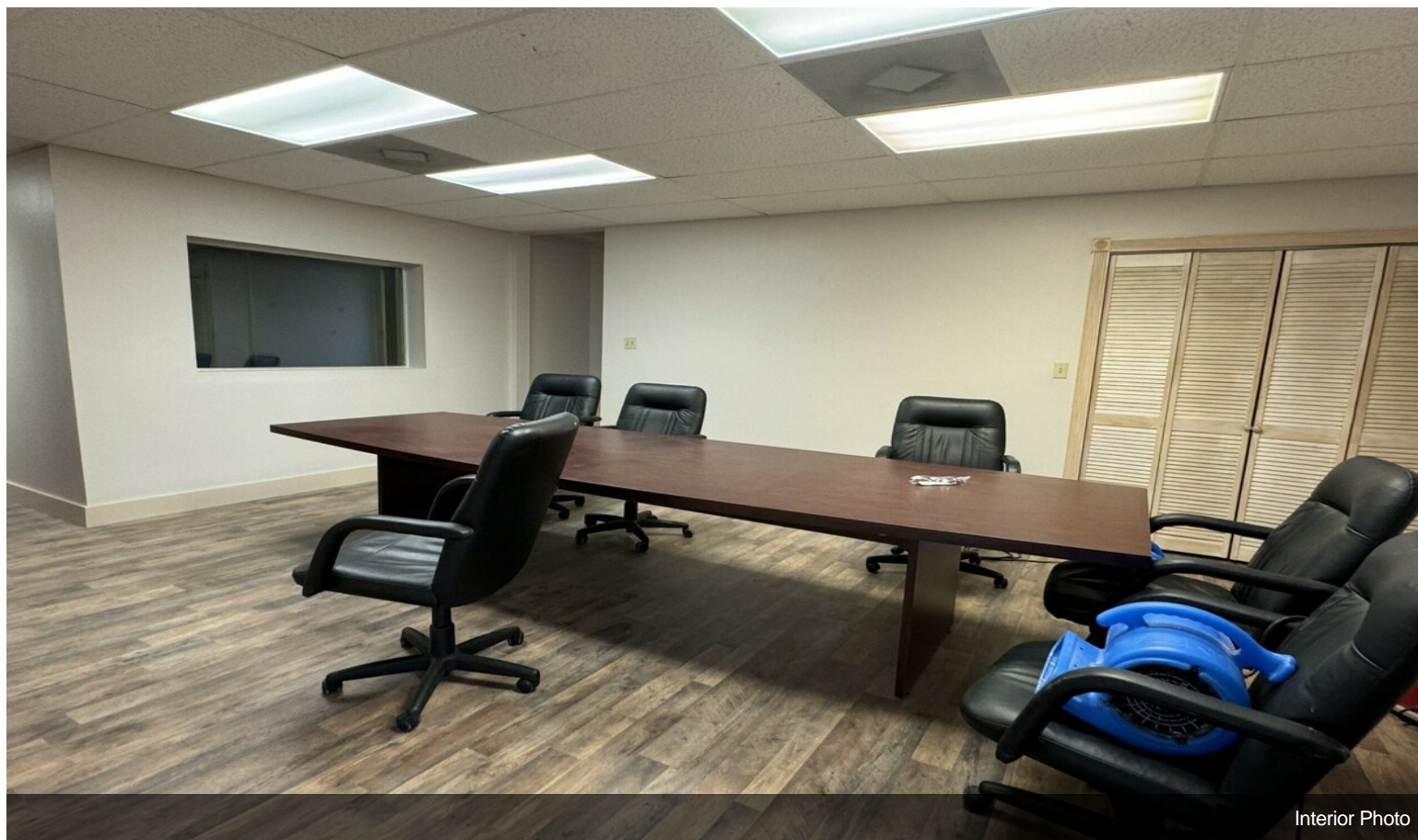


# Property Photos

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Interior Photo

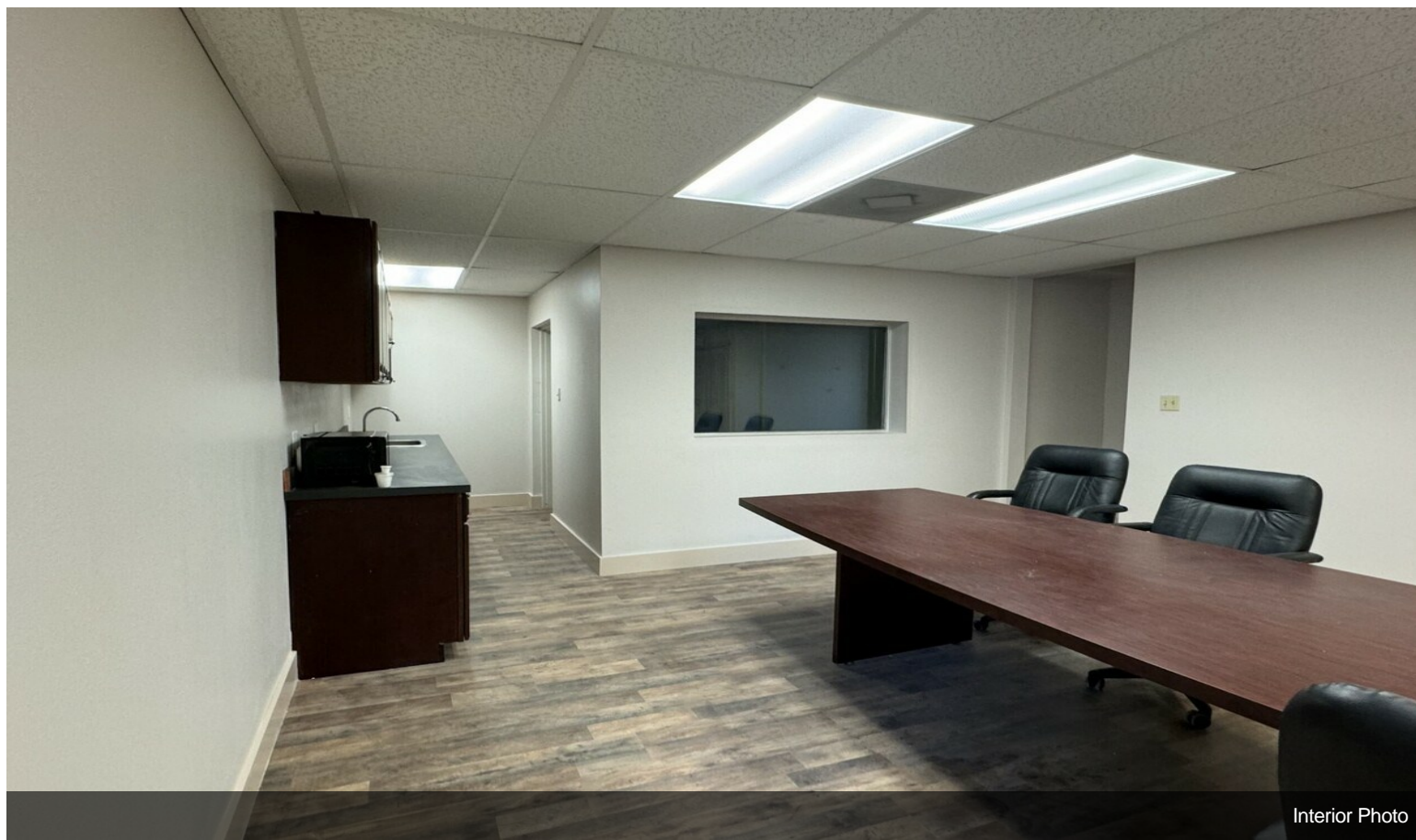


Interior Photo

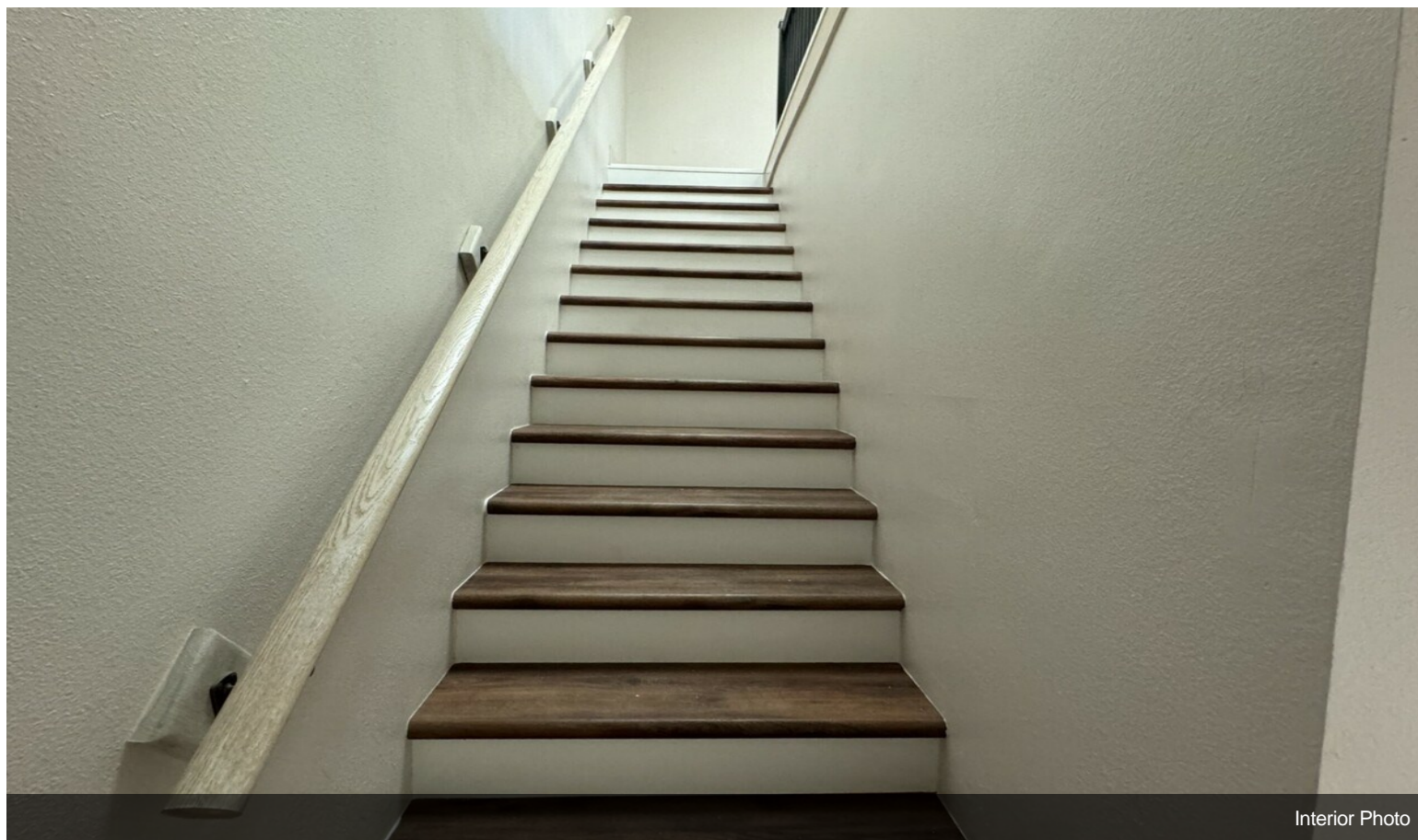


# Property Photos

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Interior Photo



Interior Photo



# Property Photos

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Interior Photo



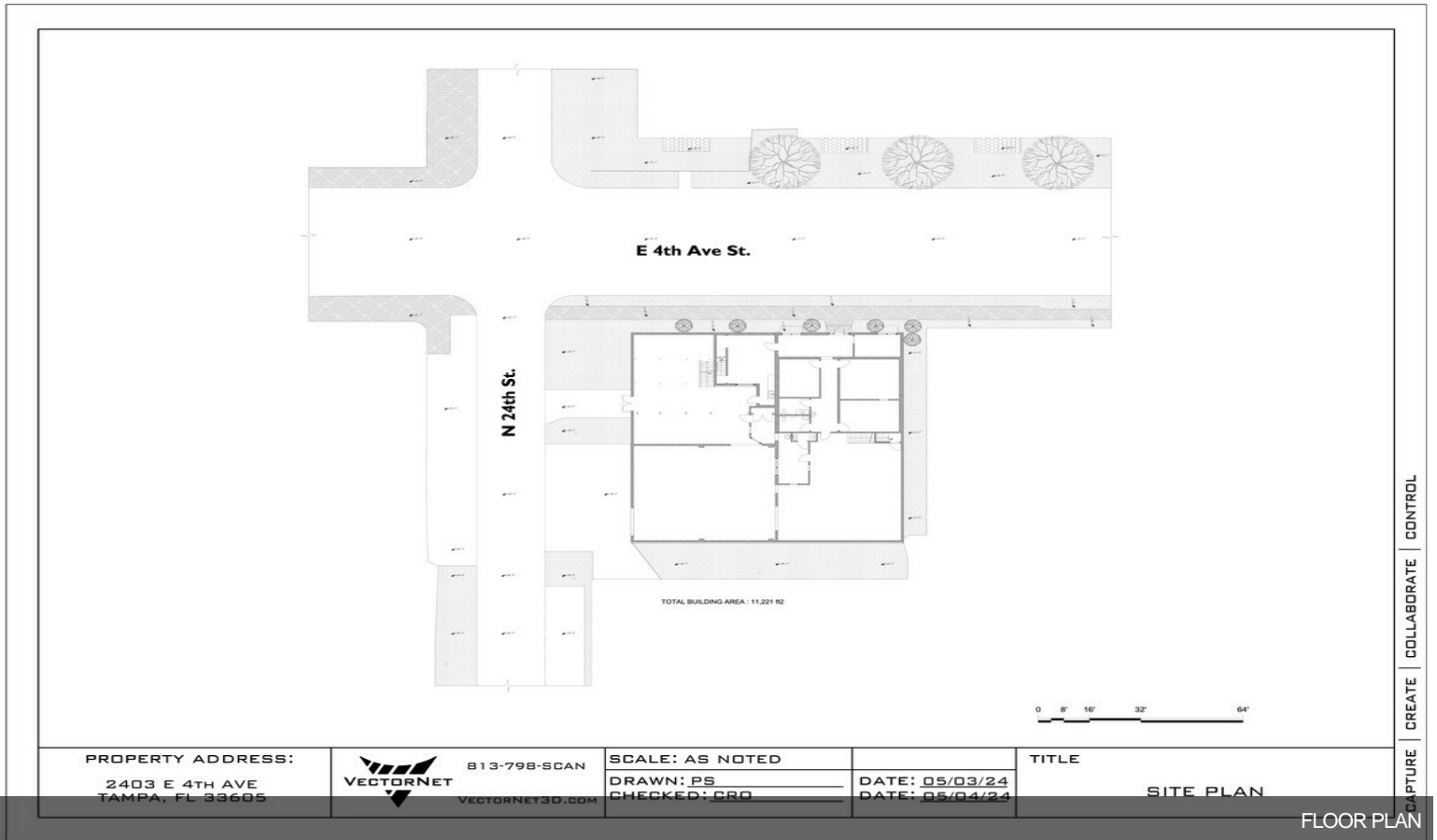
Interior Photo



# Property Photos



Plat Map



PROPERTY ADDRESS:  
2403 E 4TH AVE  
TAMPA, FL 33605

813-798-SCAN  
VECTORNET  
VECTORNET3D.COM

SCALE: AS NOTED  
DRAWN: PS  
CHECKED: CRD

DATE: 05/03/24  
DATE: 05/04/24

TITLE  
SITE PLAN