

5824

**W LINEBAUGH AVE
TAMPA, FL 33634**

BUILDING 1

**FREE STANDING
INDUSTRIAL BUILDING
FOR LEASE**



20,000 - 43,826 SF Available for Lease with IOS

CBRE

Located within the Tampa Airport Submarket

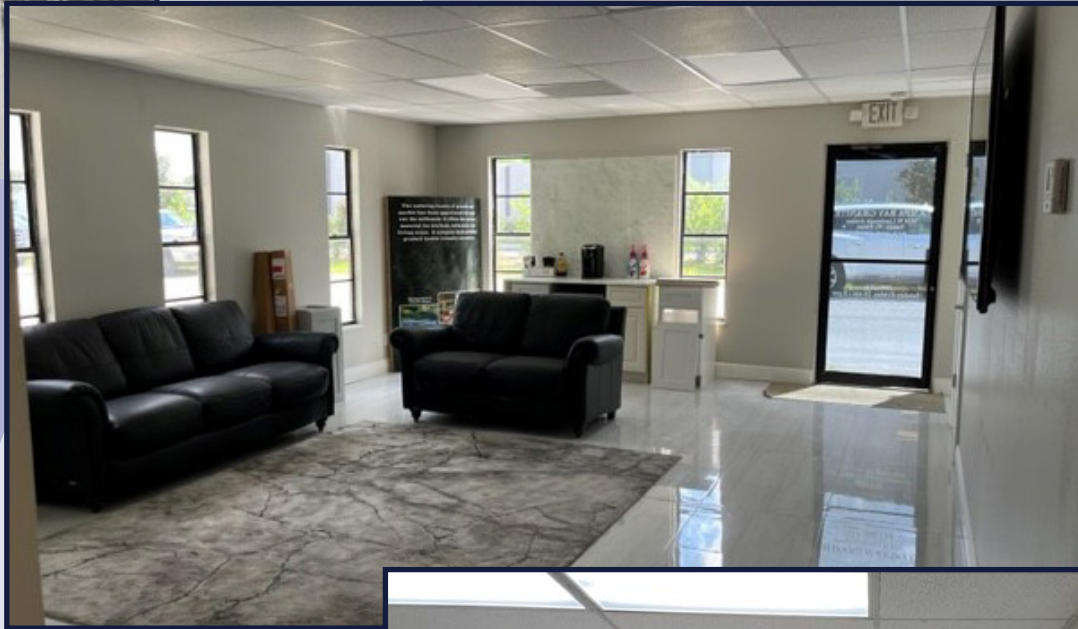
Building Features

- Free standing grade-level industrial building
- 20,000 - 43,826 SF, up to 59,946 SF (including building 2)
- Up to 6,662 SF of office (1,556 is mezzanine)
- 3.35 acres with area for outside storage, if leasing both buildings
- 28' clear height
- 5 oversized electrical grade-level doors
- Fully insulated
- 6' block with metal wall construction
- Fenced



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INTERIOR PHOTOS*



AERIAL



Location Info and Demos

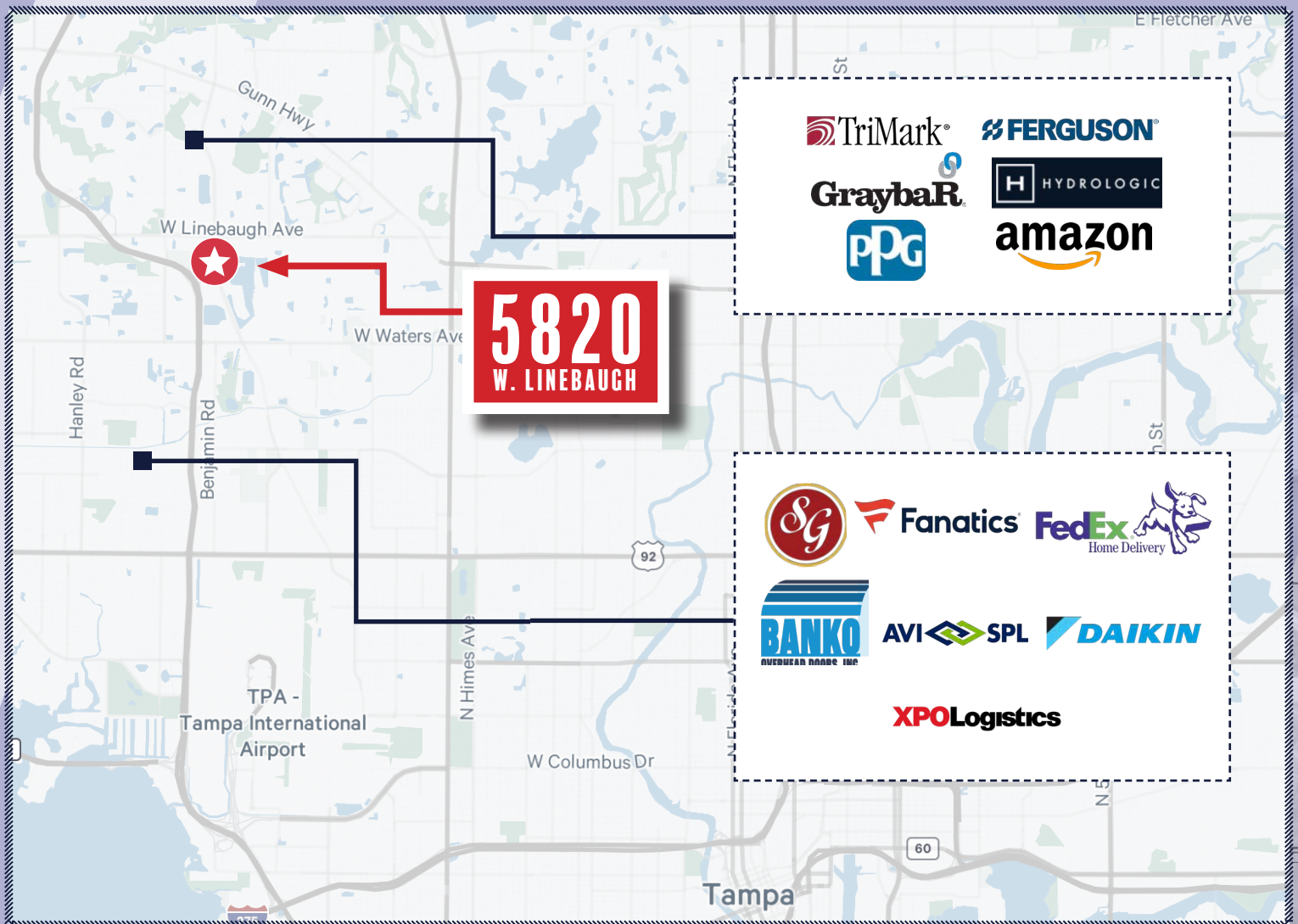
Located immediately north of Tampa International Airport in Hillsborough County, the Airport industrial submarket is approximately 16 square miles encompassing over 12.8 million square feet of industrial space. It's proximity to Tampa International Airport, access to regional highways, and centralized location within Tampa allows for optimal accessibility to both employees and customers.

The submarket has also boasted some of the lowest industrial vacancy rates across Tampa Bay, currently under 3% due to its desirability. This has been a product of large barriers to entry for both developers and tenants, as a lack of feasible land sites and existing big blocks of space put constraints on each. Rare opportunities, such as 5824 W Linebaugh Ave, can accommodate growing or new to market firms who want to be in one of the most desirable submarkets across Tampa Bay

DEMOGRAPHICS

2024 population (5-miles)	271,343
2029 population (5-miles)	276,471
2024 households (5-miles)	108,368
2029 households (5-miles)	110,989
2024 average household income (5-miles)	\$103,322
2029 average household income (5-miles)	\$121,474

CORPORATE NEIGHBORS



DRIVE TIME MAP

LOCATION	
1	8 MINUTES TO TAMPA INTERNATIONAL AIRPORT (TIA)
2	14 MINUTES TO I-275
3	12 MINUTES TO I-275
4	20 MINUTES TO I-4
5	20 MINUTES TO DOWNTOWN TAMPA
6	27 MINUTES TO I-75

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