

12220 Hazen Avenue



For Lease

RIPCO
RETAIL LEASING

12220 & 12218 Hazen Avenue

East Hillsborough
Industrial Corridor

Tampa MSA
Thonotosassa, FL

12218 Hazen Avenue



1,000 - 6,000 SF Warehouse
10,000 SF Land

Can be leased independently or as a contiguous space, offering flexible configurations

Contact Exclusive Agents

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Space Details



12220 Hazen Avenue

Size	1,000 – 6,000 SF
Rent	15.00 PSF + \$1.50 PSF NNN
Ceiling Height	17.5 FT inside center of warehouse space 16 FT inside front and back of warehouse space
Roll-Up Door Height	12 FT
Amps	~200, willing to improve
2025 Taxes	Proposed: \$5,322.95 \$0.89 PSF annually, \$0.07-0.08 PSF monthly
2025 Insurance	\$5,038.00, \$0.84 PSF annually, \$0.07 PSF monthly
CAM	\$0.66 PSF annually, \$0.06 PSF monthly
Comments	Property can be combined with 12218 Hazen Avenue

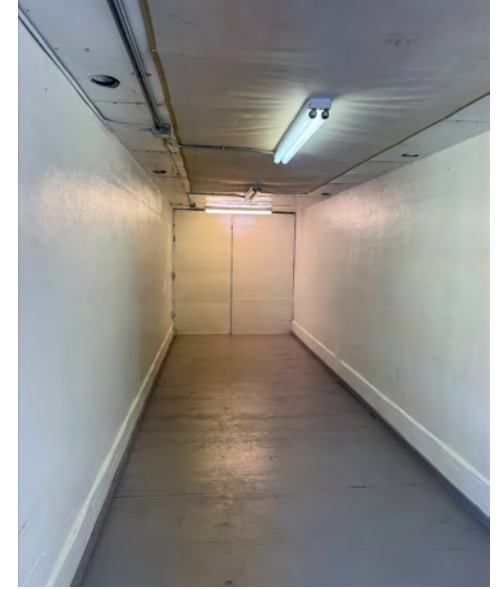


12218 Hazen Avenue

Size	10,000 SF
Rent	\$1.50 PSF NNN for land \$750.00 per month for office trailer
2025 Taxes / CAM	Tenant will be charged its pro rata share of costs based on the area leased
Comments	10,000 SF (100 FT x 100 FT) lot available, with an optional 500 SF air-conditioned office trailer for an additional \$750 per month Total parcel area: 24,623.50 SF; landlord open to leasing the additional land available on site Property can be combined with 12220 Hazen Avenue

Interior and Exterior

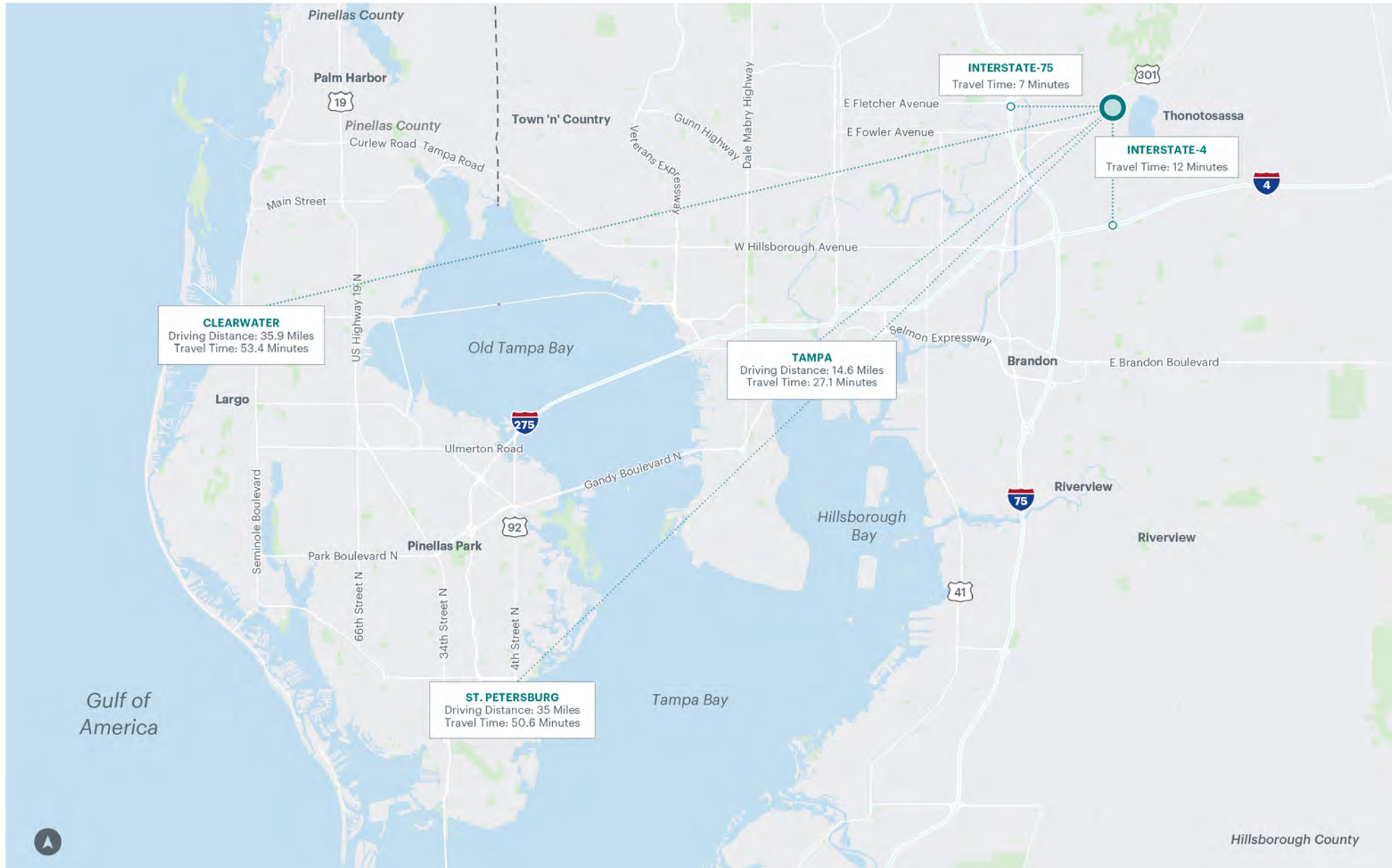
Additional photos



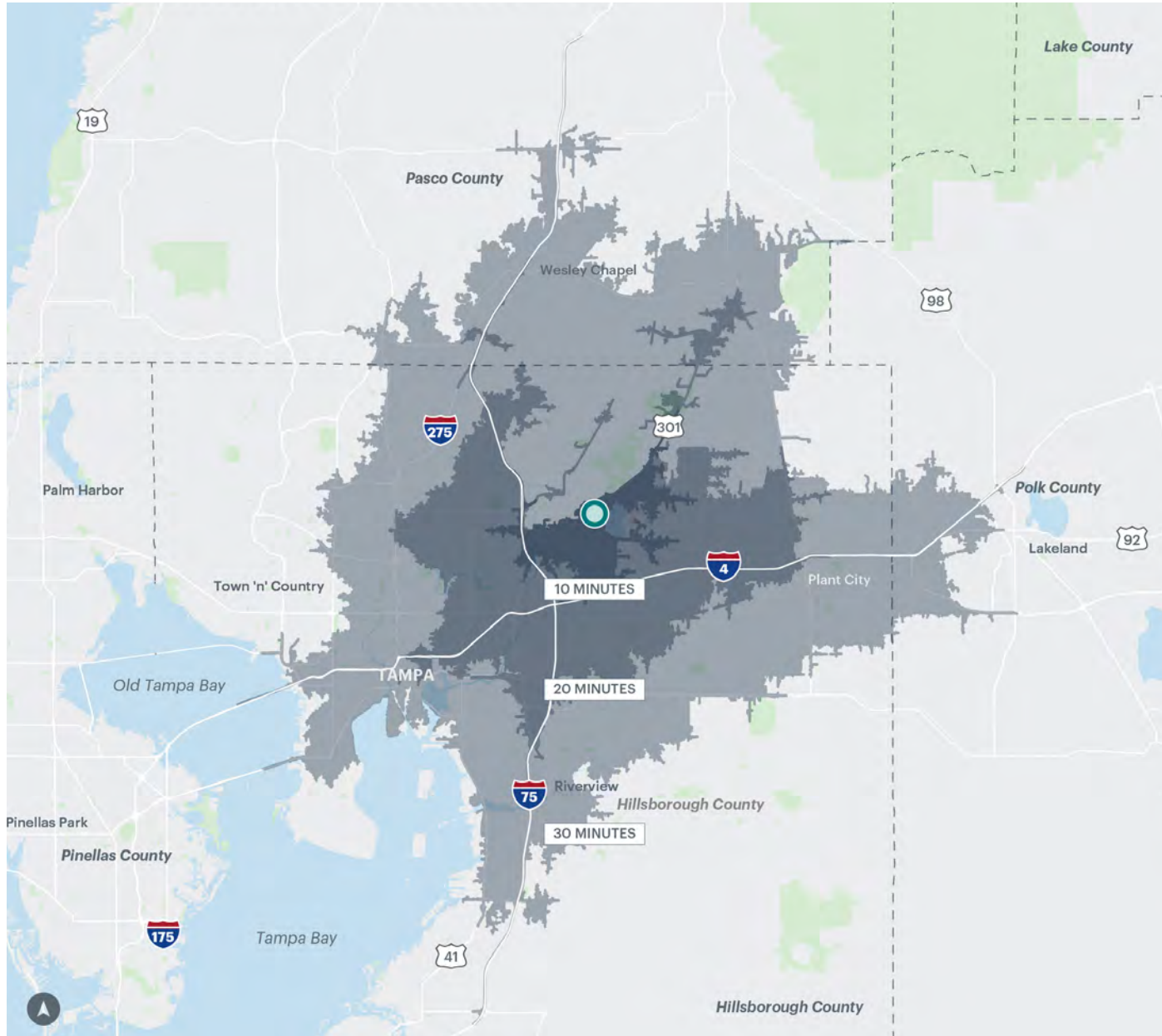
Aerial View



Distance Map



Drivetime Demographics



Population	10 Minutes	17,412
	20 Minutes	314,614
	30 Minutes	1,159,241
Total Households	10 Minutes	6,604
	20 Minutes	119,348
	30 Minutes	455,294
Average Household Income	10 Minutes	\$102,000
	20 Minutes	\$86,219
	30 Minutes	\$107,358
Median Household Income	10 Minutes	\$70,802
	20 Minutes	\$63,825
	30 Minutes	\$76,382
Total Daytime Population	10 Minutes	16,132
	20 Minutes	367,219
	30 Minutes	1,256,223
Total Employees	10 Minutes	6,112
	20 Minutes	202,482
	30 Minutes	665,183
Total Businesses	10 Minutes	447
	20 Minutes	12,047
	30 Minutes	49,809