

# Ybor City Dock High Warehouse for Lease

2202 N 38<sup>th</sup> St Tampa FL 33605

EXECUTIVE SUMMARY



## Summary:

Asking Rent:	\$16,300/month +/- (\$9.75 PSF + \$4 PSF current OPEX)
Availability:	March 1 <sup>st</sup> , 2025
Space Size:	14,232 SF Warehouse(30% +/- office) plus 3,700 SF Mezzanine
Lot Size:	1.0 Acres/Fenced Outside Storage
Ceiling Heights:	14' +/- eaves & 20' ridge
Power:	Single Phase to suite (3 phase to bldg.)
Doors:	11 dock doors
Location:	East Ybor
Zoning:	IG/Industrial General
Construction:	Metal siding
Utilities	Water/Sewer City of Tampa Electric: Tampa Electric

## Overview:

FOR LEASE!! This free-standing dock level industrial property, located just off East Broadway in East Ybor/Tampa, offers a versatile space suitable for various business operations, including warehousing, light manufacturing, and trucking. The property features a large fenced laydown yard allowing for good outside storage and easy access for trucks and deliveries.

Key highlights include:

- **Size and Layout:** Ample square footage to accommodate trucking, storage, distribution or light manufacturing. The covered loading area offers multiple bays for trucks or other uses.
- **Location:** Strategically situated along Interstate 4 this location provides good access to the Tampa Bay area. Located just east of the Ybor City Historic District this location offers many supporting retailers, including restaurants as well as proximate worker housing.
- **Amenities:** Good sized fenced yard for outside storage, and 14' clear heights. The power could be upgraded as the building has three phase.

This facility is ideal for businesses looking for a centrally located dock high building.

Bill Besselieu, CCIM  
Mobile/Direct: 813-263-5854  
[besselieu@gmail.com](mailto:besselieu@gmail.com)

Greg Andretta, SIOR  
813-263-4833  
[greg@andrettaproperties.com](mailto:greg@andrettaproperties.com)

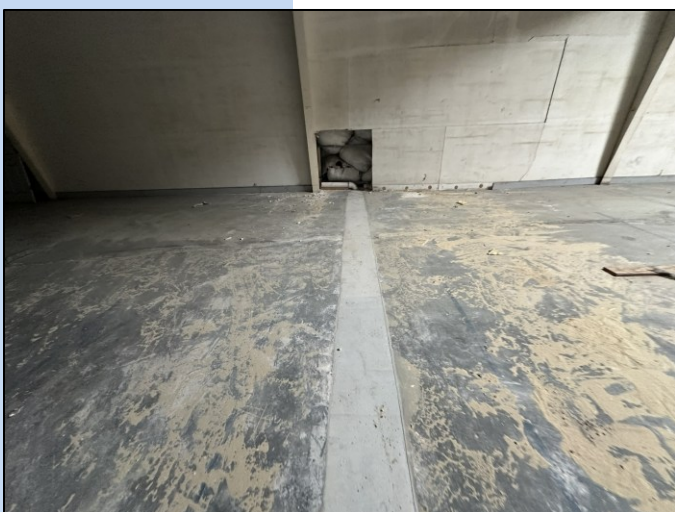
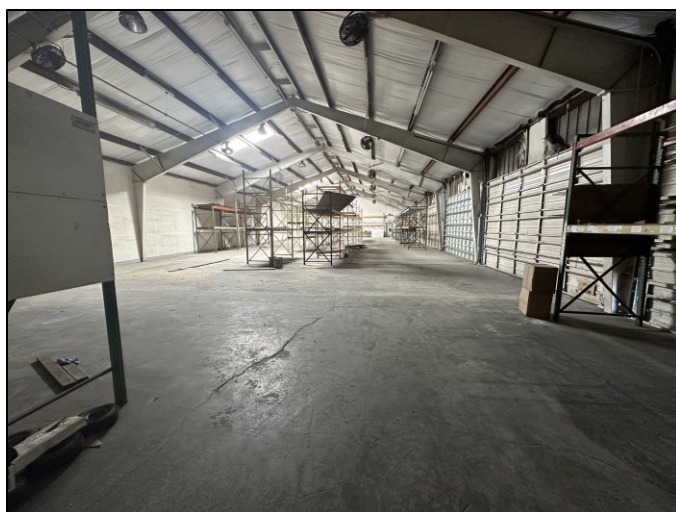
Andretta Properties  
Licensed Real Estate Broker  
550 N. Reo St. #300 Tampa, FL 33609  
Office: 813-889-0889  
[www.andrettaproperties.com](http://www.andrettaproperties.com)



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PICTURES 



Bill Besselieu, CCIM  
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[besselieu@gmail.com](mailto:besselieu@gmail.com)

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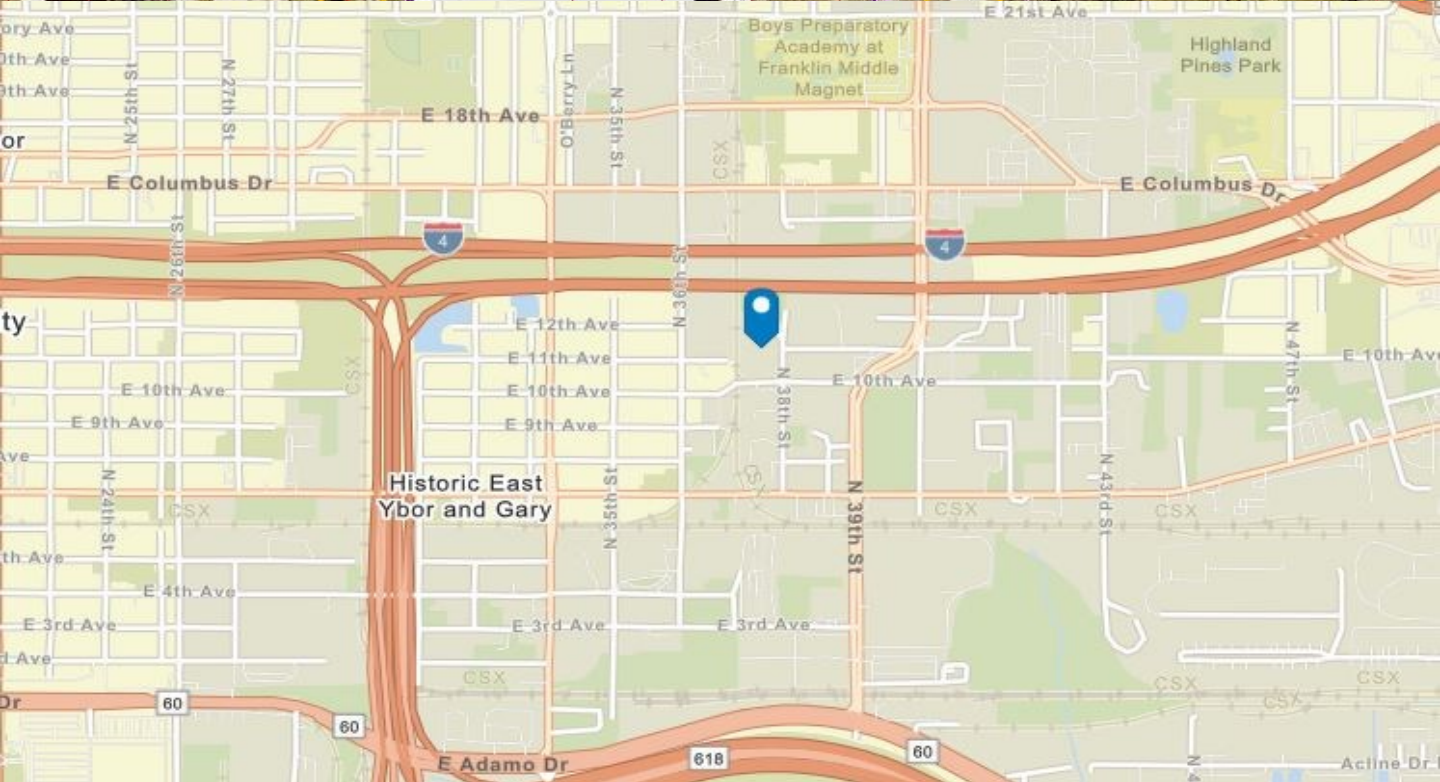
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AERIAL & AREA MAP



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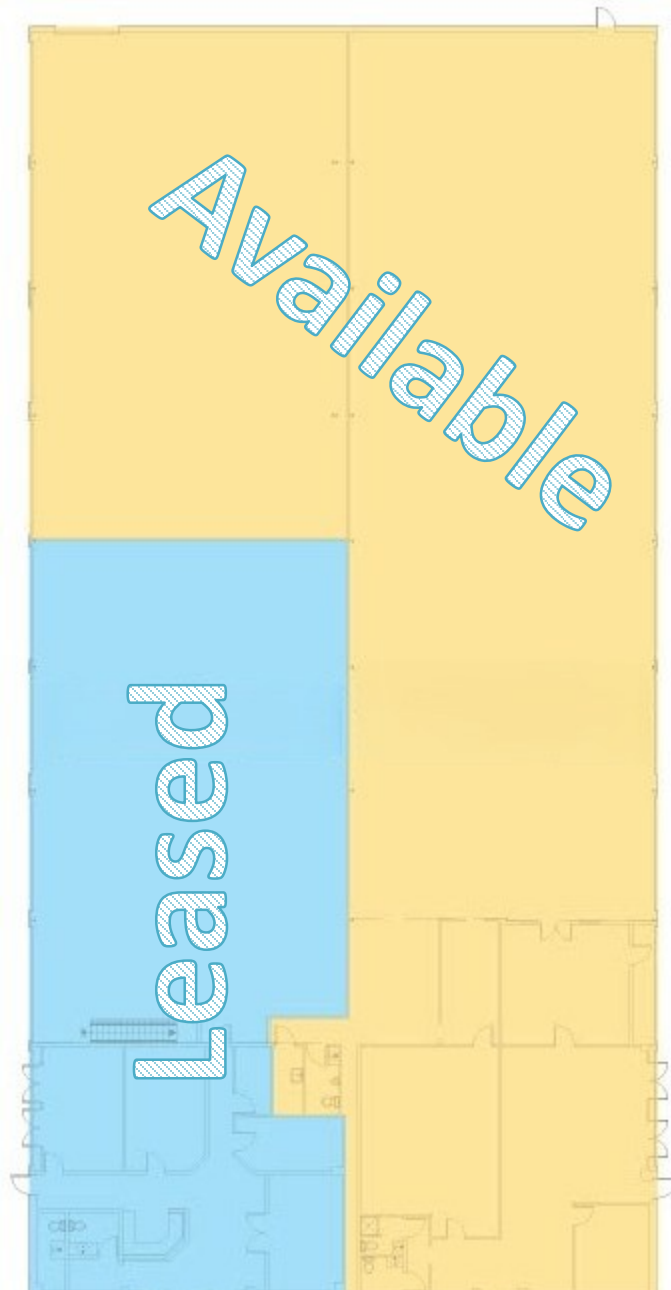
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FLOOR PLAN



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