

Price: \$2,693,480 (\$170.00/ft)

Rare Industrial Site | For Sale

9945 Race Track Road | Tampa, FL 33626



Property Highlights

- ±15,844 SF Industrial / Flex Owner-User Opportunity
- ±240' Frontage on Racetrack Rd | ±19,200 AADT
- Vacant at Closing | Showroom + Warehouse + Office
- (6) 12' x 16' Grade-Level Doors | Covered Loading Areas
- 480V 3-Phase Power | ±38 Parking Spaces

Prepared By

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The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple levels, balconies, and large windows, all represented by simple geometric lines. The perspective is from a low angle, looking up at the building.

01

Property Information

DISCLAIMER

EXECUTIVE SUMMARY

PROPERTY PHOTOS

SALE COMPARABLES

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Exclusively Listed by

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before

Executive Summary



Property Overview

KW Commercial Tampa Properties is proud to present for sale 9945 Racetrack Road (the "Property"), a rare owner-user industrial/flex opportunity located along highly traveled Racetrack Road in the Westchase / Oldsmar submarket. The Property consists of approximately ±15,844 SF situated on ±45,738 SF of land with over ±240 feet of direct frontage and traffic counts exceeding ±19,200 AADT.

Constructed in 2000, the building features metal frame construction with a steel frame metal roof system and offers a highly functional combination of warehouse, showroom, office, and covered loading areas. The Property is currently owner-occupied by Quality Plus Cleaners and will be delivered vacant at closing, making it ideal for an owner-user seeking immediate occupancy.

The layout includes approximately ±13,364 SF of warehouse and operational space featuring approximately 16' clear to beam and approximately 18' to 21' clear to ceiling depending on building section. Loading capabilities include two (2) 8' x 8' receiving doors, one (1) 12' x 12' overhead door, six (6) oversized 12' x 16' grade-level overhead doors, and three (3) 7' x 14' receiving doors. The Property also features two covered drive-through loading/carport areas with canopy heights reaching approximately 20'. The building is serviced by 480-volt three-phase power with multiple electrical panels designed for high-output industrial operations.

The front portion of the building features approximately ±1,570 SF of showroom/display area with attached office space, along with approximately ±964 SF of second-floor mezzanine-style office overlooking the warehouse area.

Strategically positioned with excellent visibility, signage exposure, and access to Tampa Road, Hillsborough Avenue, and the Veterans Expressway, the Property offers a unique combination of industrial utility and commercial frontage rarely available in today's Tampa Bay industrial market.



Price:	\$2,693,480
Building SF:	15,844 SF
Price / SF:	\$170.00
Occupancy:	Vacant at Closing
NOI:	N/A
CAP Rate:	N/A
Floors:	1 (with mezzanine Office)
Available SF:	15,844 SF
Lot Size:	1.05 Acres
Year Built:	2000
Parking:	~38 spaces
Power:	3-Phase, 480V, Multiple Panels
Loading Doors:	(15) grade-level, ranging in size - see description

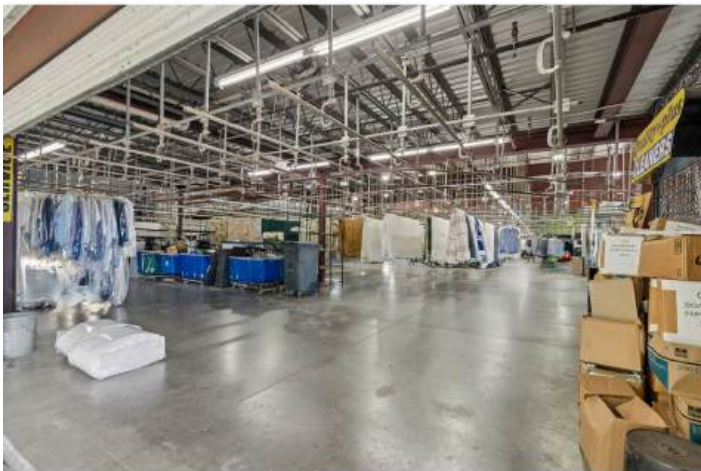
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos




Property Photos





Sale Comparables




SP 	9945 Race Track Rd 9945 Race Track Road, Tampa, FL 33626			
	Sale Price	\$2,693,480	Year Built	2000
	Spaces	1		
	Rentable SF	15,844		
	Price/SF	\$170.00		
	Acres	1.050		

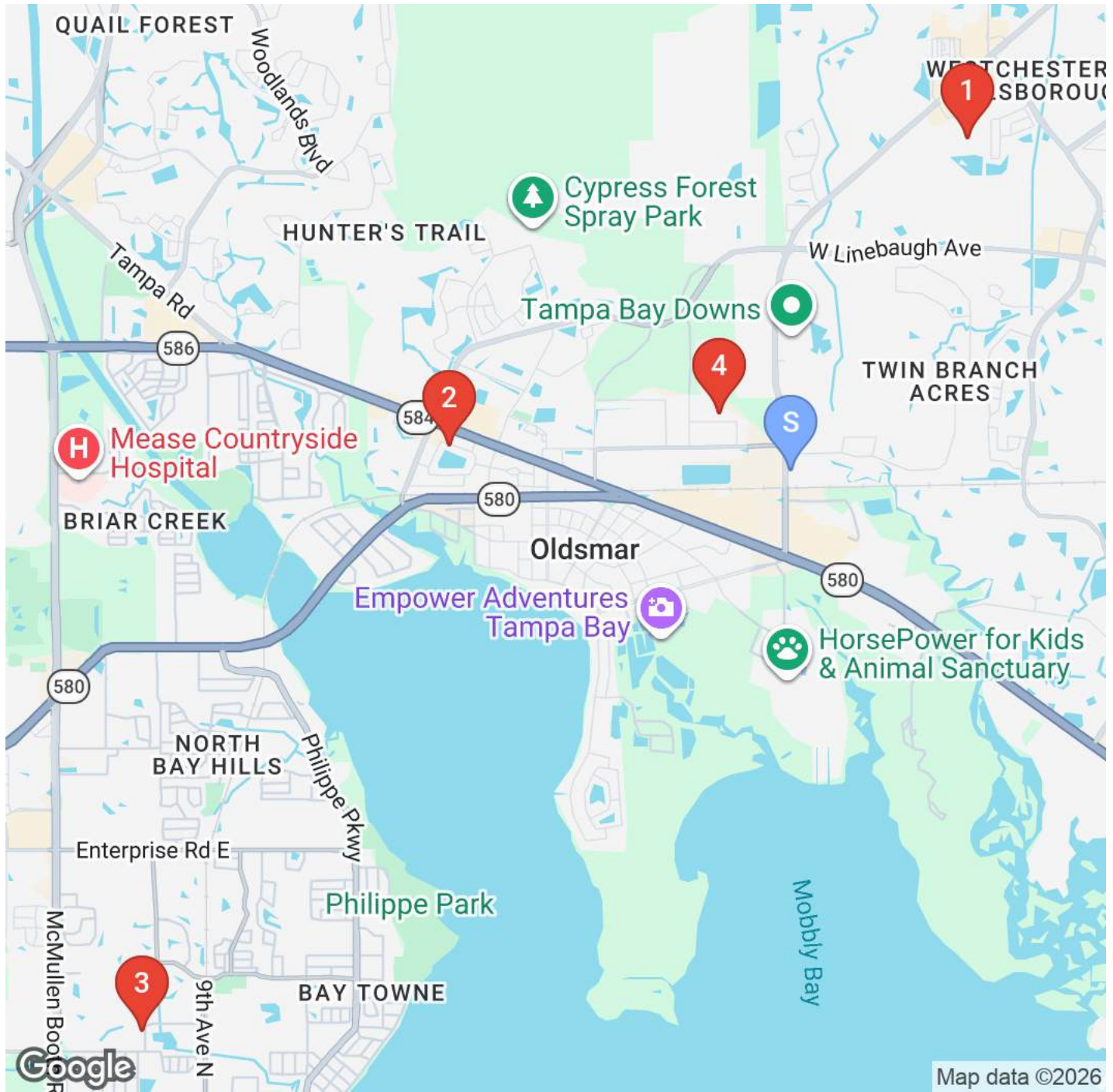
01 	13906 Lynmar Boulevard 13906 Lynmar Boulevard, Tampa, FL 33626			
	Sale Price	\$2,362,500	Sale Date	4/30/2026
	Rentable SF	13,500		
	Price/SF	\$175.00		
	Acres	0.740		
	Year Built	2000		

02 	200 Scarlet Boulevard 200 Scarlet Boulevard, Oldsmar, FL 34677			
	Sale Price	\$1,500,000	Sale Date	3/3/2026
	Rentable SF	8,050		
	Price/SF	\$186.34		
	Acres	0.450		
	Year Built	1988		

03 	1049-1053 Harbor Lake Drive 1049-1053 Harbor Lake Drive, Safety Harbor, FL 34695			
	Sale Price	\$2,500,000	Sale Date	12/15/2025
	Rentable SF	12,010		
	Price/SF	\$208.16		
	Acres	0.770		
	Year Built	1987		

04 	420 Roberts Road 420 Roberts Road, Oldsmar, FL 34677			
	Sale Price	\$1,450,000	Sale Date	6/11/2025
	Rentable SF	8,160		
	Price/SF	\$177.70		
	Acres	0.540		
	Year Built	1986		

Sale Comparables



S 9945 Race Track Rd
9945 Race Track Road
Tampa, FL, 33626
\$2,693,480

3 1049-1053 Harbor Lake Drive
Safety Harbor, FL, 34695
\$2,500,000

1 13906 Lynmar Boulevard
Tampa, FL, 33626
\$2,362,500

4 420 Roberts Road
Oldsmar, FL, 34677
\$1,450,000

2 200 Scarlet Boulevard
Oldsmar, FL, 34677
\$1,500,000

The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple levels, with various rectangular volumes and protrusions. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

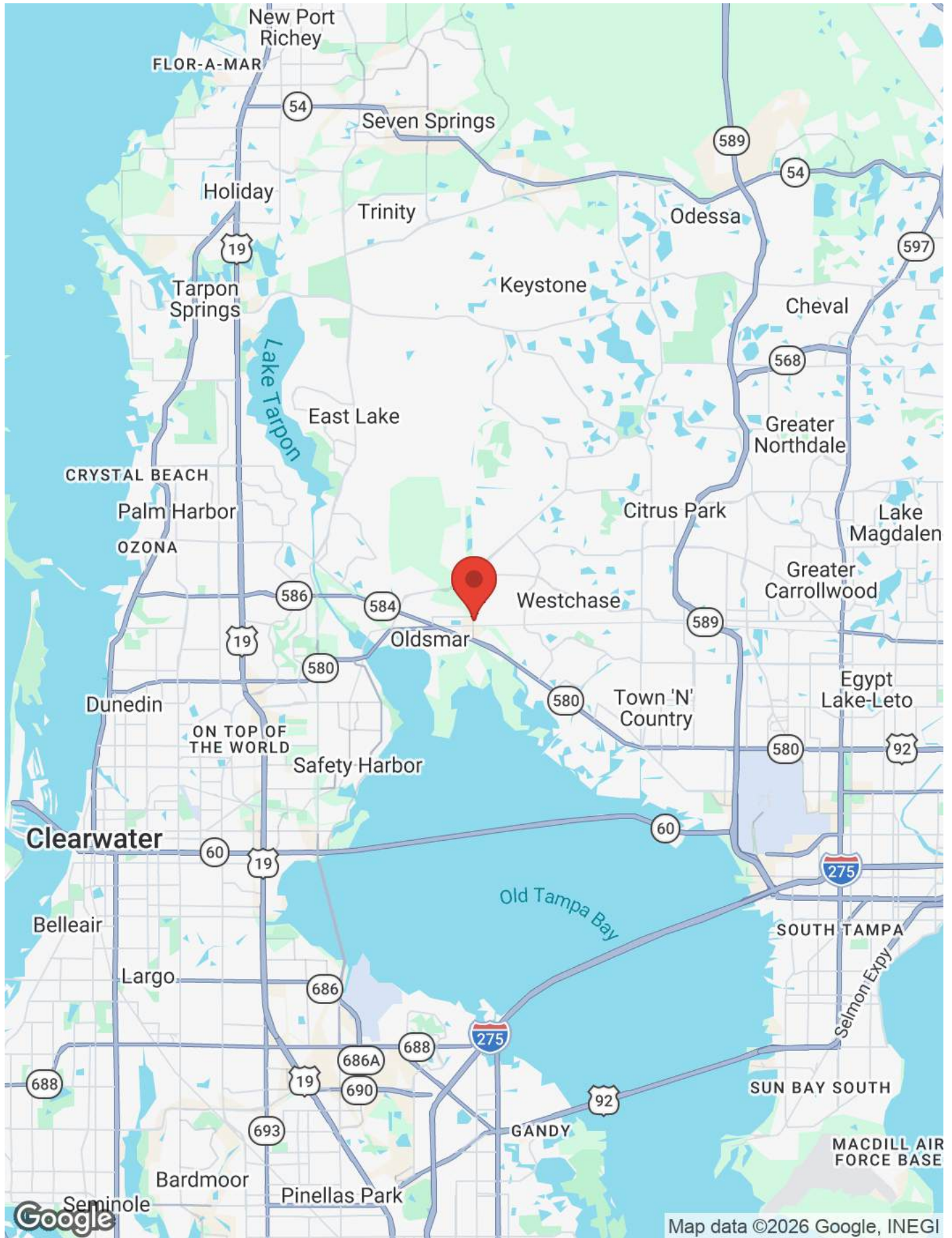
02

Location Information

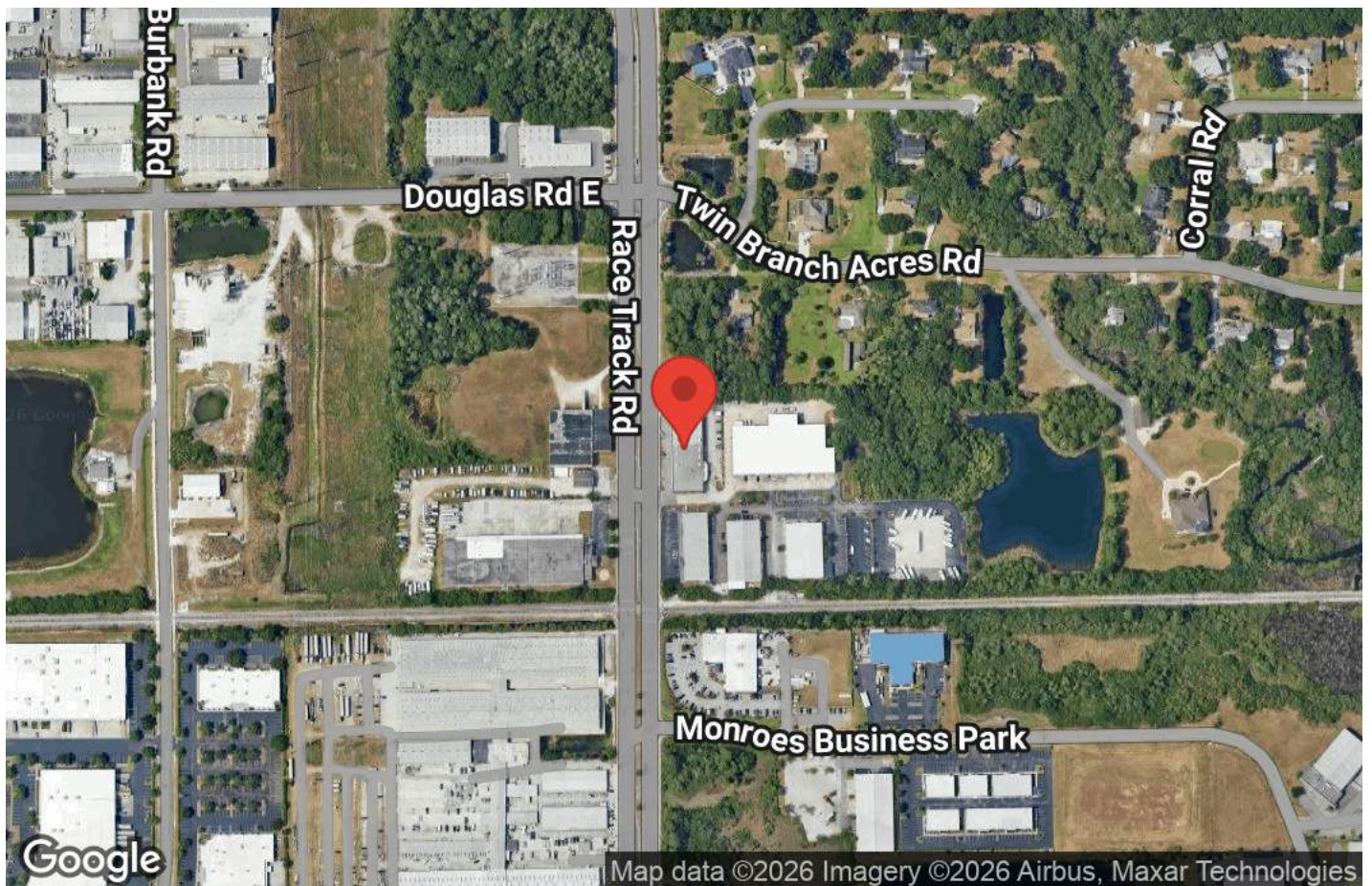
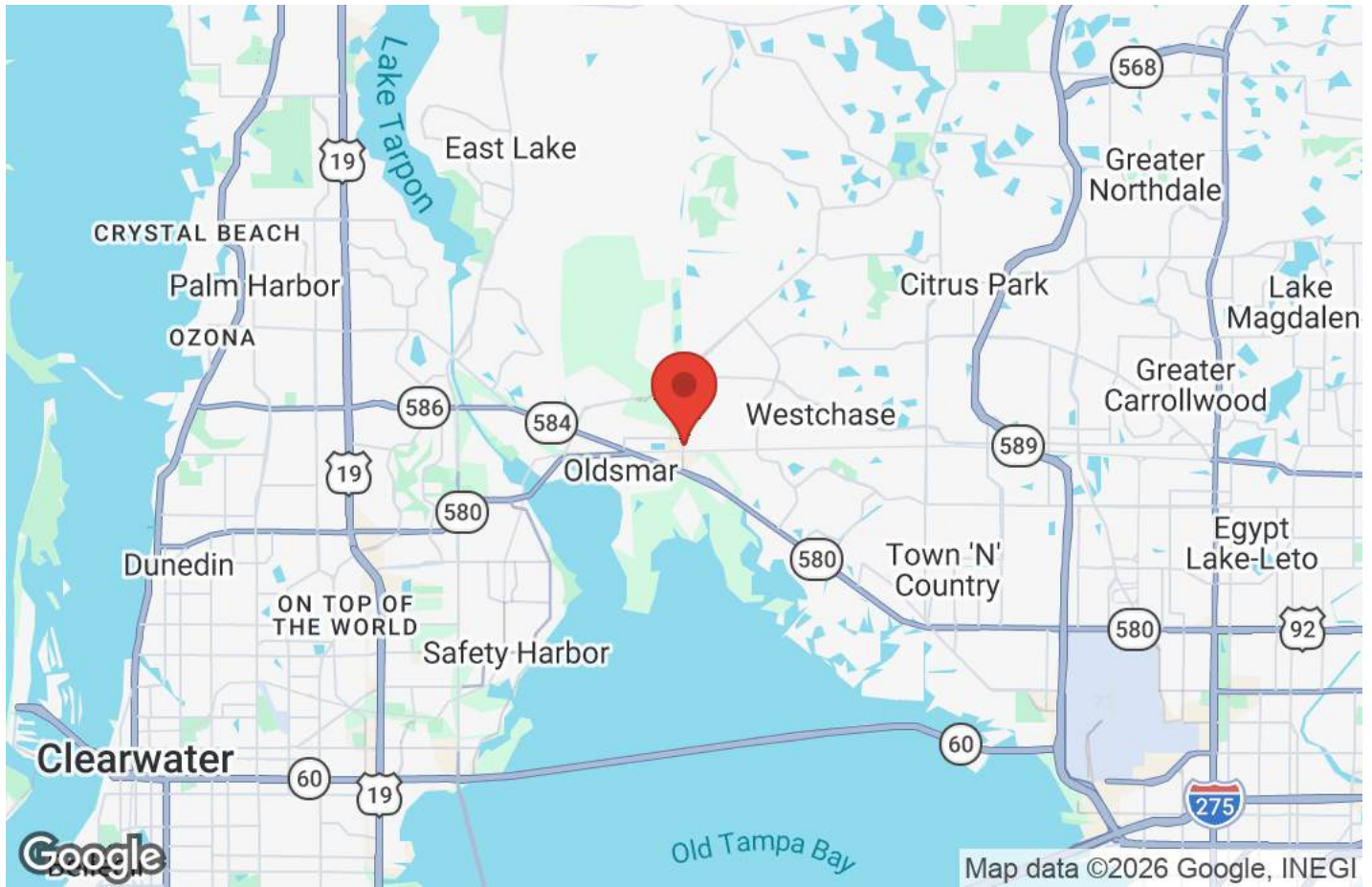
REGIONAL MAP

LOCATION MAPS

Regional Map



Location Maps



The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, balconies, and rectangular window openings, all rendered as thin lines. Dotted lines are used to indicate vertical and horizontal grid lines, suggesting a structural or design plan. The overall style is clean and technical.

03

Agent Profile

PROFESSIONAL BIO

Professional Bio



ALEX LUCKE, CCIM

Commercial Director

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Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation, an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.

KW Commercial Tampa Properties

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