



FOR SALE

4021 TAMPA ROAD

±5 AC | 16,764 SF

4021 TAMPA ROAD, OLDSMAR, FL 34677

FOUNDRY
COMMERCIAL

INVESTMENT
ADVISORY
GROUP

PROPERTY OVERVIEW

SITE DESCRIPTION

| | |
|----------------------|---|
| Address | 4021 Tampa Road, Oldsmar, FL 34677 |
| Total Acreage | 5.00 AC |
| Total SF | 16,764 SF |
| Parcel | 24-28-16-61520-000-0050 |
| Year Built | 2006 |
| Building Type | Flex |
| Flood Zone | Flood Zone A |
| Zoning | Industrial Planned Unit Development (City of Oldsmar) |

LOCATION OVERVIEW

Ingress/egress: The property has direct access from Tampa Road (SR 580), a major east-west arterial in North Pinellas, with multiple nearby signalized intersections and median breaks that provide functional ingress and egress.

Location/connectivity: The site is approximately 20–25 minutes from Tampa International Airport, ~30 minutes from St. Pete–Clearwater International Airport, and offers quick connectivity to US-19 and I-275, providing efficient access throughout the Tampa Bay metro.

Source: Owner Provided Materials



CONTACT

DALE PETERSON

Managing Director

DALE.PETERSON@FOUNDRYCOMMERCIAL.COM

813.765.7449

JOE CHICK

Vice President

JOE.CHICK@FOUNDRYCOMMERCIAL.COM

813.727.4995

CHRISTINE MANSOUR

Senior Associate

CHRISTINE.MANSOUR@FOUNDRYCOMMERCIAL.COM

239.293.4858

CHRIS DEMARTINO

Associate

CHRIS.DEMARTINO@FOUNDRYCOMMERCIAL.COM

301.395.5401

JAMIE DUNFORD

Vice President | CBRE

JAMIE.DUNFORD@CBRE.COM

440.823.1266

RYAN C. JEFFERS, LEED AP

Senior Vice President | CBRE

RYAN.JEFFERS@CBRE.COM

216.658.6124

4021 TAMPA ROAD

The information on 4021 Tampa Road, Oldsmar, FL (the "Property") provided by Foundry Commercial, LLC may be used only by parties approved by Foundry Commercial, LLC and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Foundry Commercial, LLC immediately upon request of Foundry Commercial, LLC or the Owner and; (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Foundry Commercial, LLC or the Owner.

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the expressed written consent of Foundry Commercial, LLC. This information is presented to you for your information only to determine if you are interested in pursuing this investment opportunity as a Principal. The material is based in part upon information supplied by the Owner and in part upon information obtained by Foundry Commercial, LLC from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained herein. No warranty or representation, expressed or implied, is made by the Owner, Foundry Commercial, LLC, or any of their respective affiliates as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous materials on the property.

The Owner and Foundry Commercial, LLC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property, unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. Foundry Commercial, LLC is not authorized to make any representations or agreements on behalf of the Owner.

The terms and conditions set forth apply to the Offering Memorandum in its entirety. Foundry Commercial, LLC is acting as the exclusive Agent for the Seller in this transaction.

FOUNDRY
COMMERCIAL

INVESTMENT
ADVISORY
GROUP