

1714 DALE MABRY HWY, LUTZ, FL 33548



 Alec Seow, Associate
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 Robbie Lober, Managing Member
 727-999-1806
 Robbie@Loberrealestate.com

AVAILABLE

BTS OPPORTUNITY UP TO 8,500 SF | ±2.5 ACRES OUTDOOR STORAGE

LOBER
REAL ESTATE

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BUILD-TO-SUIT OPPORTUNITY



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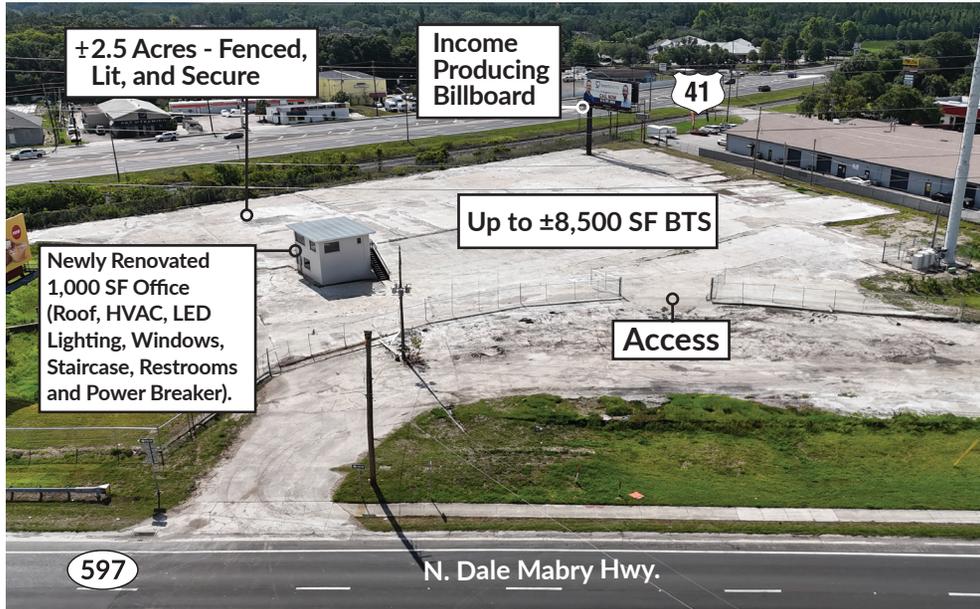
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PROPERTY OVERVIEW



PROPERTY DETAILS

PROPERTY SIZE:

- BUILDING: 1,000 SF 2 STORY OFFICE WITH BUILD-TO-SUIT WAREHOUSE OPTION UP TO 8,500 SF
- LAND: 2.82 ACRES TOTAL

OUTSIDE STORAGE:

- 2.5 ACRES USABLE - FULLY PAVED, FENCED & SECURED
- ACCESS POINTS: ONE (1)

ZONING:

- I2 - INDUSTRIAL WHICH PERMITS OUTSIDE STORAGE, FLEET PARKING, TRUCK REPAIRS, MANUFACTURING, DISTRIBUTION, ECOMMERCE, LOGISTICS, AND VEHICLE MAINTENANCE

LOCATION:

- FRONTING DALE MABRY HWY, THE PROPERTY SITS JUST 1/2 MILE FROM COUNTY LINE ROAD, 2 MILES FROM STATE ROAD 54, 4.5 MILES TO THE VETERANS EXPRESSWAY (SR-589), AND 5 MILES TO I-275.

FRONTAGE:

- 800 FT OF FRONTAGE VIA DALE MABRY HWY & US 41
- 34,500 VEHICLES PER DAY OFFERING PREMIER EXPOSURE, SIGNAGE, AND VISIBILITY

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PROPERTY PHOTOS



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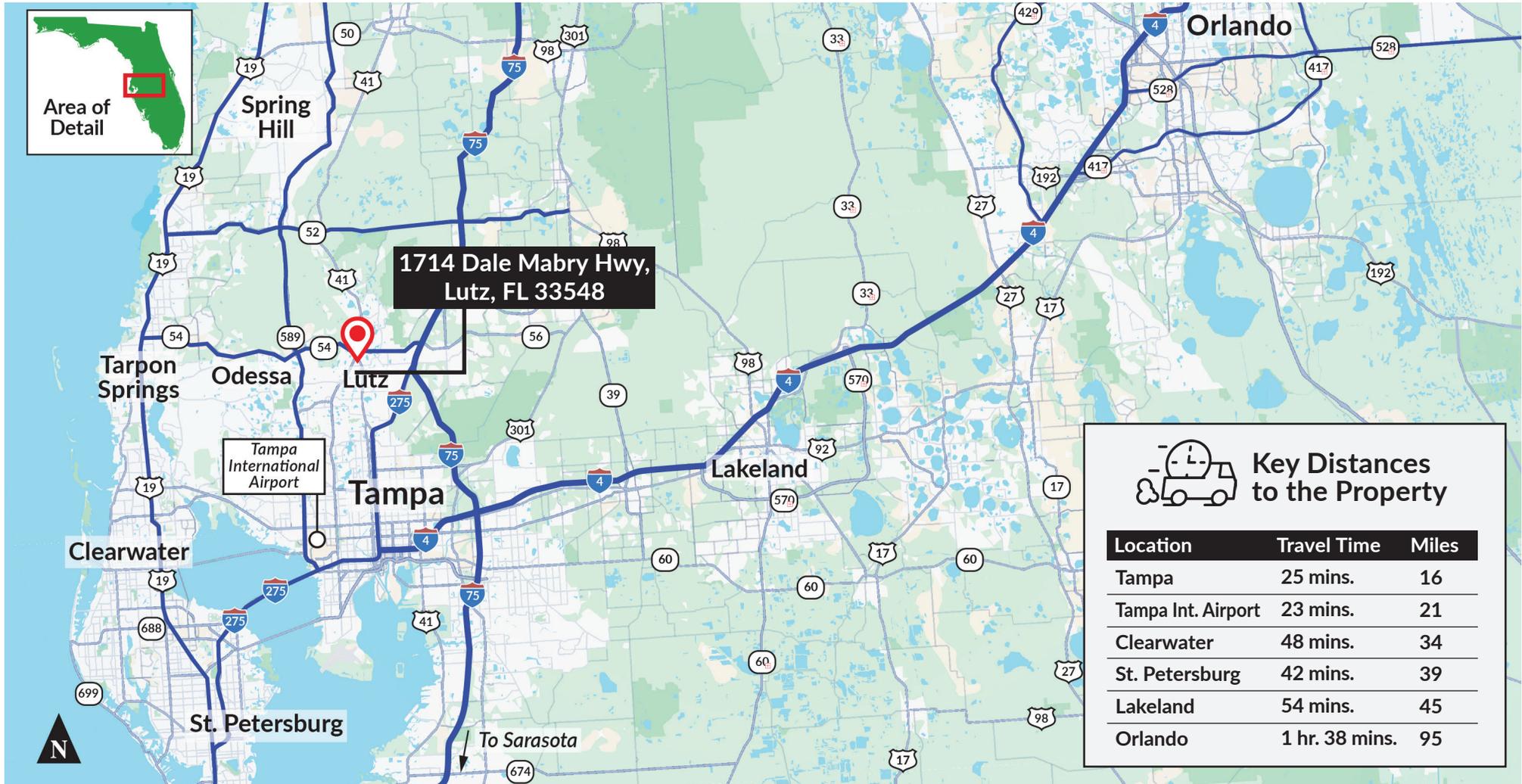
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LOCATION MAP



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