



Industrial Property For Lease

East Tampa M-Zoned Industrial Warehouse (Dock and Grade)

5705 E Hanna Ave, Tampa, FL 33610

For More Information:

813-254-6756 | EXT 4

Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	44,232 SF
Lease Rate:	\$9.00 SF/yr (NNN)
Lot Size:	102,801 SF
Year Built:	1960
Building Size:	44,232 SF
Renovated:	1996
Zoning:	M
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	34,500

PROPERTY OVERVIEW

This 44,232 SF warehouse sits on 102,801 SF (2.36 acres) of manufacturing zoned land and enjoys both dock high access along the northern and western sides and grade level access along the eastern and southern sides. The property sits just one block east of 56th Street at the intersection of Bonacker Drive just a half mile from East Hillsborough Avenue with great access to I-4 and I-75. This property could serve for the manufacturing, distribution, or large general storage warehousing needs for any business. The property could be demised into approximately 22,216 SF for a smaller user. Each half of the building has a small office area and restroom facilities. There is also a large dock high staging pad truck court along Hanna Avenue and a fenced lay down yard on the south side of the building.

Estimated Opex: \$1.02

Initial estimated monthly rent: 22,216 SF: \$18,550 or 44,232 SF: \$36,934 (includes base rate + CAM) plus applicable sales tax

LOCATION OVERVIEW

Located in Tampa next to N. 56th Street with close access to I-4.



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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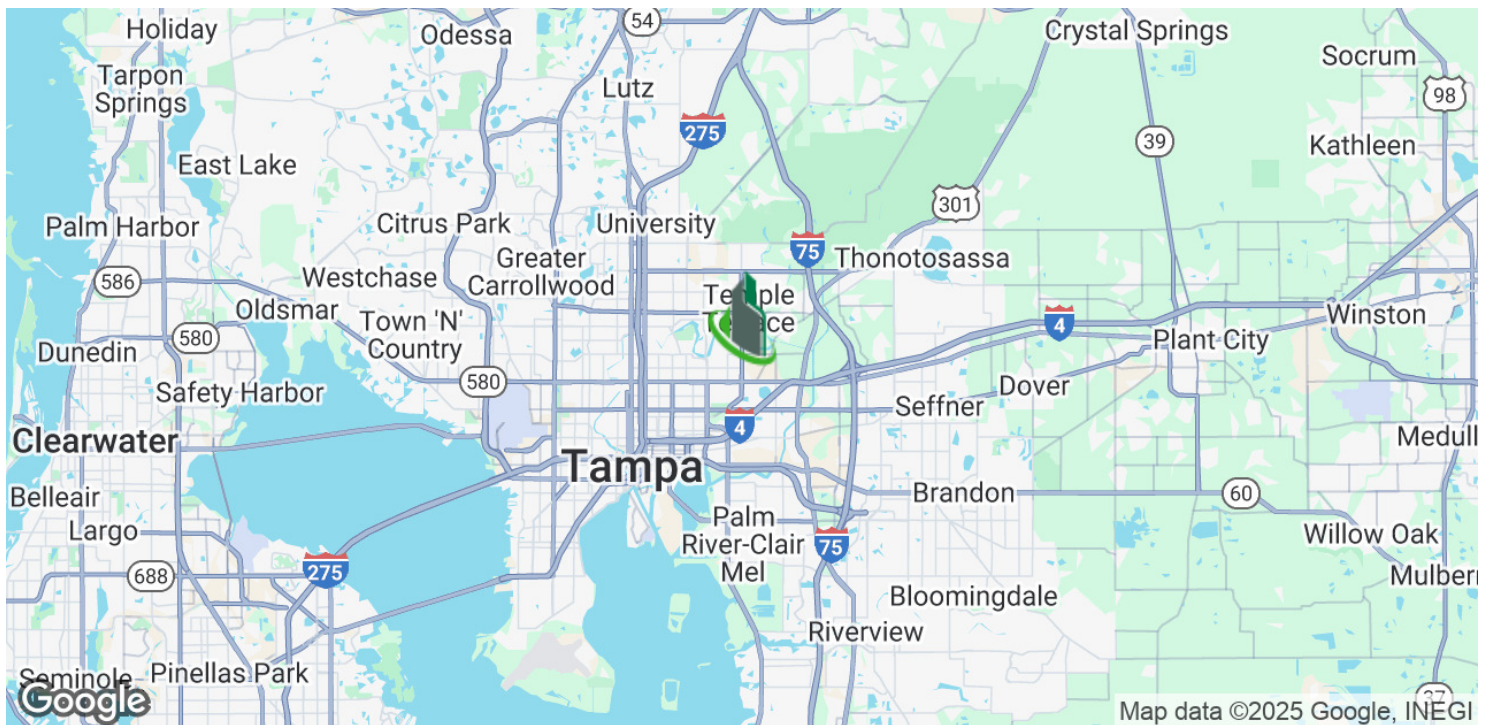
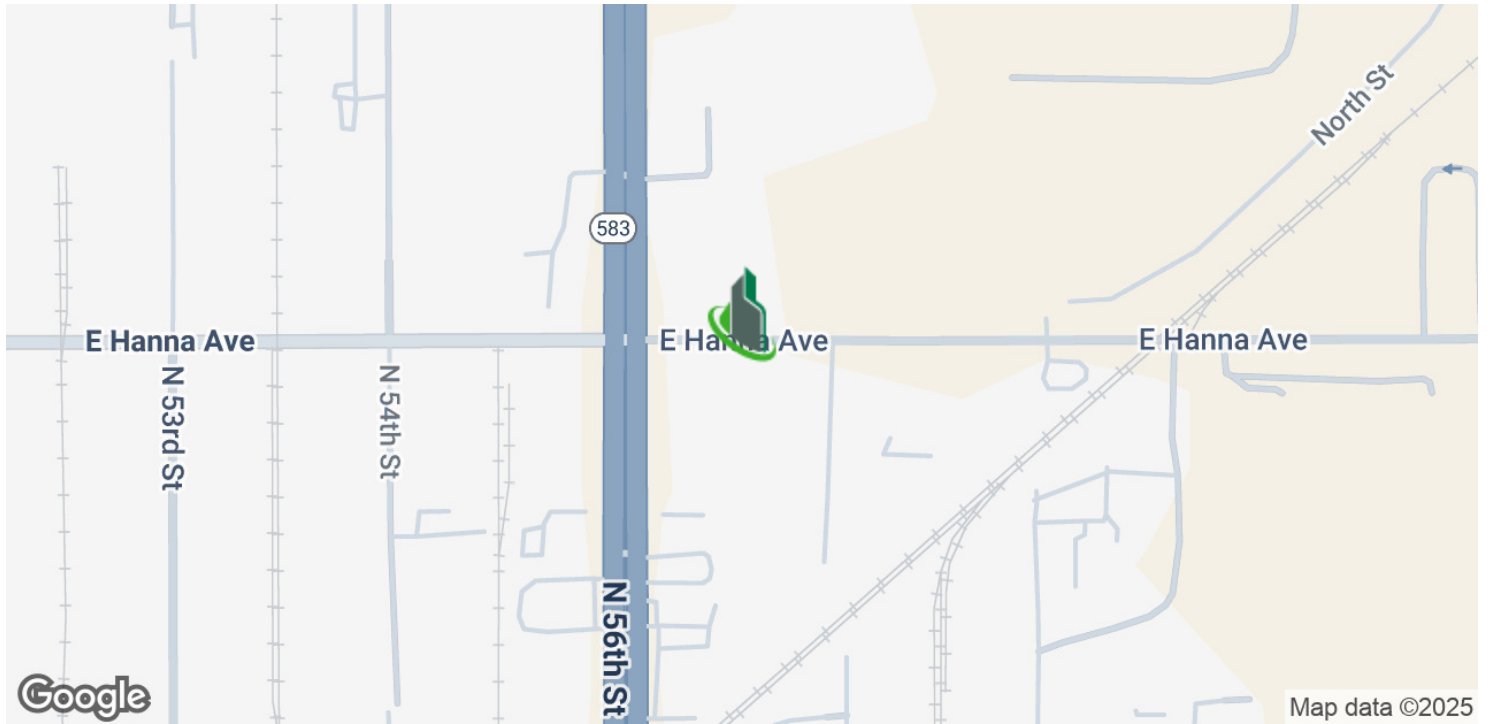




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Location Map



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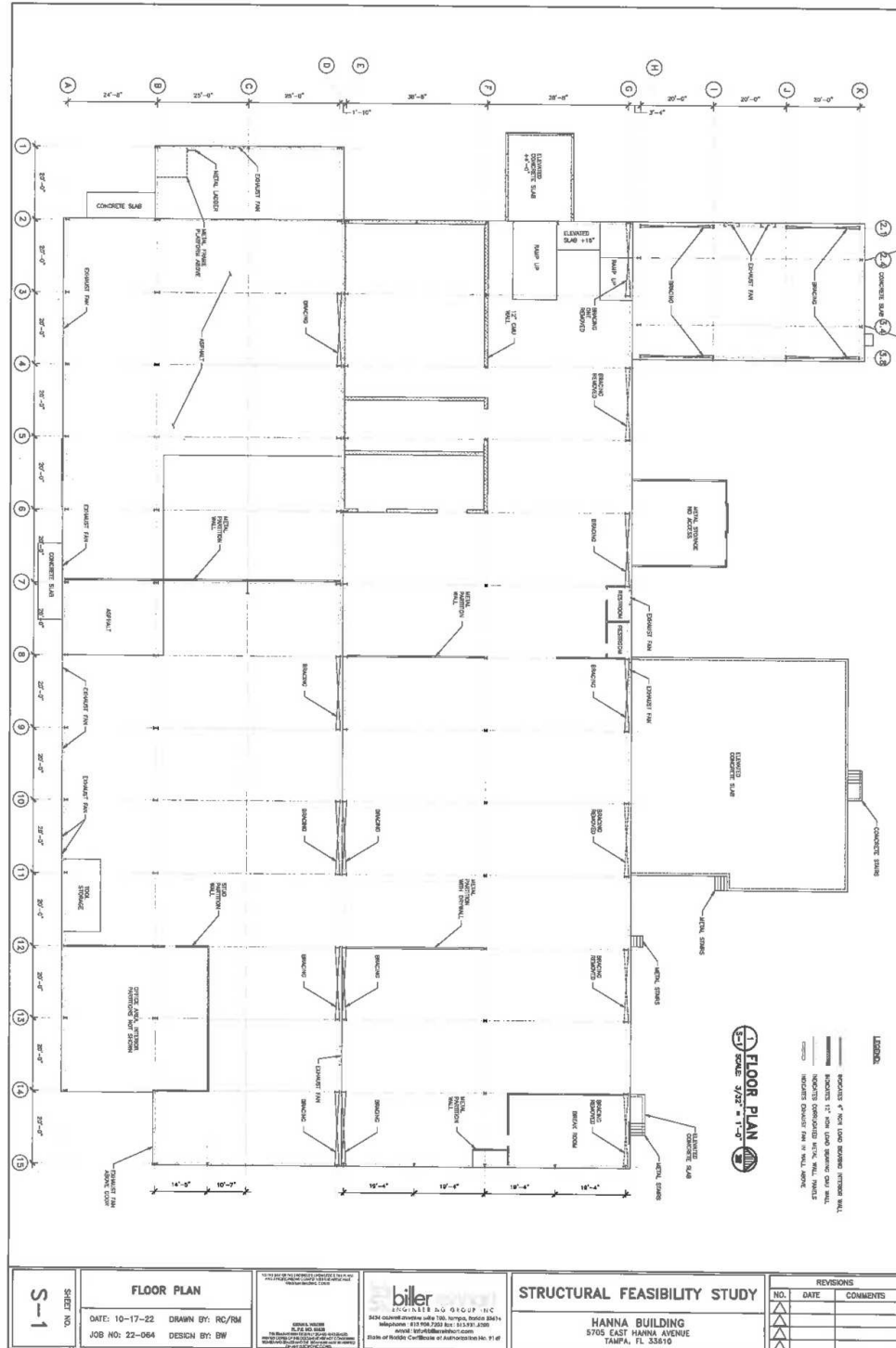
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Floor Plan



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Aerial Map



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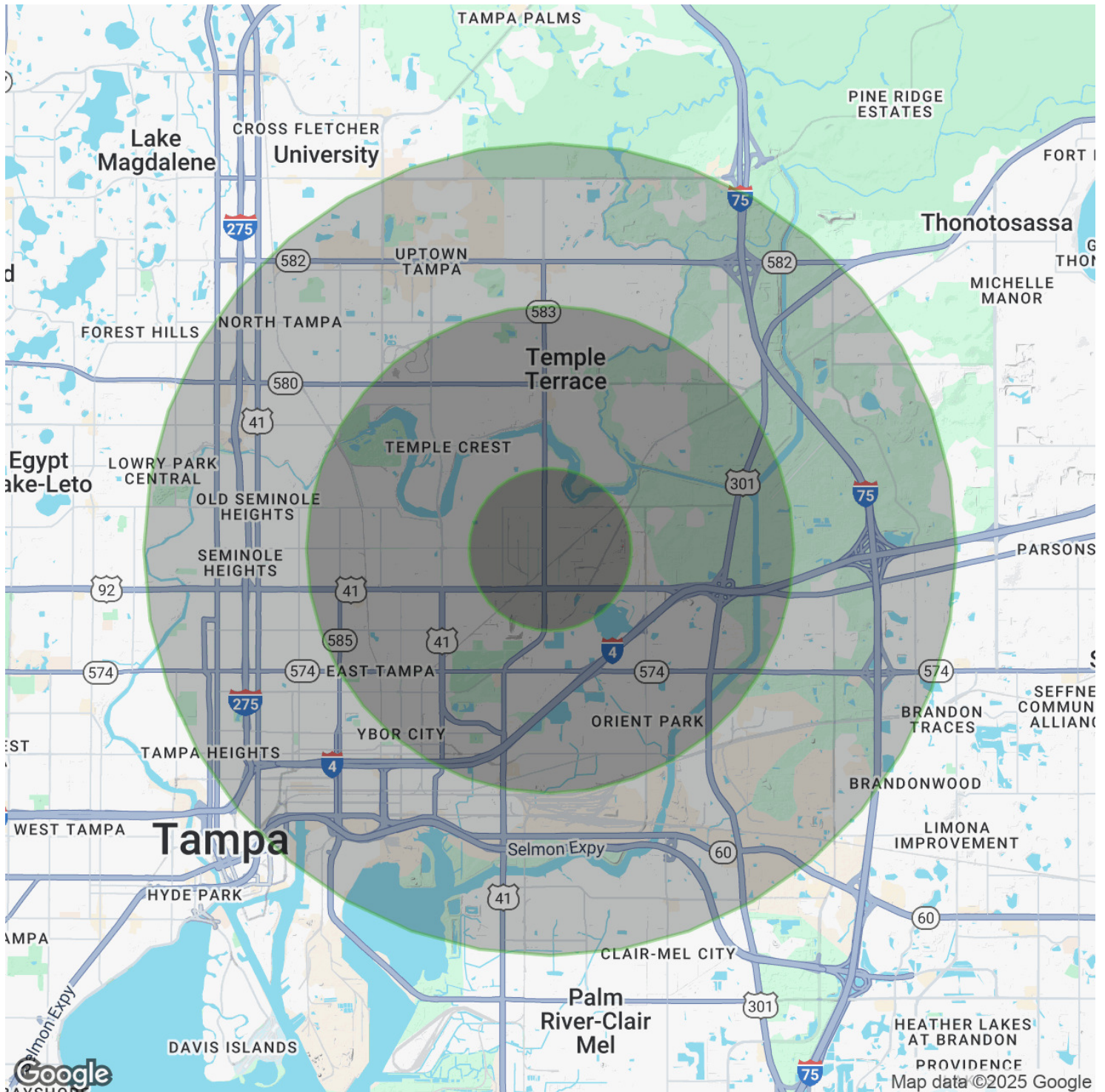




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,905	90,109	223,411
Average Age	36	38	37
Average Age (Male)	34	36	36
Average Age (Female)	37	39	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,282	33,509	83,248
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$55,143	\$60,079	\$63,110
Average House Value	\$237,235	\$242,192	\$272,274

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	19.5%	23.4%	27.5%

RACE

	1 MILE	3 MILES	5 MILES
% White	17.5%	26.3%	34.1%
% Black	63.1%	50.6%	38.6%
% Asian	1.5%	2.2%	3.0%
% Hawaiian	0.2%	0.1%	0.1%
% American Indian	0.4%	0.4%	0.5%
% Other	7.4%	8.2%	10.0%

TRAFFIC COUNTS

E Hanna Ave & N 56th St	34,500/day
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Demographics data derived from AlphaMap