

FOR SALE AND LEASE

5007 S WEST SHORE BLVD, TAMPA, FLORIDA 33611
17,000 SF AVAILABLE (FREE STANDING BUILDING)

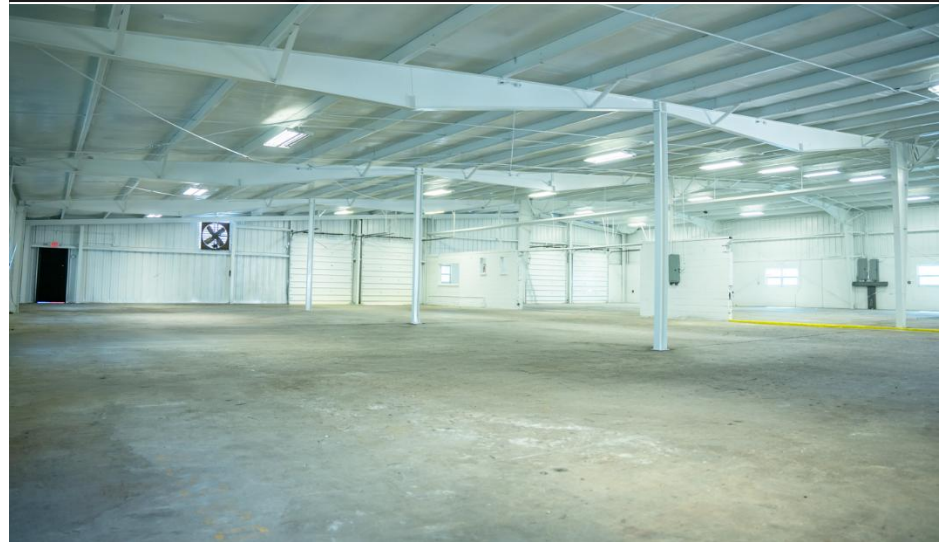


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PROPERTY OVERVIEW

- 17,000 SF BUILDING AVAILABLE
- +/- 981 SF of Class A OFFICE (plans submitted for permit)
- 20' CLEAR HEIGHT (MOSTLY CLEAR SPAN)
- 4 DOCK HIGH DOORS +1 RAMPED DOOR
- COVERED DOCK LOADING PLATFORM (5K SF)
- RENOVATED: 2024
- POWER: 400 AMPS, 480 VOLT, 3 PHASE
- PARKING: 10-12 SPACES
- SINGLE TENANT FREE STANDING BUILDING
- SECURED & FENCED OUTSIDE STORAGE
- EXCELLENT SIGNAGE & VISIBILITY- 14,800 AADT
- MAJOR RENOVATIONS UNDERWAY!!!



MARKETED BY:

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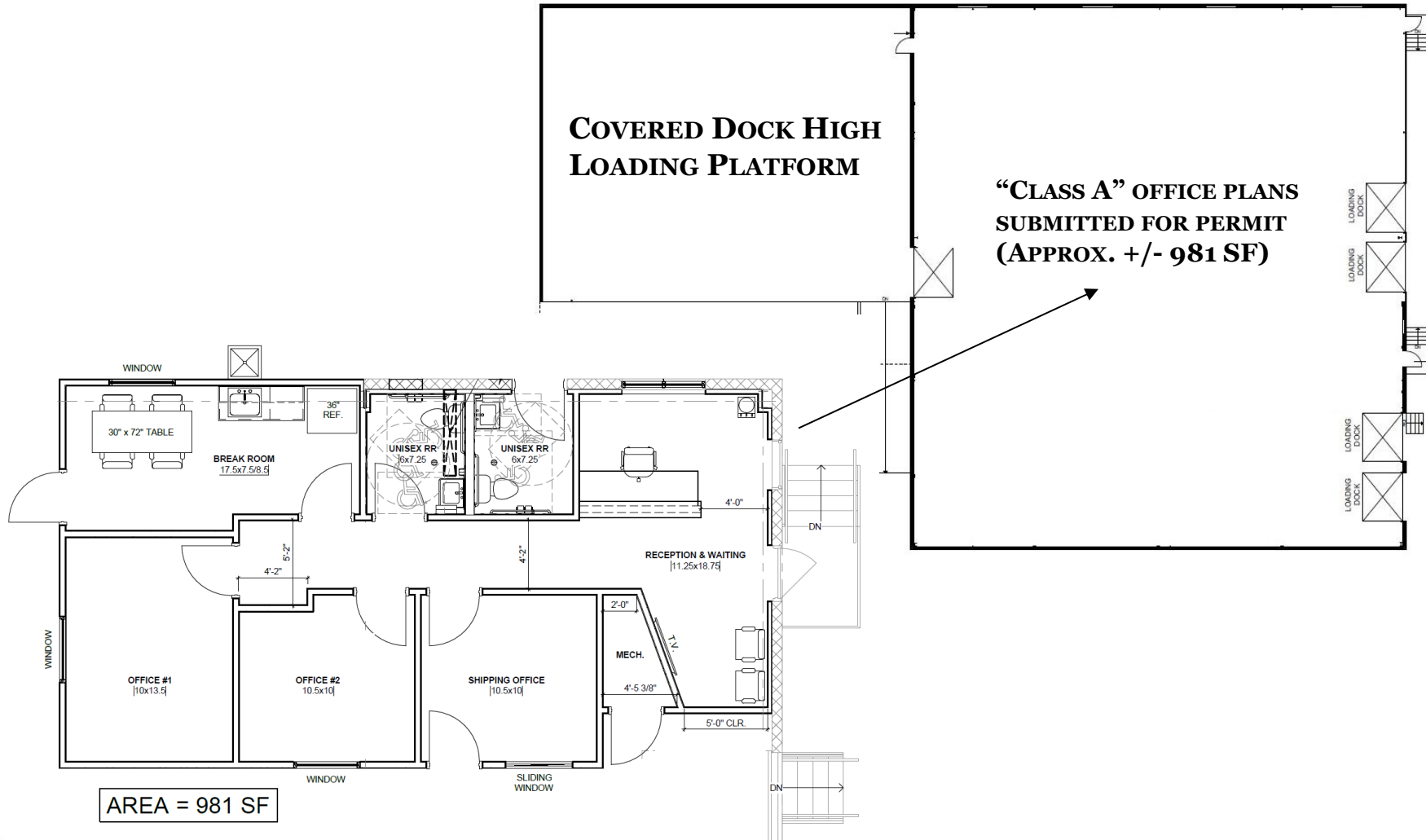
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BUILDING FLOOR PLAN



AREA = 981 SF

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UPGRADED
LIGHTING

BRAND NEW INDUSTRIAL
GRADE PAINT

UPGRADED 3-PHASE POWER

+/- 981 SF CLASS A OFFICE (OFFICE
PLANS SUBMITTED FOR PERMIT)

PRESSURED CLEANED
WAREHOUSE FLOORS

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EXCELLENT SIGNAGE, VISIBILITY, AND
EXPOSURE ON WEST SHORE BLVD

BRAND NEW
EXTERIOR LED
LIGHTING

BRAND NEW FAÇADE AWNING

BRAND NEW EXTERIOR PAINT

14,800 VEHICLES PER DAY

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SECURED + FENCED OUTDOOR STORAGE WITH
COVERED DOCK HIGH LOADING PLATFORM



BRAND NEW CRUSHED CONCRETE + FORKLIFT
RAMP W/ACCESS INTO WAREHOUSE

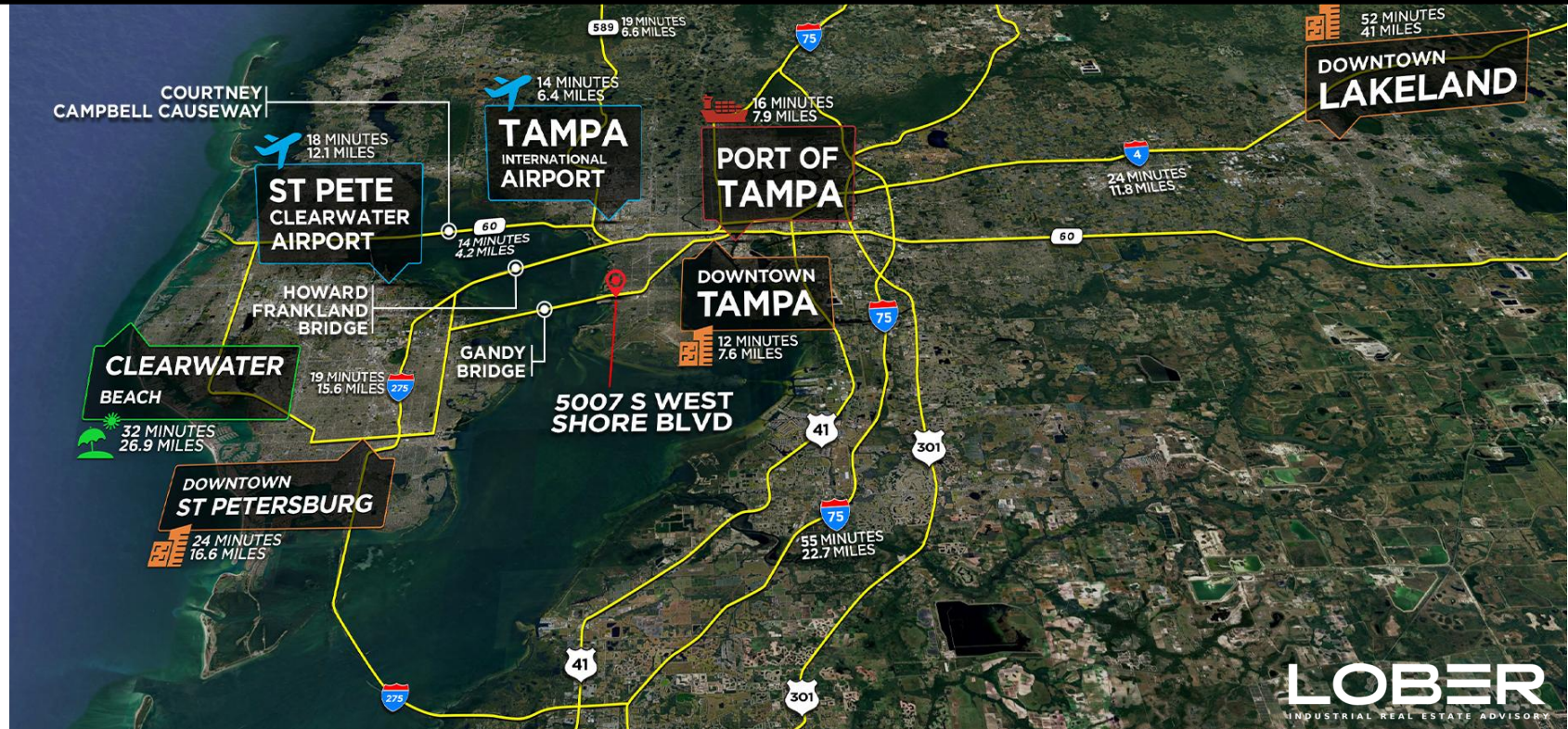


BRAND NEW EXTERIOR LED LIGHTS



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Location Benefits: 5007 S West Shore Blvd offers manufacturers and distributors unmatched benefits, with **direct access to major roadways** and transportation arteries. The property is just minutes from the **Gandy Bridge, Howard Frankland Bridge, and Courtney Campbell Causeway**, providing crucial connections for **labor pool access, customer reach, and the flow of goods**. Additionally, its proximity to **Tampa International Airport (TPA), St. Petersburg-Clearwater International Airport (PIE), and the Port of Tampa** makes air freight, cargo, and global shipping highly efficient. With **downtown Tampa and downtown St. Petersburg** under **20 minutes** away, this location is ideal for businesses seeking rapid connectivity, logistics, and growth potential.

LEVELAN
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