 **JLL** SEE A BRIGHTER WAY

# Park 6

11916-11920 Race Track Road  
Tampa, FL 33626

[www.park6tampa.com](http://www.park6tampa.com)



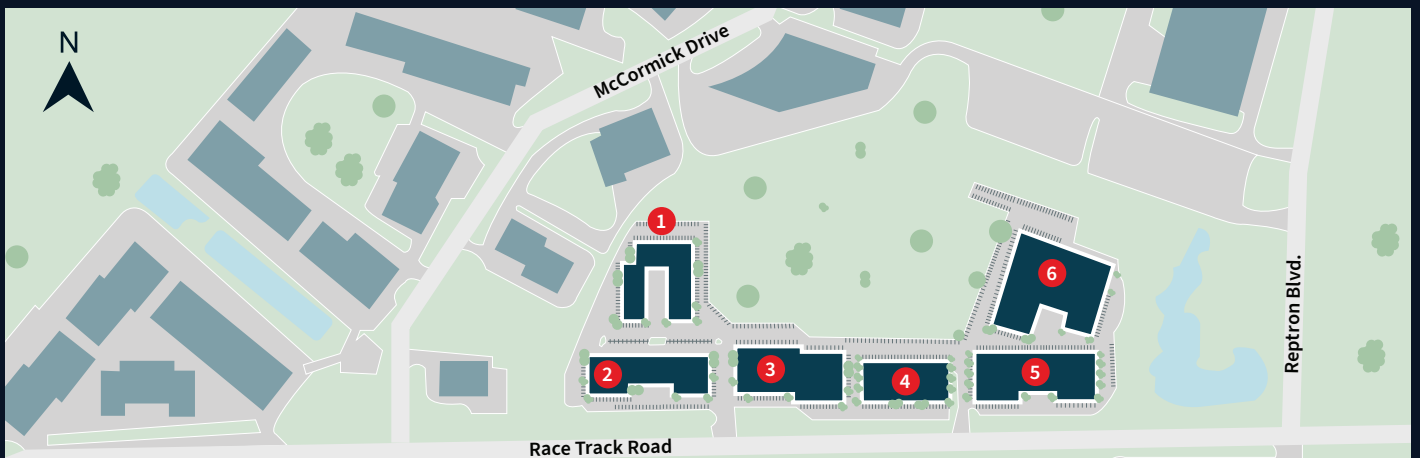
# Park Overview



## Property Highlights

- Industrial/flex and retail/showroom space
- Concrete block construction
- 3-phase power throughout park
- Wet sprinkler system
- Parking: 2.5/1,000
- On-site dining
- Centrally located between Hillsborough, Pinellas, and Pasco Counties
- Frontage on Race Track Road with 23,000+ AADT

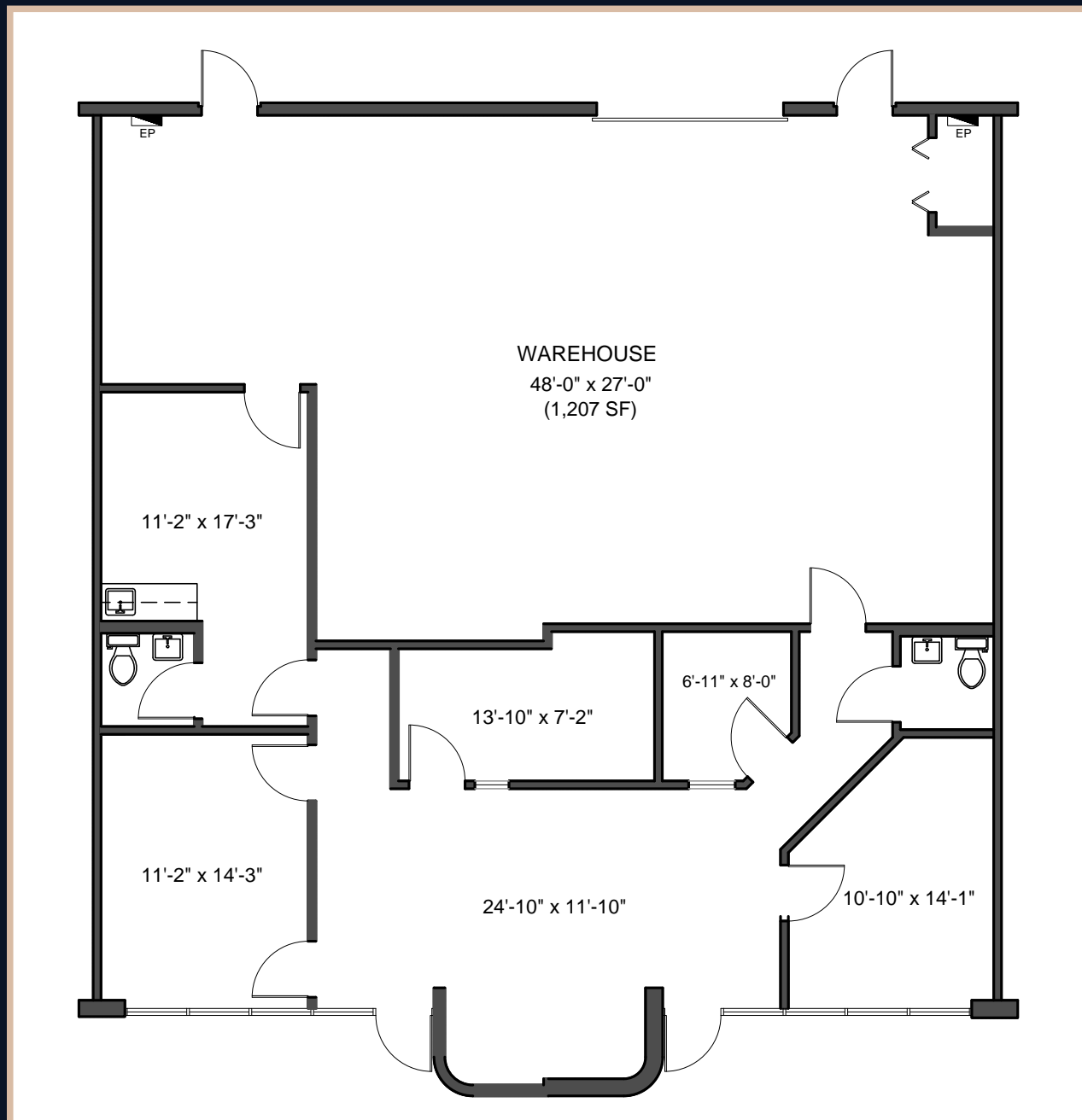
## Park Map



# Building 1 - Suite 1

## Suite Details:

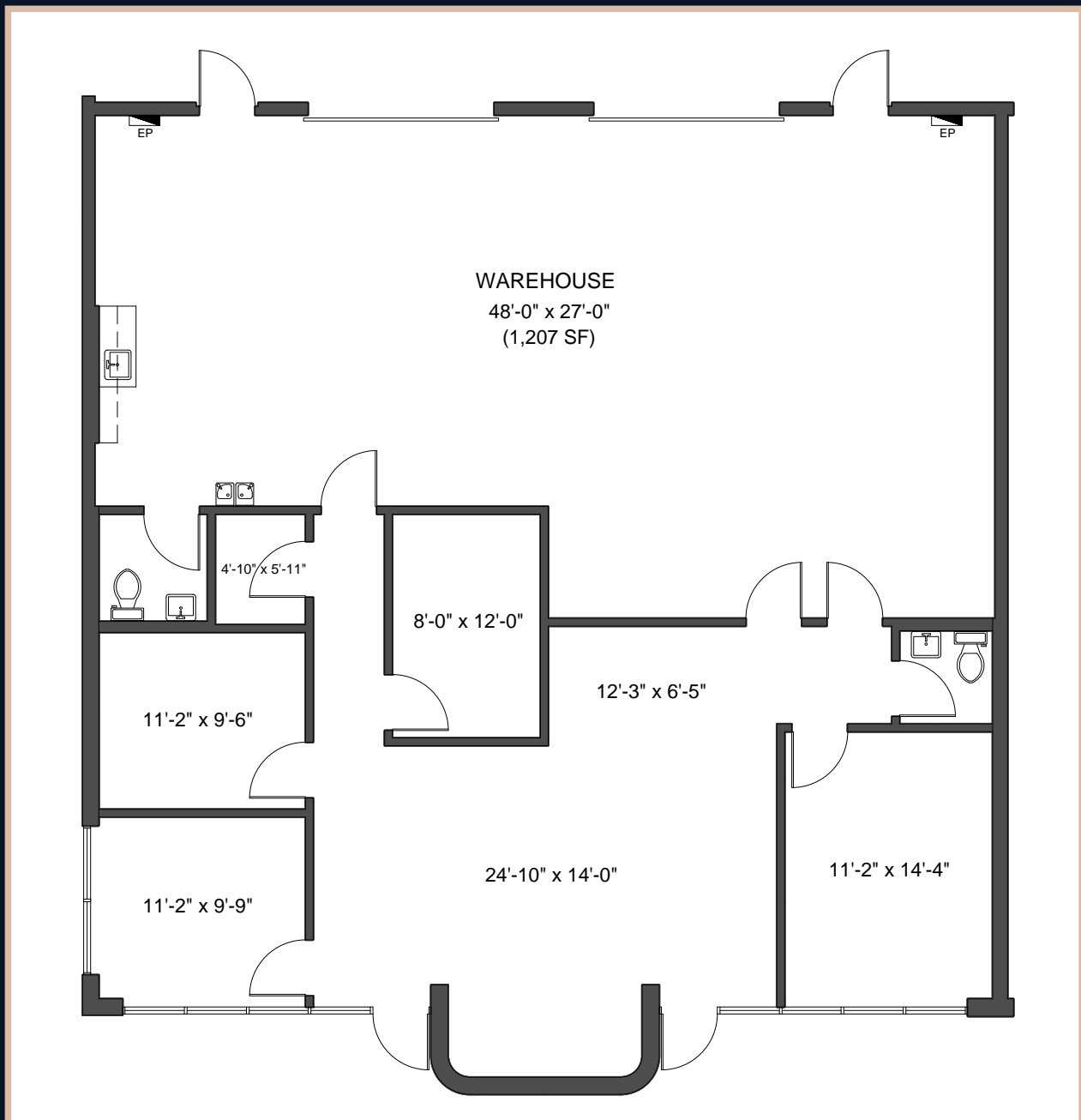
- 2,500 SF
- 1,207 SF Warehouse
- 1,293 SF Office
- 12' clear height
- One (1) drive-in door
- Available: Now
- Lighting: LED



# Building 1 - Suite 2

## Suite Details:

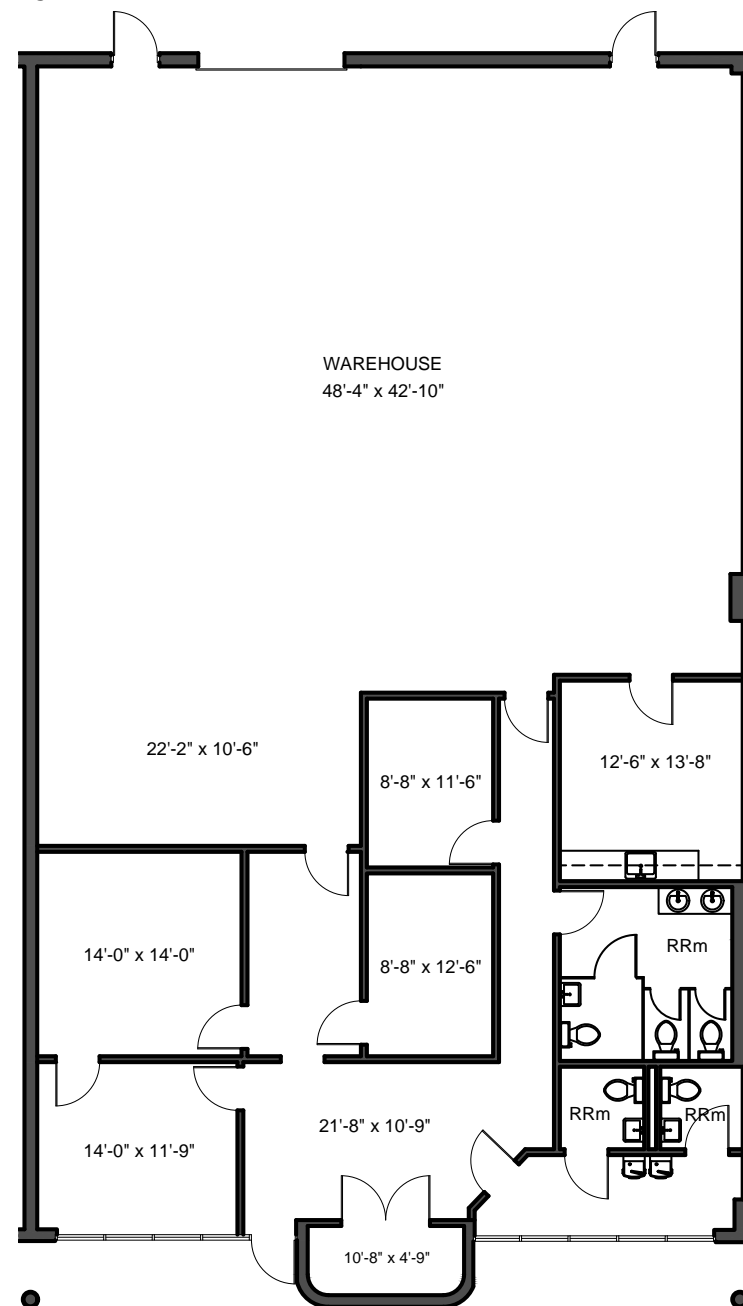
- 2,500 SF
- 1,207 SF Warehouse
- 1,293 SF Office
- Two (2) drive-in doors
- 12' clear height
- Lighting: LED
- Available: Now



# Building 2 - Suite 7

## Suite Details:

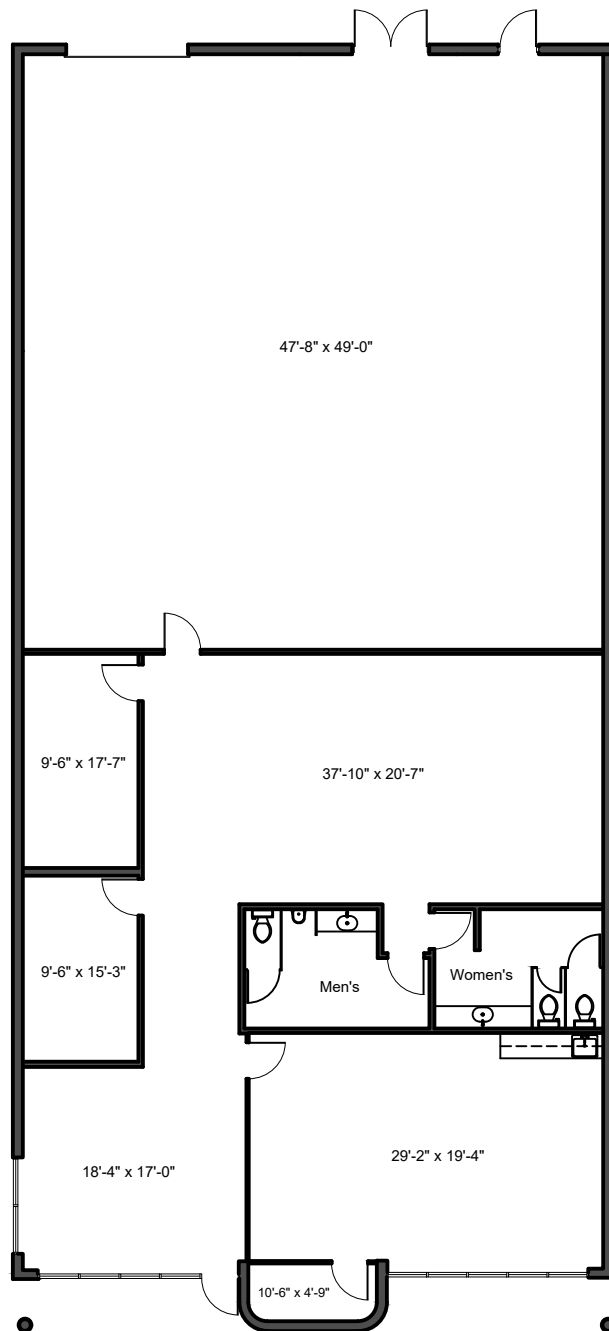
- 4,228 SF total
- ± 2,272 SF of warehouse
- ± 1,956 SF of office
- One (1) grade level door
- 12' clear height
- Available: Now



# Building 5 - Suite 1

## Suite Details:

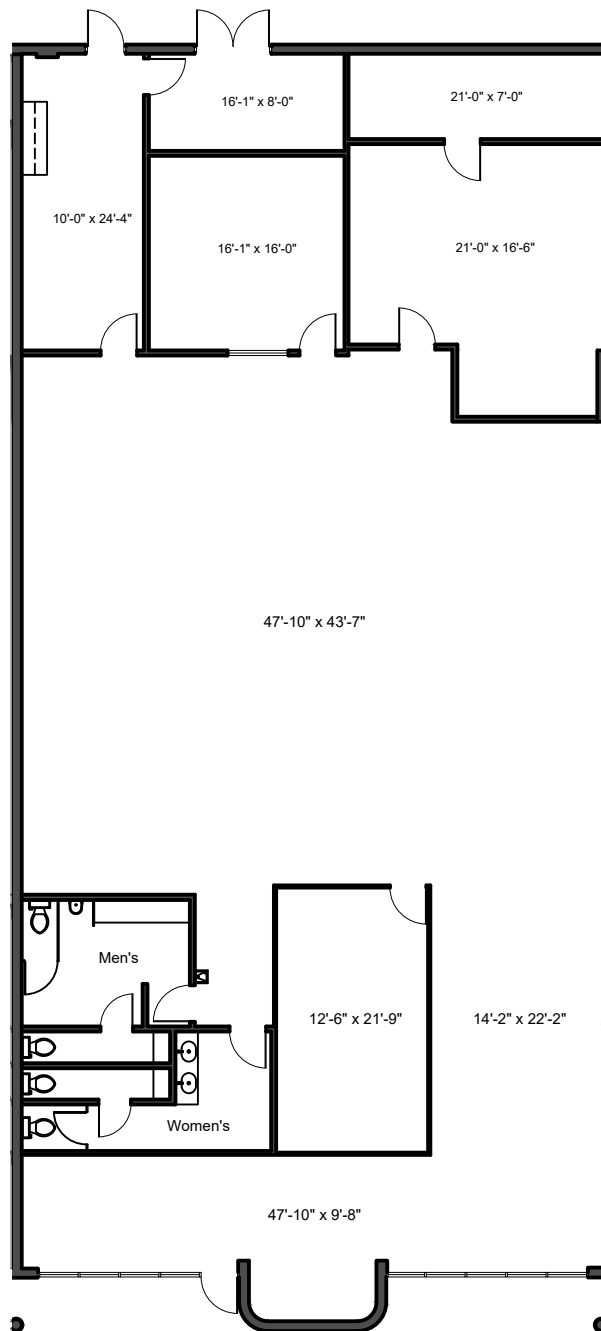
- 5,182 SF total
- ± 2,335 SF of warehouse
- ± 2,874 SF of office
- One (1) drive-in door
- 12' clear height
- Available: Now



# Building 5 - Suite 2

## Suite Details:

- 5,163 SF total
- Full office buildout, no loading
- 12' clear height
- Available: Now



# Key Distances

McMullen Booth Road

**4.8 miles**

U.S. Highway 19 N.

**6.7 miles**

Veterans Expressway

**8.1 miles**

Tampa International Airport (TPA)

**15.4 miles**

St. Pete-Clearwater Intl Airport (PIE)

**15.5 miles**

Tampa

**19.7 miles**

# Demographics

## Population

15 min drive

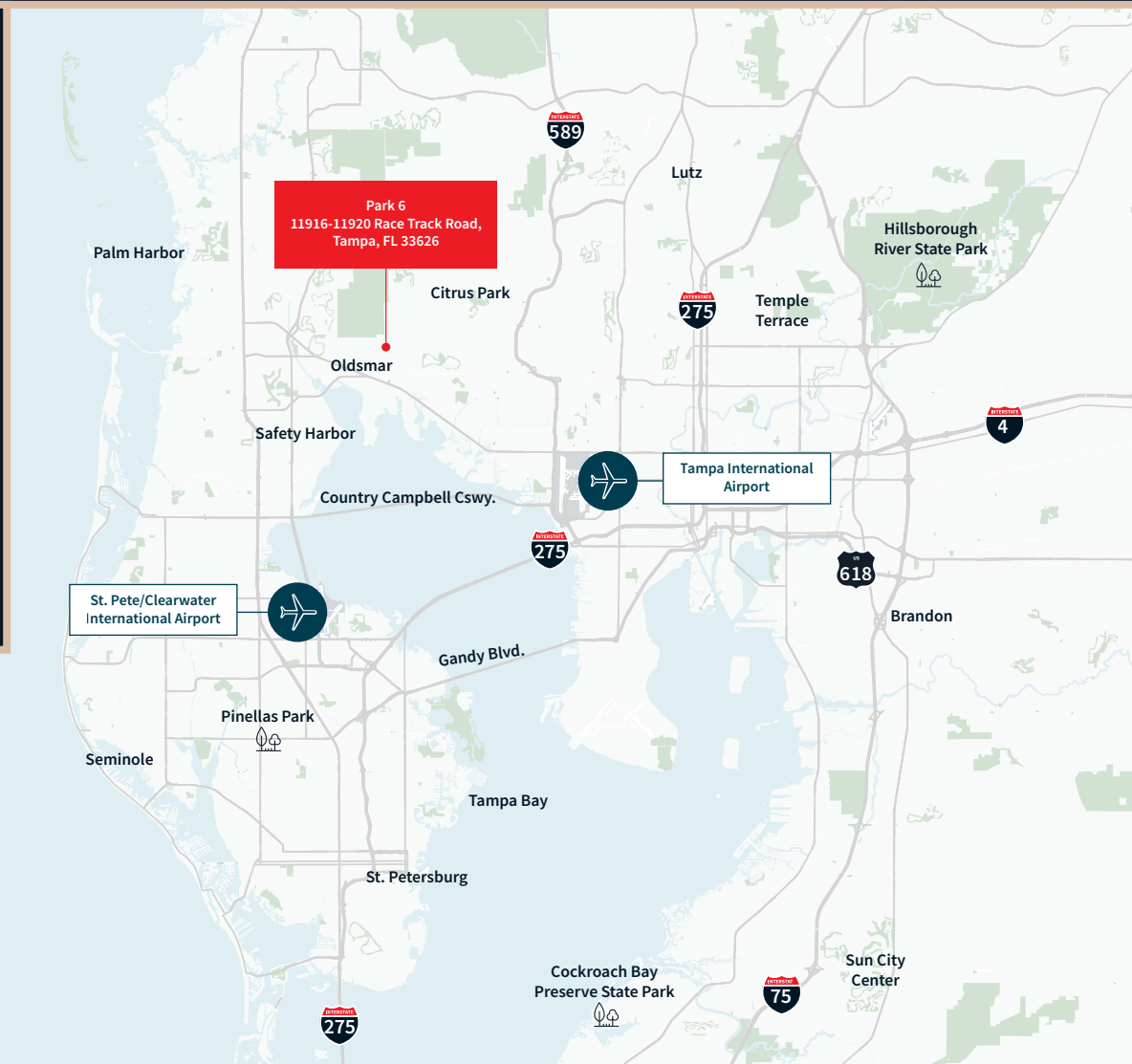
**245,858**

30 min drive

**1,240,763**

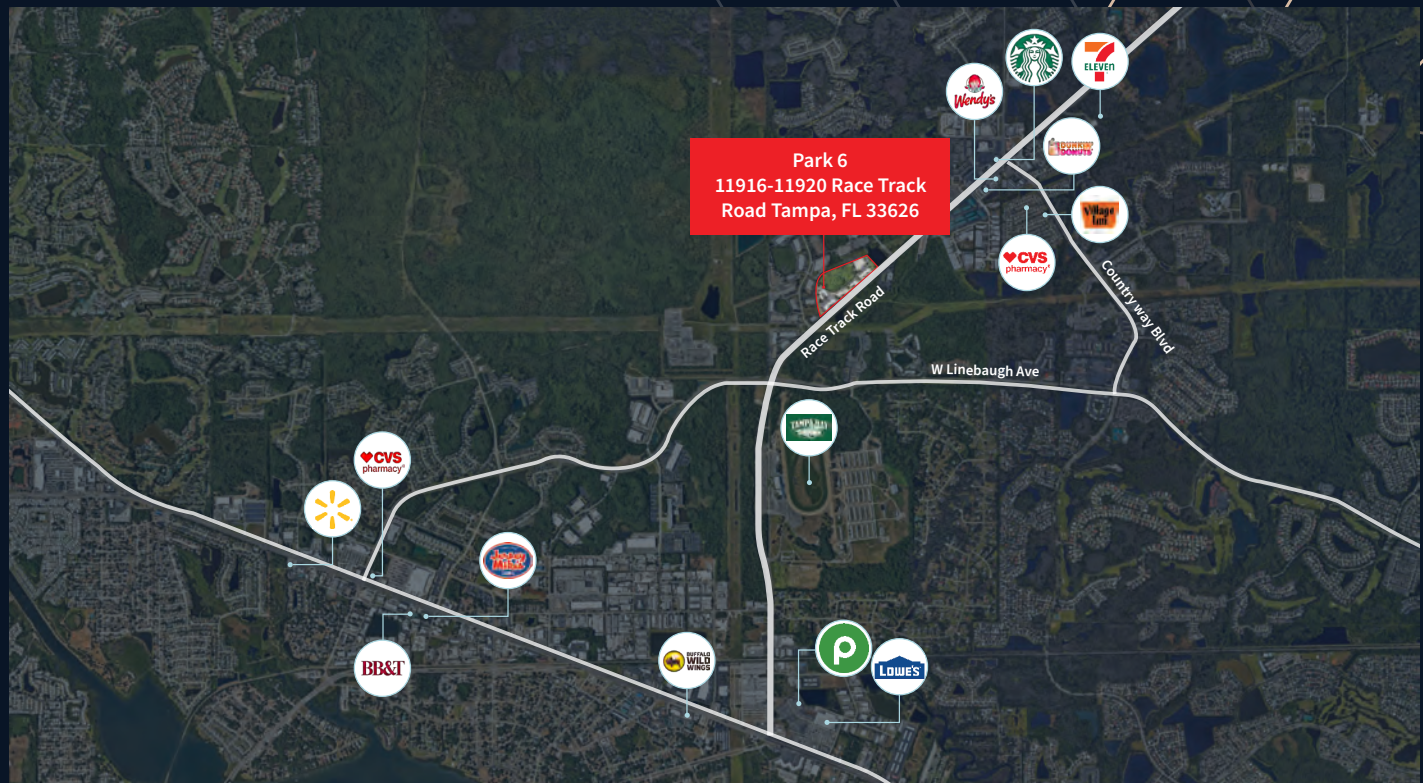
60 min drive

**3,233,545**





# Amenities Map



- Starbucks
- Wendy's
- Dunkin' Donuts
- Village Inn
- Jersey Mike's
- 7 Eleven
- BB&T
- CVS Pharmacy
- Publix
- Buffalo Wild Wings
- USPS

## Leasing Contact:

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