



 **JLL** SEE A BRIGHTER WAY

Park 6

11916-11920 Race Track Road
Tampa, FL 33626

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

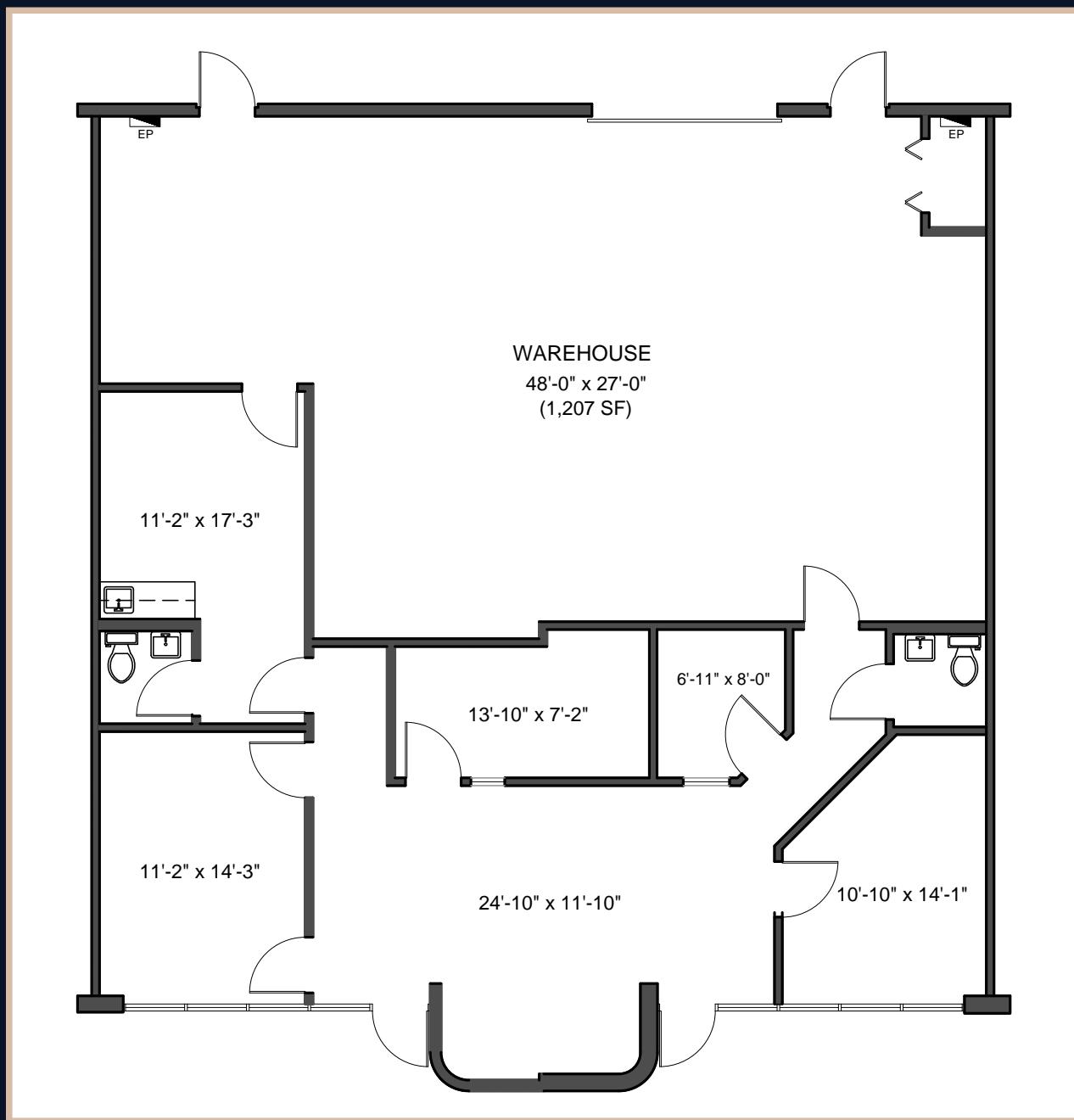
Park Map



Building 1 - Suite 1

Suite Details:

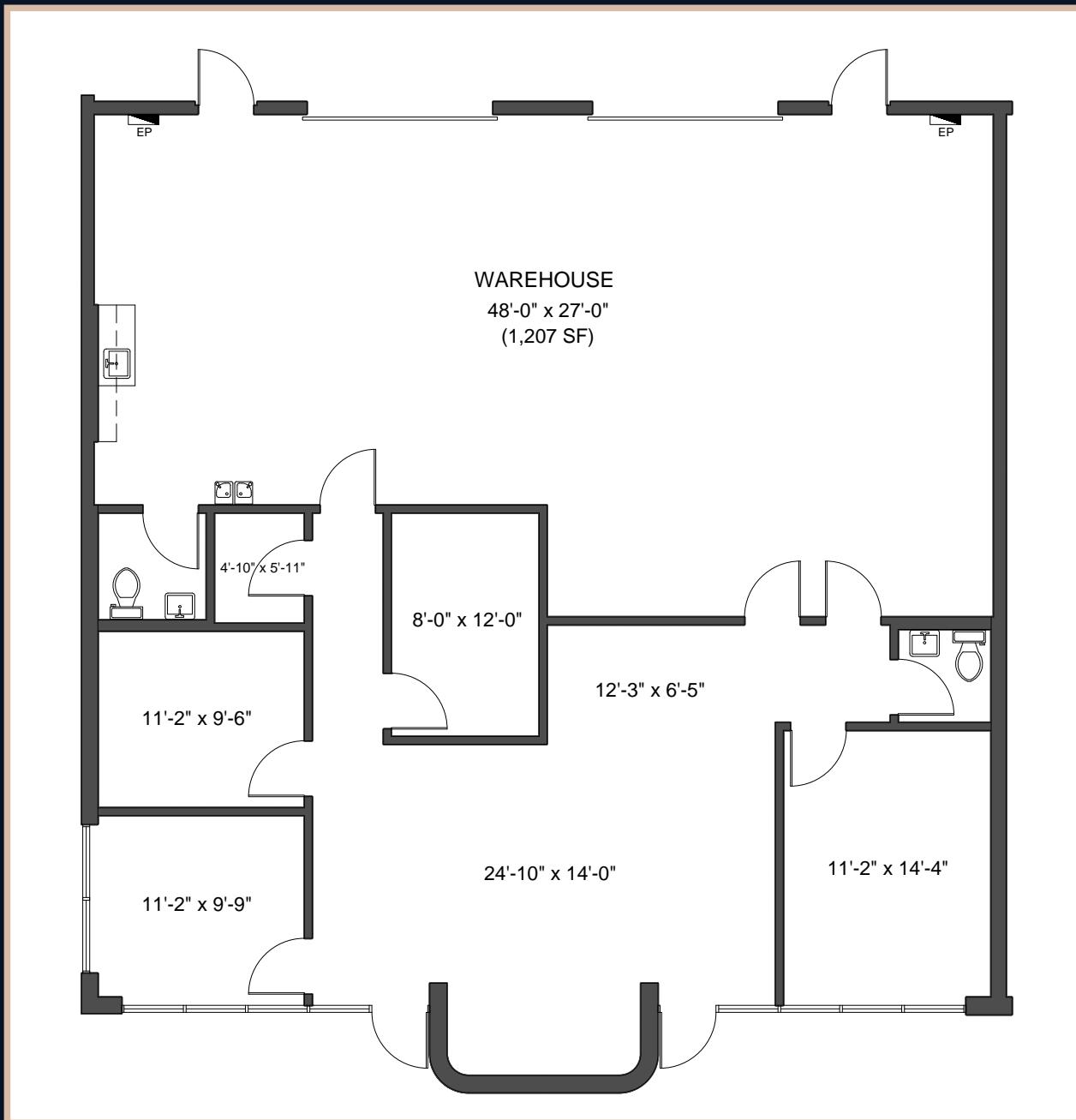
- 2,500 SF
- 1,207 SF Warehouse
- 1,293 SF Office
- 12' clear height
- One (1) drive-in door
- Available: Now
- Lighting: LED



Building 1 - Suite 2

Suite Details:

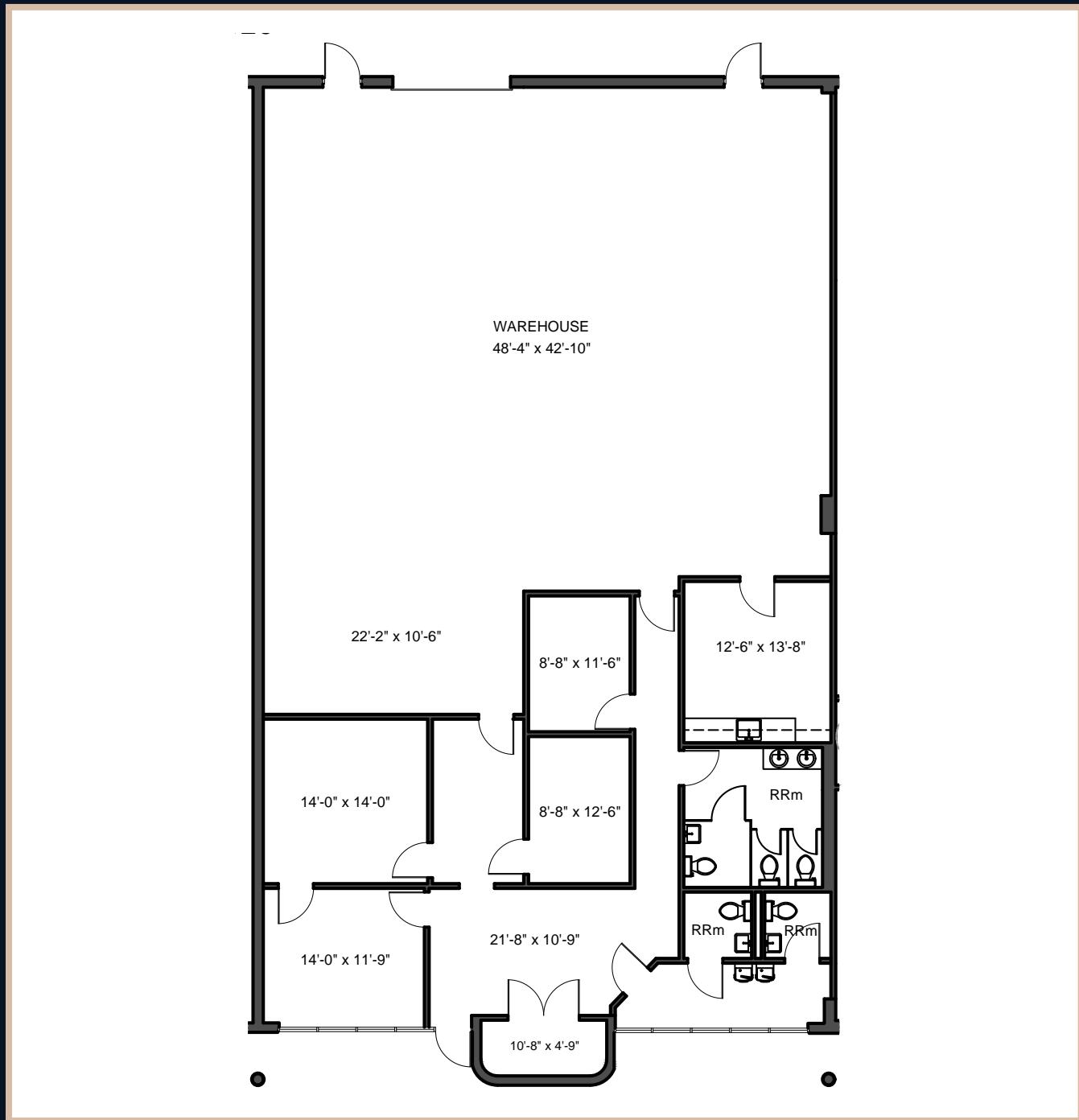
- 2,500 SF
- 12' clear height
- 1,207 SF Warehouse
- Lighting: LED
- 1,293 SF Office
- Available: Now
- Two (2) drive-in doors



Building 2 - Suite 7

Suite Details:

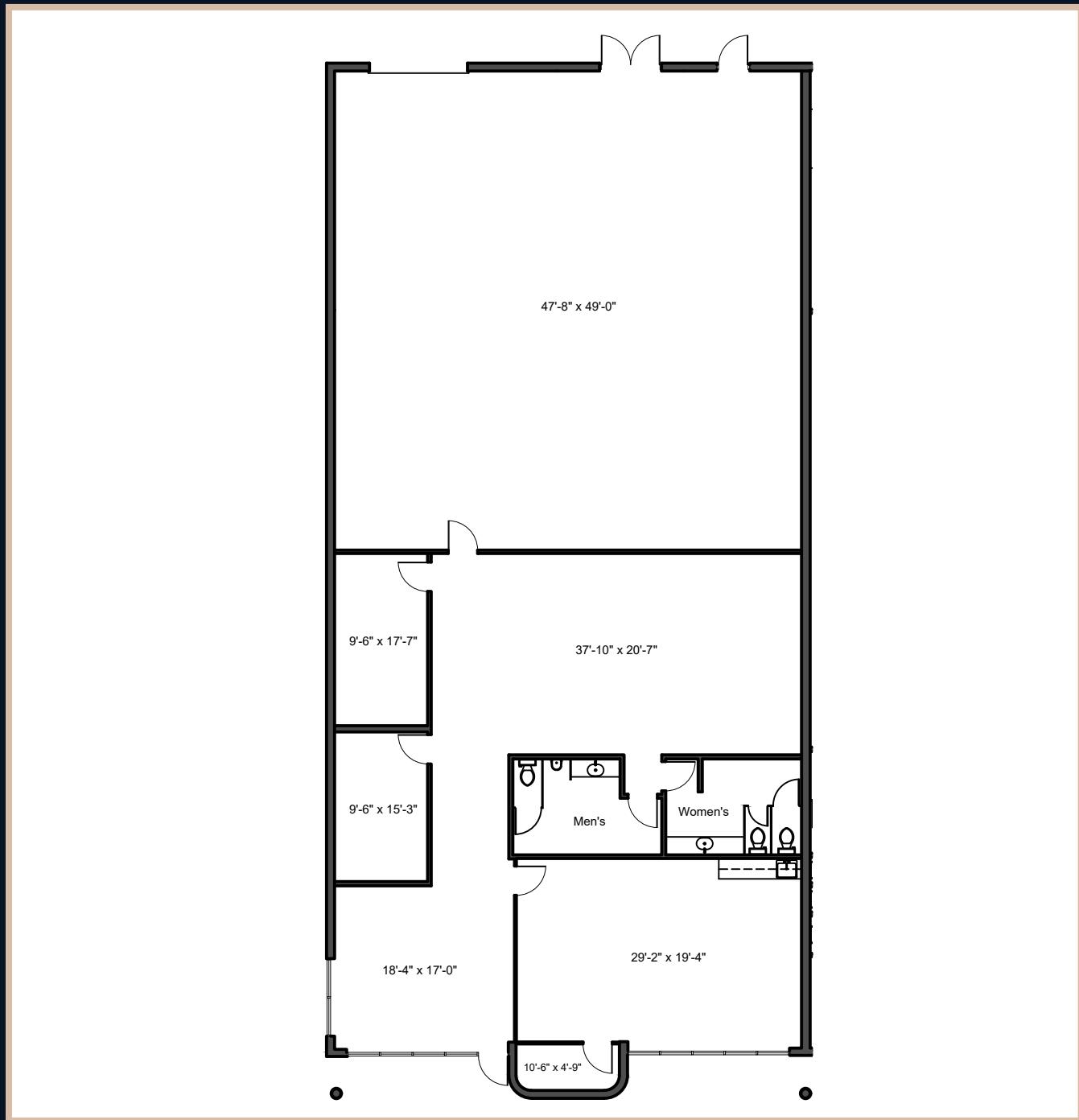
- 4,228 SF total
- ± 2,272 SF of warehouse
- ± 1,956 SF of office
- One (1) grade level door
- 12' clear height
- Available: Now



Building 5 - Suite 1

Suite Details:

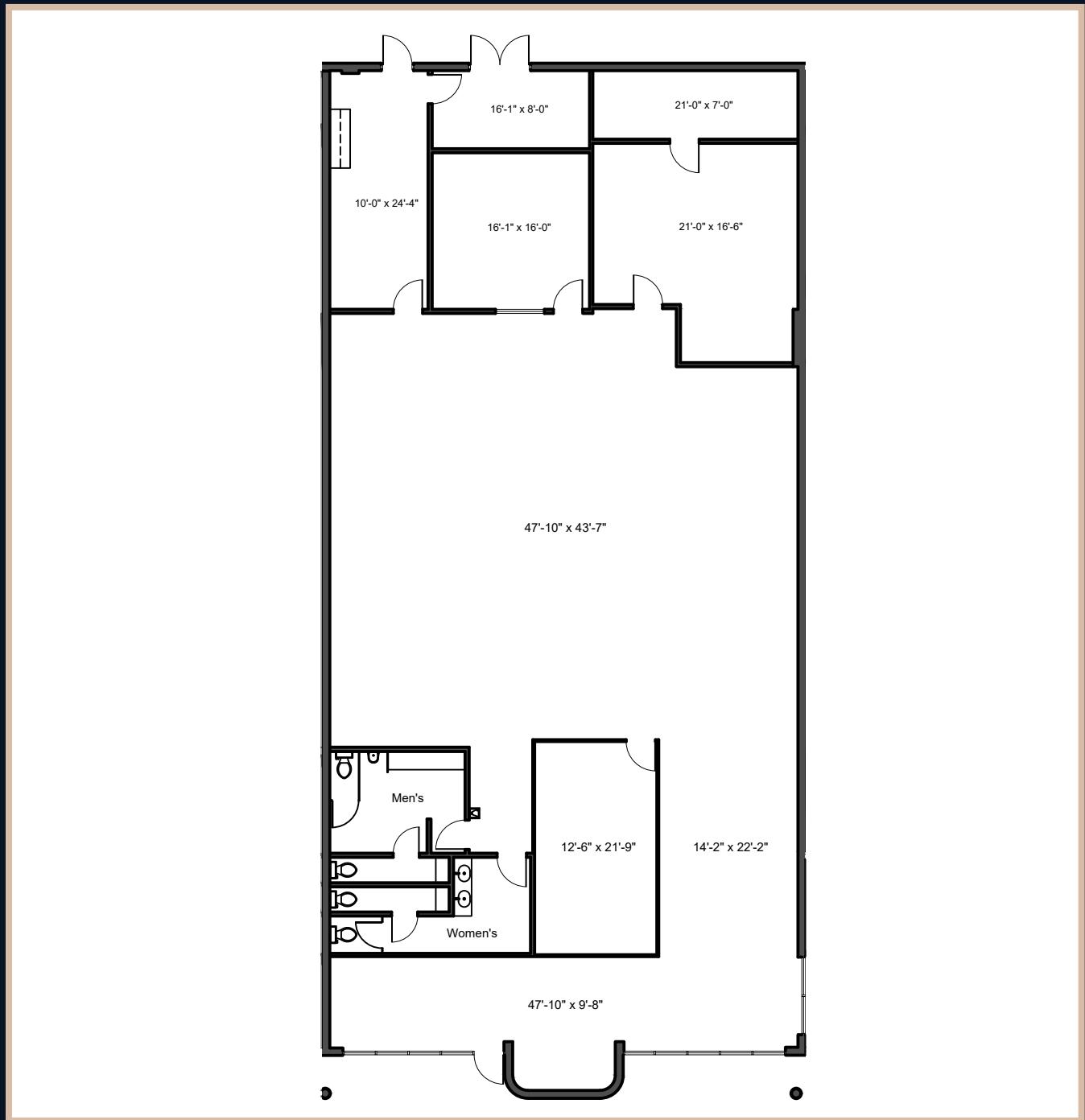
- 5,182 SF total
- ± 2,335 SF of warehouse
- ± 2,874 SF of office
- One (1) drive-in door
- 12' clear height
- Available: Now



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

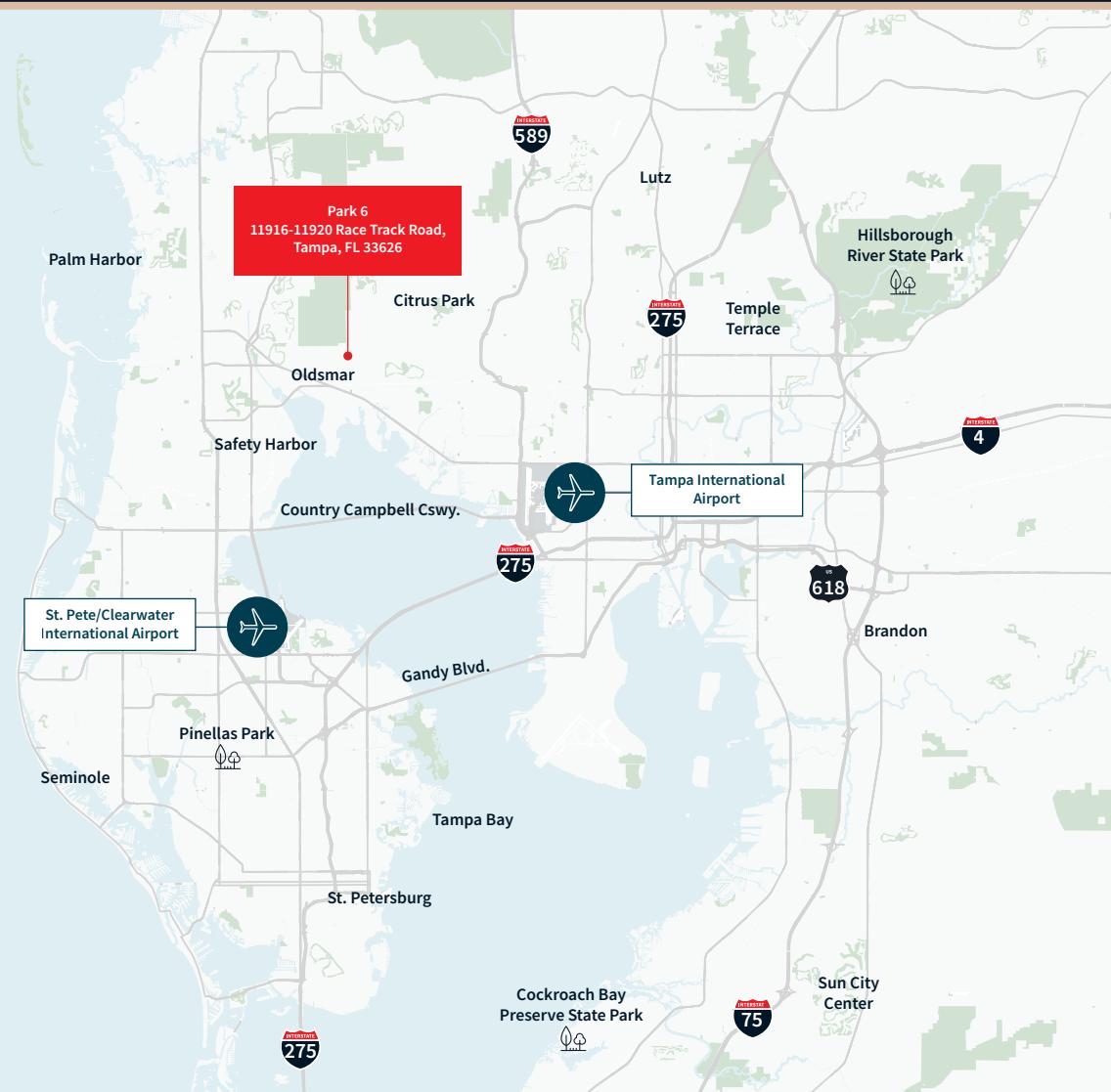
245,858

30 min drive

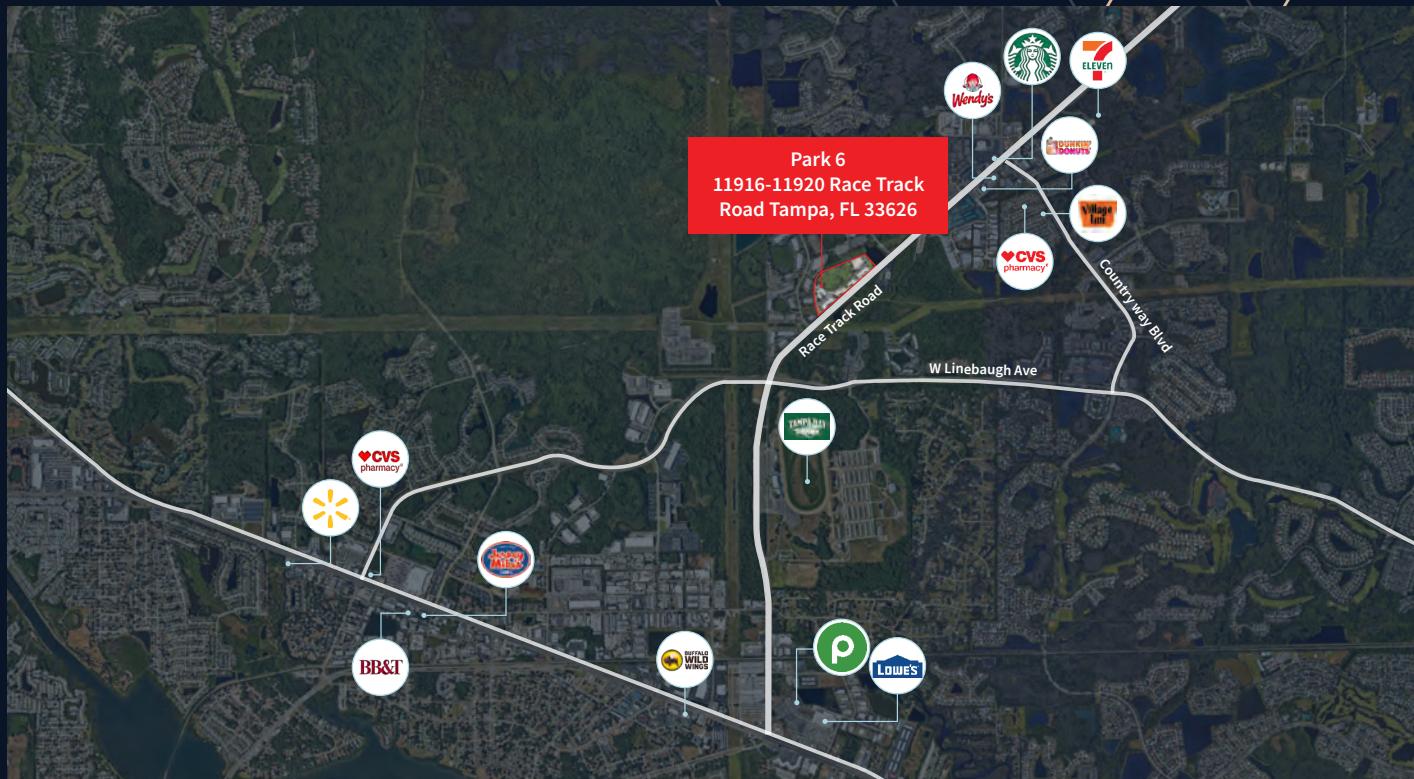
1,240,763

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:

Harrison Pithers

harrison.pithers@jll.com
+1 813 610 0239