

# FOR LEASE

50,601 SF Available  
New Class A Distribution Center



**HANGAR COURT  
DISTRIBUTION CENTER**  
NEW CONSTRUCTION  
DELIVERY Q4 2024



**5424-5402 HANGAR COURT  
TAMPA, FL 33634**



Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker

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50,601 SF Available  
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**Stonelake**  
CAPITAL PARTNERS



HOOVER BLVD.

W. HILLSBOROUGH AVE.



50,601 SF  
32' CLEAR

2,888-SF  
SPEC OFFICE

HANGAR COURT



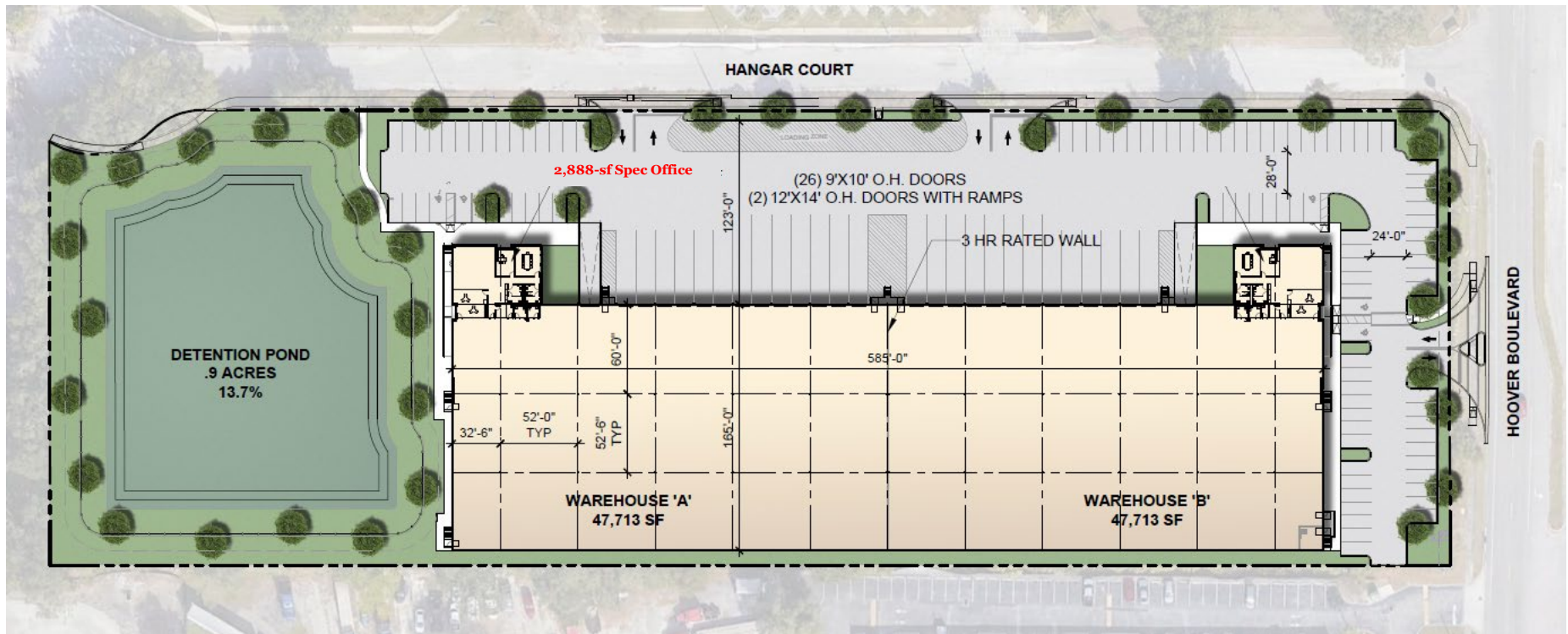
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### SPACE FOR LEASE – INFORMATION

- **COMPLETION DATE: Q4 2024**
- **CLASS A INDUSTRIAL BUILDING**
- **50,601 SF SUITE**
- **ONE (1) 2,888 SF SPEC OFFICE**
- **BUILDING DIMENSIONS: 585'W X 165'D**
- **COLUMN SPACING: 52'W X 52'6"D, 60' SPEED BAY**
- **32' CLEAR HEIGHT**
- **13 (9' X 10') DOCK-HIGH DOORS**
- **1 (12' X 14') DRIVE-IN DOORS WITH RAMP**
- **120' TRUCK COURT DEPTH**
- **ESFR SPRINKLER SYSTEM**
- **1,600A, 480V, 3-PHASE POWER (UP TO 2,400A)**
- **AMPLE EMPLOYEE PARKING**
- **HIGH-BAY LED LIGHTING**



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*OFFICE INTERIORS*



*WAREHOUSE INTERIORS*



*OFFICE INTERIORS*



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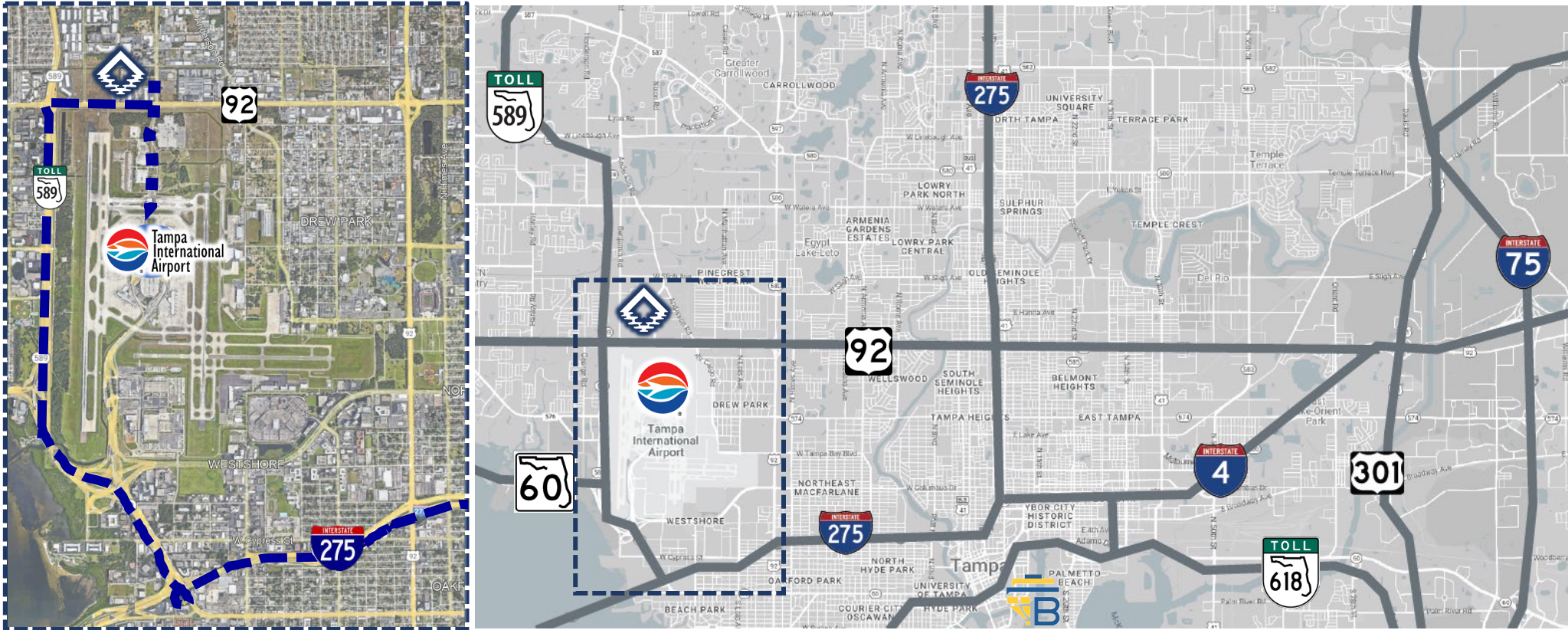
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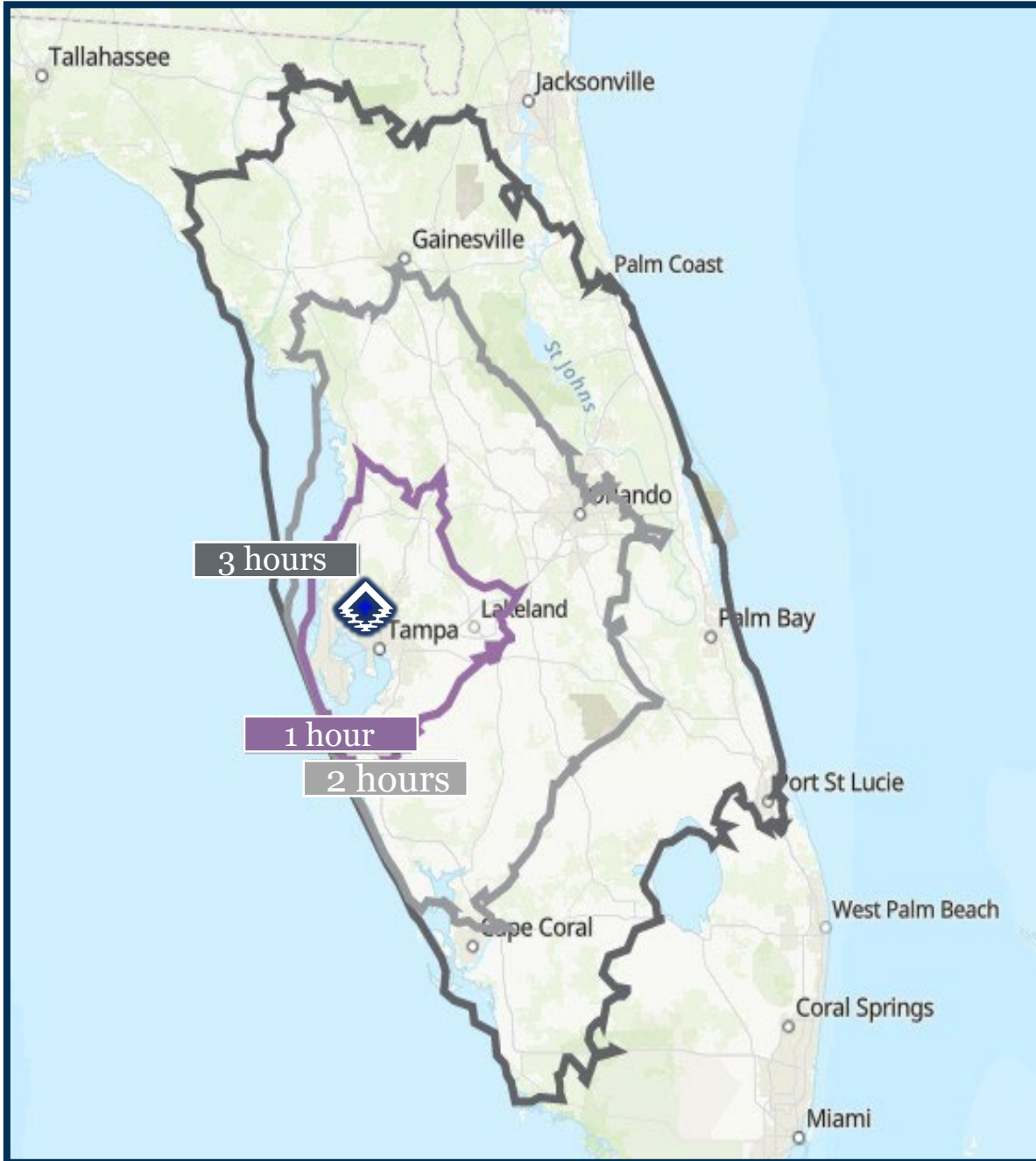


## DISTANCES & DRIVE-TIMES

- HILLSBOROUGH AVE. – 500' – 1 MIN.**
- TAMPA INT'L AIRPORT – 0.8 MILES – 3 MIN.**
- VETERANS EXPRESSWAY – 0.9 MILES – 3 MIN.**
- SR-60 – 2.8 MILES – 7 MIN.**
- I-275 – 4.6 MILES – 9 MIN.**
- I-4 – 8.0 MILES – 14 MIN.**
- SELMON EXPRESSWAY – 8.1 MILES – 15 MIN.**
- PORT OF TAMPA – 9.9 MILES – 18 MIN.**
- I-75 – 13 MILES – 22 MIN.**
- U.S. HIGHWAY 301 – 13.9 MILES – 25 MIN.**

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## Market Overview

	10 miles	20 miles	30 miles
<b>2023 Total Population</b>	745,034	2,414,101	3,083,065
<b>2023 Median Age</b>	38	41.8	42.8
<b>2023 Median Household Income</b>	\$62,599	\$67,239	\$66,547
<b>2023 Total Businesses</b>	43,504	112,212	129,975
<b>2023 Employed Population</b>	469,760	1,141,903	1,304,411



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