



 **JLL** SEE A BRIGHTER WAY

For sale

Single tenant industrial
building in East Tampa

3415 Queen Palm Drive
Tampa, Florida 33619

3415 Queen Palm Drive

3415 Queen Palm Drive Tampa, Florida 33619

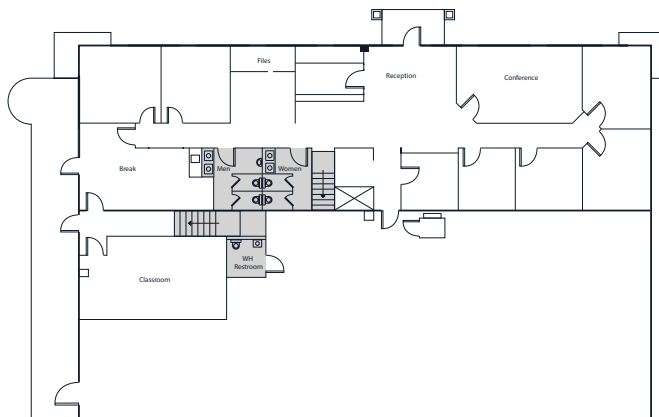
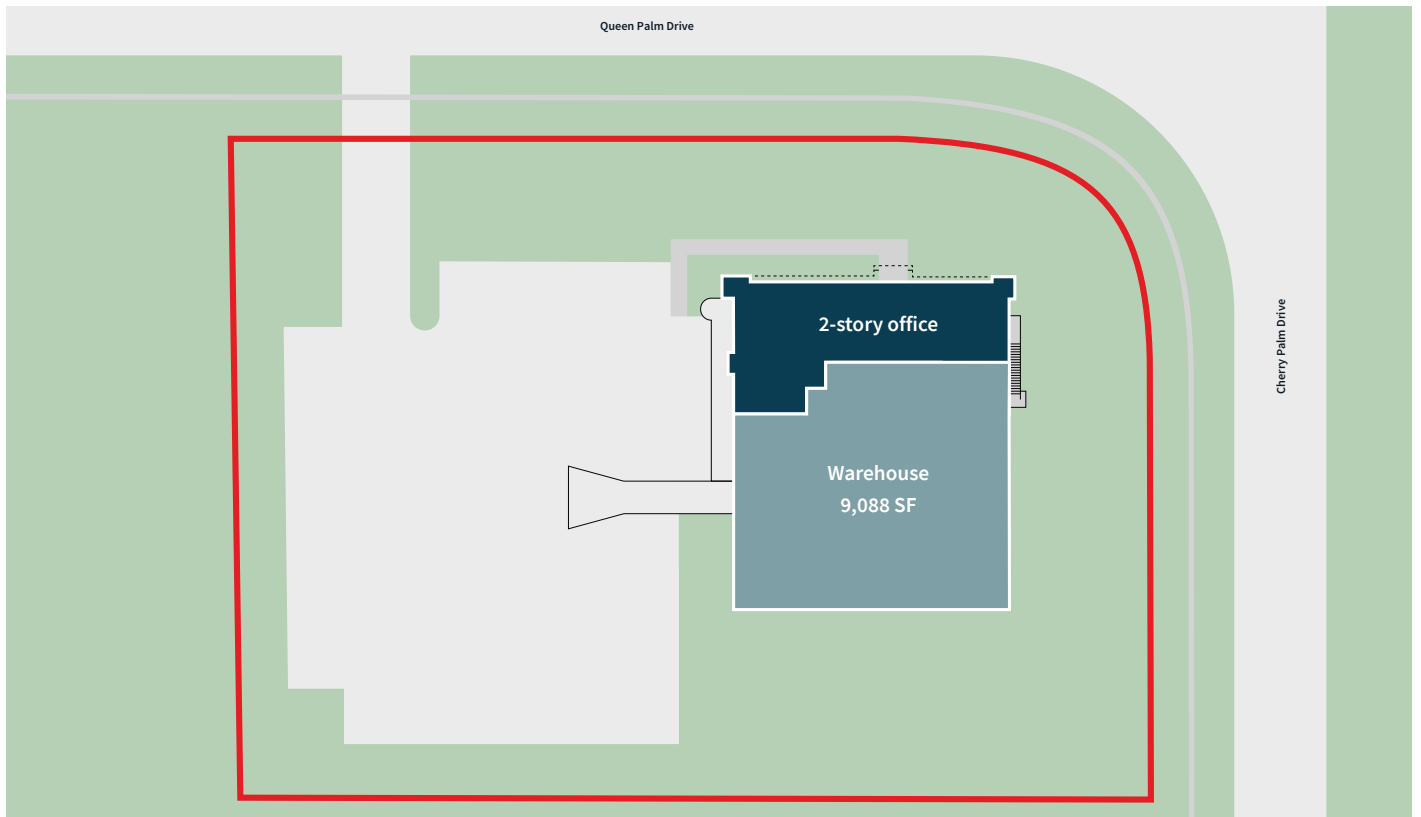
Property Highlights

- **Total size:** 15,010 SF
- **Warehouse:** 9,088 SF
- **Office:** 5,922 SF total
 - First floor: 2,961 SF
 - Second floor: 2,961 SF
- **Acreage:** 1.81 AC
- **IOS:** 0.25 AC
- **Year built:** 1984
- **Construction:** Masonry
- **Flood zone:** B and X
- **Zoning:** M (manufacturing)
- **Loading:** One (1) grade-level door (12'x14'), one (1) recessed dock well (9'x10')
- **Clear height:** 18'
- **Power:** 400 amps, 3-phase
- **Sprinkler:** None
- **HVAC:** 100% air-conditioned building
- **Parking:** 20 surface spaces (1.37/1,000)

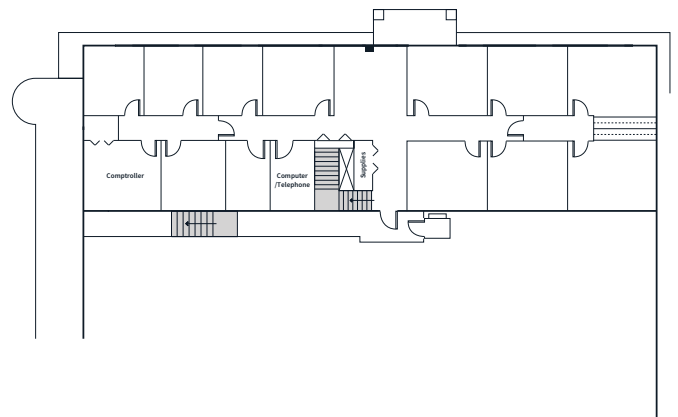


3415 Queen Palm Drive

The building



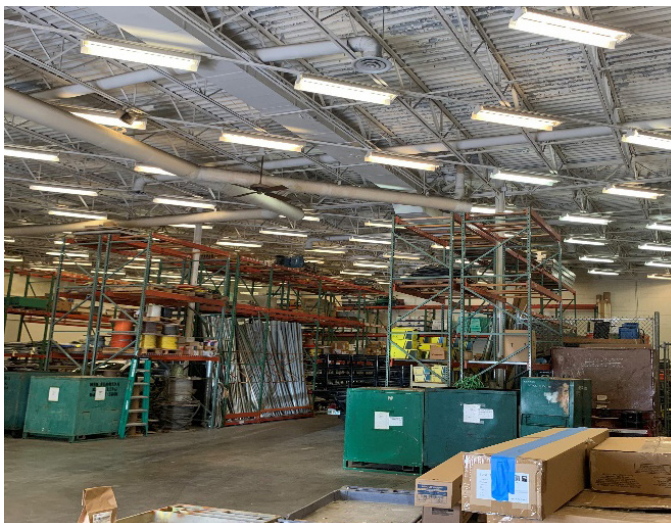
First floor office
2,961 SF



Second floor office
2,961 SF

3415 Queen Palm Drive

Photos

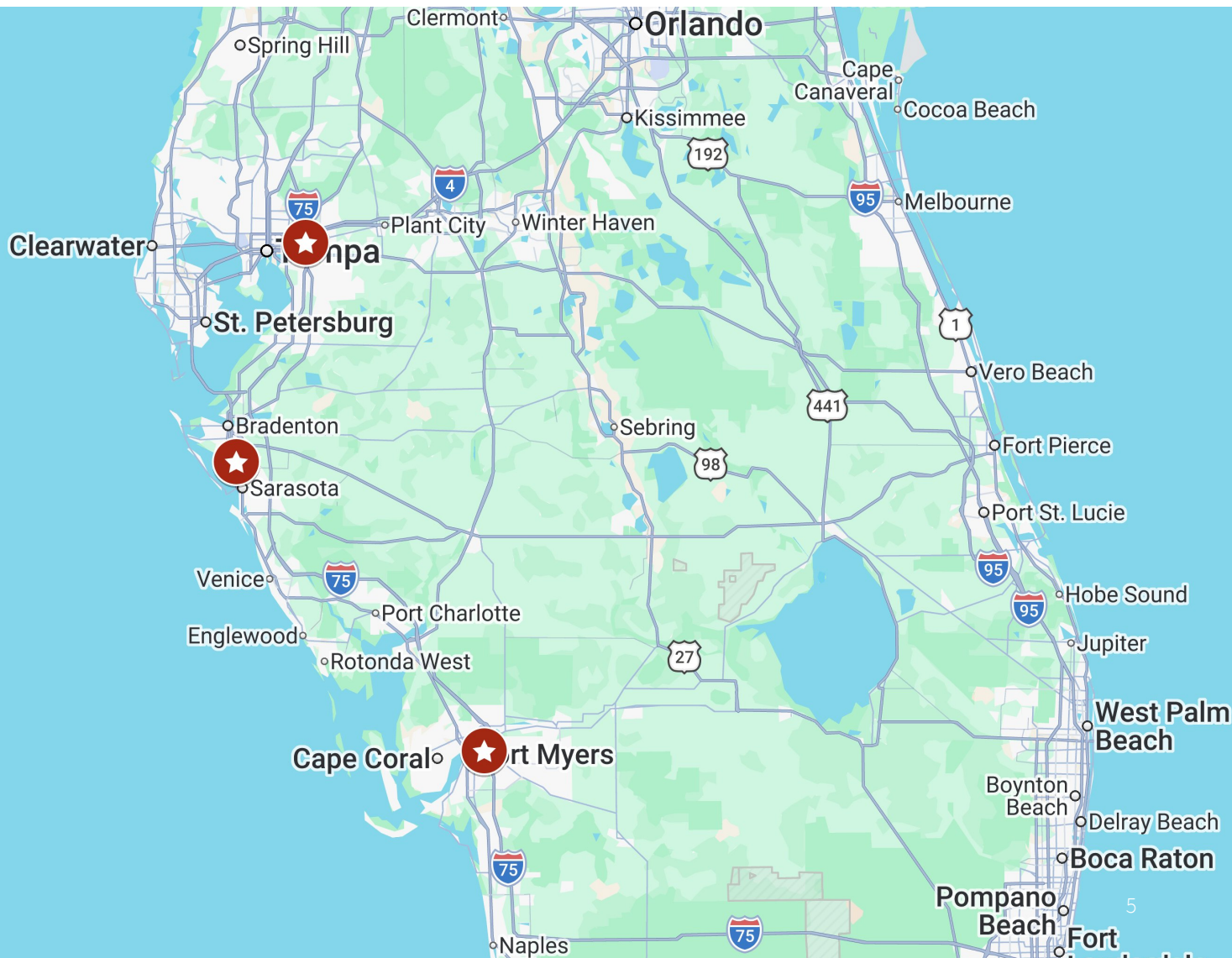


Current tenant

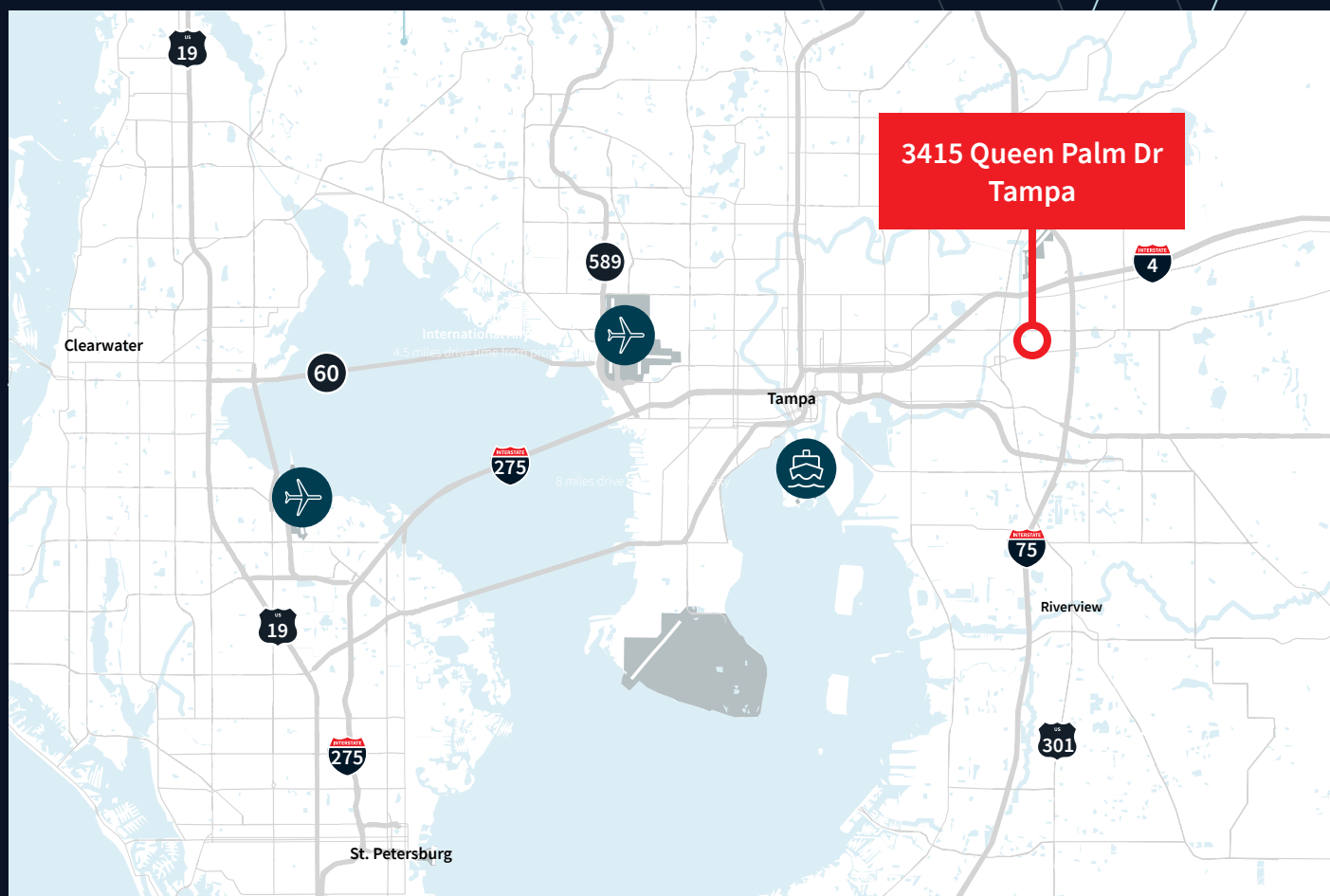


- **Tenancy:** Single
- **Tenant:** Doyle Electric
- **Lease expiration:** July 31, 2027
- **Expiring rate:** \$9.42/SF NNN
- **Current operating expenses:** ±\$5.28/SF
- **Renewal options:** none
- **Commentary:** Prospective buyers have the opportunity to allow Doyle Electric lease to expire and either occupy the building as an owner-user or renew/re-tenant the building at a market rate.

Doyle Electric Services, Inc. locations



Location



Drive times

Interstate 75	1.5 miles	4 minutes
Interstate 4	2 miles	5 minutes
Port Tampa Bay/Downtown Tampa	7 miles	17 minutes
Tampa International Airport	14 miles	20 minutes

Harrison Pithers
Vice President
harrison.pithers@jll.com
+1 813 610 0239

Olivia Martino
Vice President
olivia.martino@jll.com
+1 813 387 1320

John C. Dunphy
Executive Managing Director
johnc.dunphy@jll.com
+1 813 387 1312