



DREW PARK OWNER-USER OPPORTUNITY

4412 W Osborne Ave | Tampa, FL 33614 | Drew Park | Airport / Westshore Submarket



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Property Description

Move-in ready and strategically located, 4412 W Osborne Avenue offers a rare opportunity to acquire a freestanding 4,000 SF industrial flex building in the heart of Drew Park — one of Tampa's most supply-constrained and highly liquid small-bay industrial submarkets.

The property provides a functional blend of climate-controlled warehouse and well-appointed office space, thoughtfully configured for operational efficiency. The existing office buildout is in excellent condition and includes multiple private offices, upgraded common areas, and support space suitable for light manufacturing, distribution, service operations, trade contractors, or professional owner-operators.

The property was previously occupied by a security systems company and features climate-controlled workspace, upgraded LED lighting, and infrastructure well suited for service contractors, technology integrators, and specialty trades.

Positioned just minutes from Tampa International Airport, the Westshore Business District, and immediate interstate connectivity, the location supports both workforce accessibility and regional logistics. Drew Park continues to attract strong owner-user demand due to its central infill positioning, limited replacement supply, and stable industrial zoning.

For businesses looking to control occupancy costs and build long-term equity rather than lease, 4412 W Osborne Avenue represents a compelling opportunity to secure a centrally located, improved industrial asset in a high-barrier-to-entry Tampa corridor.

Contact for more information:

Jeff Lamm | 813.300.5266 | jeff.lamm@lammproperties.net

Website: www.lammproperties.net

Tampa Office: 100 S Ashley Dr, Suite 600-2505, Tampa, FL 33602

Lic. Real Estate Broker



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Property Overview

Building Size: 4,000 SF

Land Area: ±17,500 SF (0.40 Acres)

Zoning: IG (Industrial General)

Year Built: 1985

Folio #: 108388-0000

Investment / Ownership Advantages

- Climate-controlled small-bay building in Drew Park
- ±0.40-acre site (gated, fenced, secured & lit)
- 23 parking spaces (rare for this size)
- Recently improved interior and building systems
- Infill location with limited new replacement supply
- Located minutes from Tampa International Airport (TIA)
- Excellent parking and circulation for service vehicles.

Why This Asset Works for an Owner-User

- Control occupancy costs
- Eliminate landlord risk
- **Build equity instead of paying rent**
- Prime central Tampa industrial location
- Ideal for service, light manufacturing, contractor, or trade user

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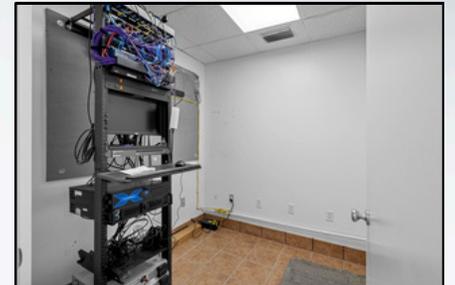
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Building Improvements & Interior Features

- Climate-controlled warehouse space
- One (1) grade-level roll-up door
- 250 Amp, 120/240V single-phase electrical service
- Six (6) private offices
- Large upgraded kitchen / break room area
- Two (2) ADA-compliant restrooms
- Dedicated server / IT room
- Three (3) HVAC units (two newer)
- Roof replaced in 2018
- New interior paint throughout
- LED lighting in climate-controlled warehouse



Site & Operational Advantages

- ±0.40-acre site (17,500 SF)
- 23 striped parking spaces + 1 handicap space
- Fully fenced and gated property
- Commercial security and alarm system with existing infrastructure in place
- Functional rear yard with storage shed
- Located in a CRA district with potential improvement incentives (see below)

DESIGNATED TAMPA COMMUNITY REDEVELOPMENT AREA (CRA)

Located within a designated Tampa Community Redevelopment Area (CRA), the property may qualify for Commercial Exterior and Interior improvement grants (subject to CRA approval and eligibility requirements).

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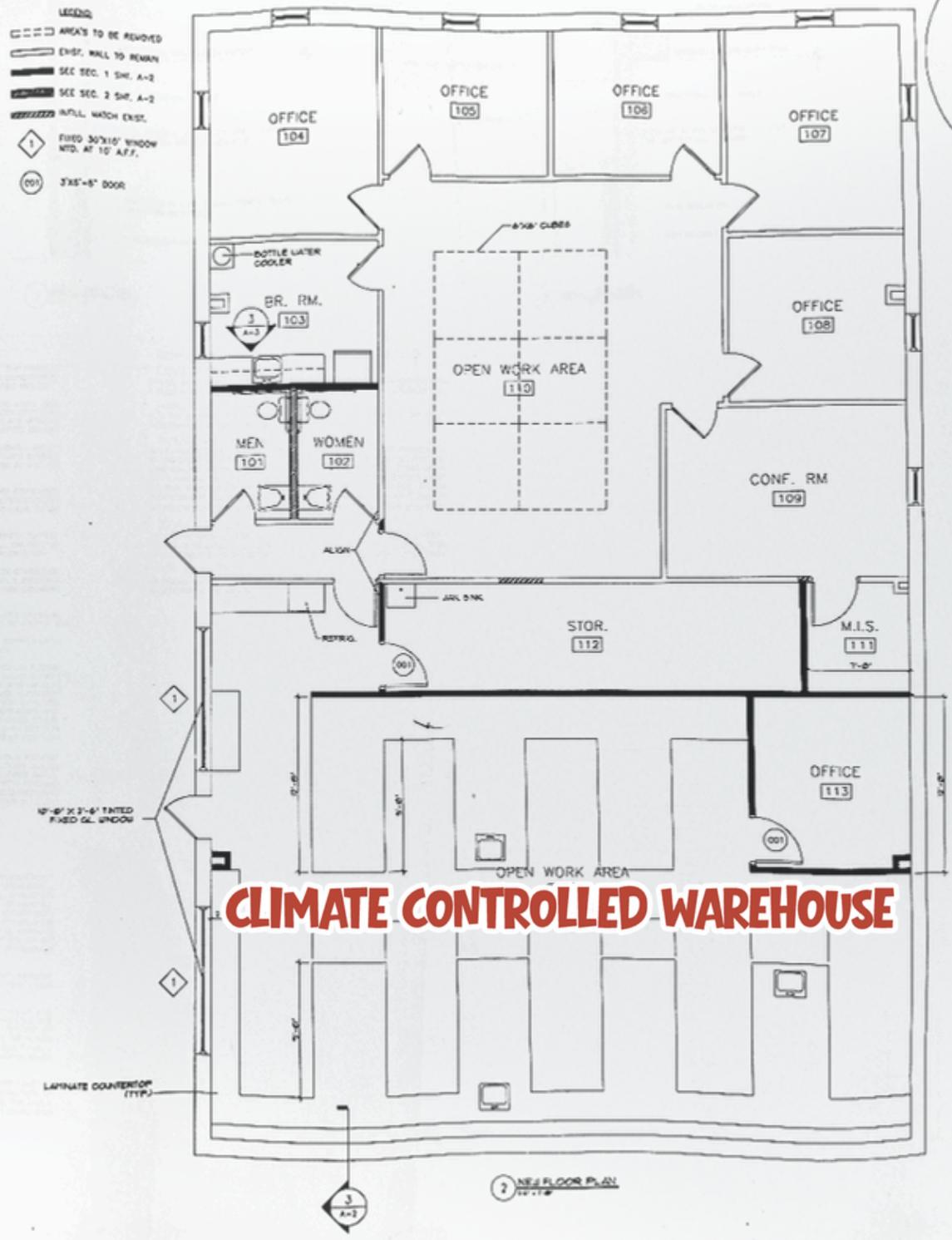
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FLOOR PLAN



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OWN VS RENT

Ownership Cost Comparison (Illustrative)

Conventional Financing Scenario (25% Down)

Purchase Price: \$1,149,000

Down Payment (25%): \$287,250

Estimated Monthly Ownership Cost: ≈ \$7,350/month*

Estimated Market Rent (4,000 SF in Drew Park):

≈ \$6,800/month NNN

Difference: ≈ \$500/month

For approximately \$500 per month above current lease rates, a business can:

- Control its facility long-term
- Build equity instead of paying rent
- Fix occupancy costs
- Eliminate landlord risk
- Secure a strategic Drew Park location

SBA Financing Scenario (10% Down)

Purchase Price: \$1,149,000

Down Payment (10%): \$114,900

Estimated Monthly Ownership Cost: ≈ \$8,700/month*

Estimated Market Rent (4,000 SF in Drew Park):

≈ \$6,800/month NNN

Difference: ≈ \$1,900/month

With SBA financing, ownership remains accessible while allowing a business to:

- Preserve working capital
- Control long-term occupancy costs
- Hedge against rent inflation
- Build equity in a high-barrier-to-entry submarket

**Financing illustrations assume prevailing market interest rates, 25-year amortization, estimated property taxes, insurance, and light maintenance reserves. Figures are estimates for illustrative purposes only and subject to lender qualification and underwriting.*

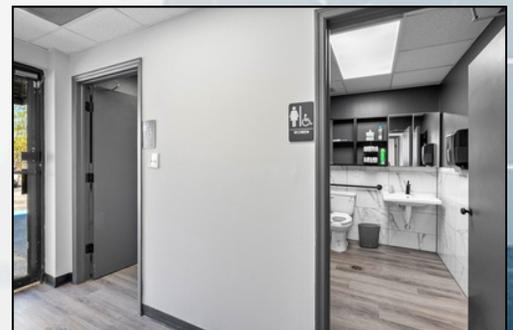
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Strategic Drew Park Industrial Flex Location

Located in the heart of Drew Park, 4412 W Osborne Ave benefits from one of Tampa's most established and centrally positioned industrial corridors. Drew Park continues to attract owner-users, service businesses, and small industrial operators due to its proximity to major transportation infrastructure and limited available inventory.

Immediate Connectivity

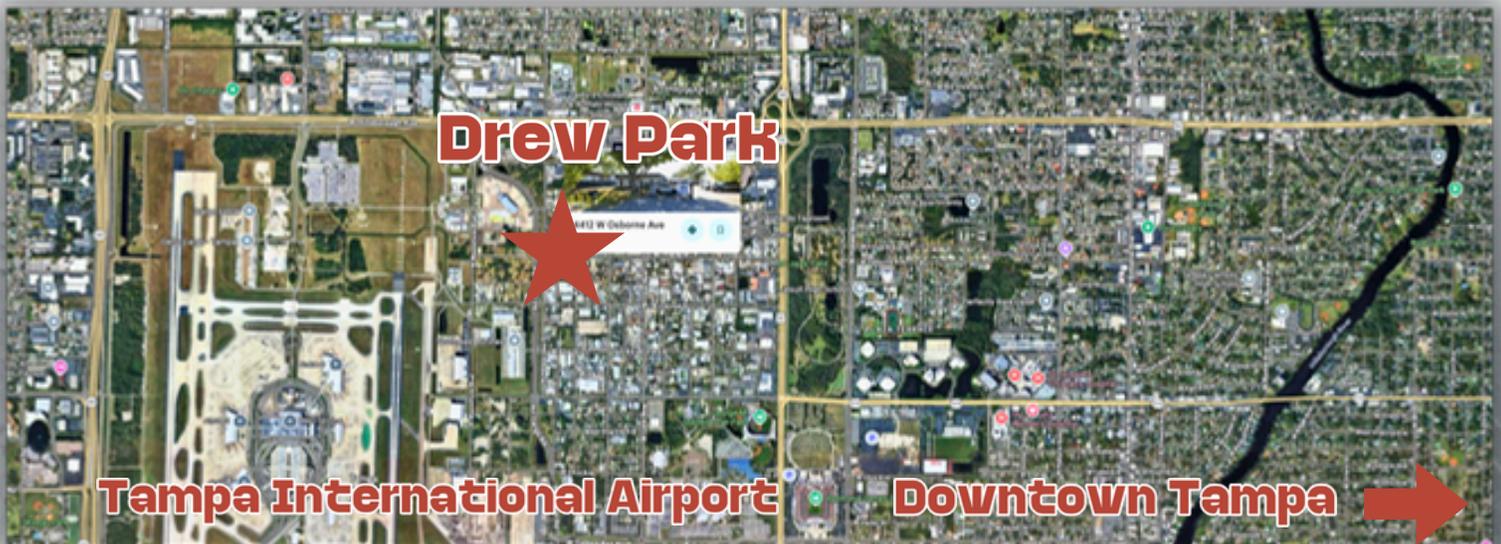
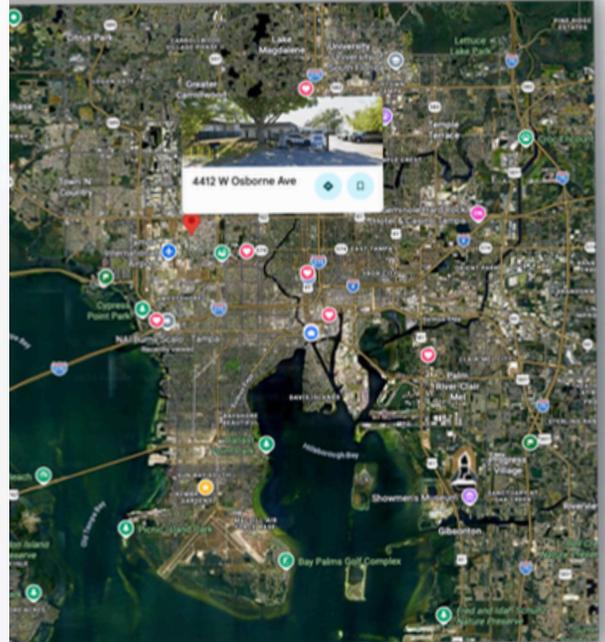
- ±5 minutes to Tampa International Airport
- Direct access to I-275 via Dale Mabry Highway
- ±5 minutes to Veterans Expressway (SR 589)
- Immediate access to SR-60 / Kennedy Boulevard
- ±15 minutes to Downtown Tampa
- ±10 minutes to Westshore Business District

Operational Advantages

- Centrally located within Hillsborough County
- Strong labor access from multiple residential corridors
- Surrounded by established industrial and commercial users
- Limited new small-bay supply within Drew Park
- Proven owner-user demand in 2,500–5,000 SF size band

Market Positioning

Drew Park remains one of Tampa's most desirable industrial submarkets due to its infill location, airport adjacency, and zoning stability. Small freestanding buildings in this corridor are increasingly difficult to replicate given rising land costs and entitlement constraints.



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