

For Lease or Sale



6850 Cross Bayou Drive
Seminole, FL 33777



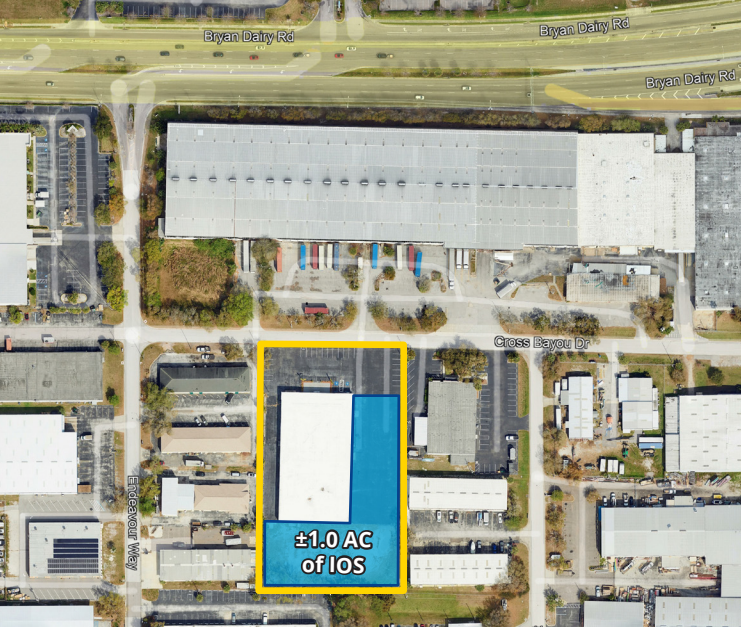
Dominic Hewitt

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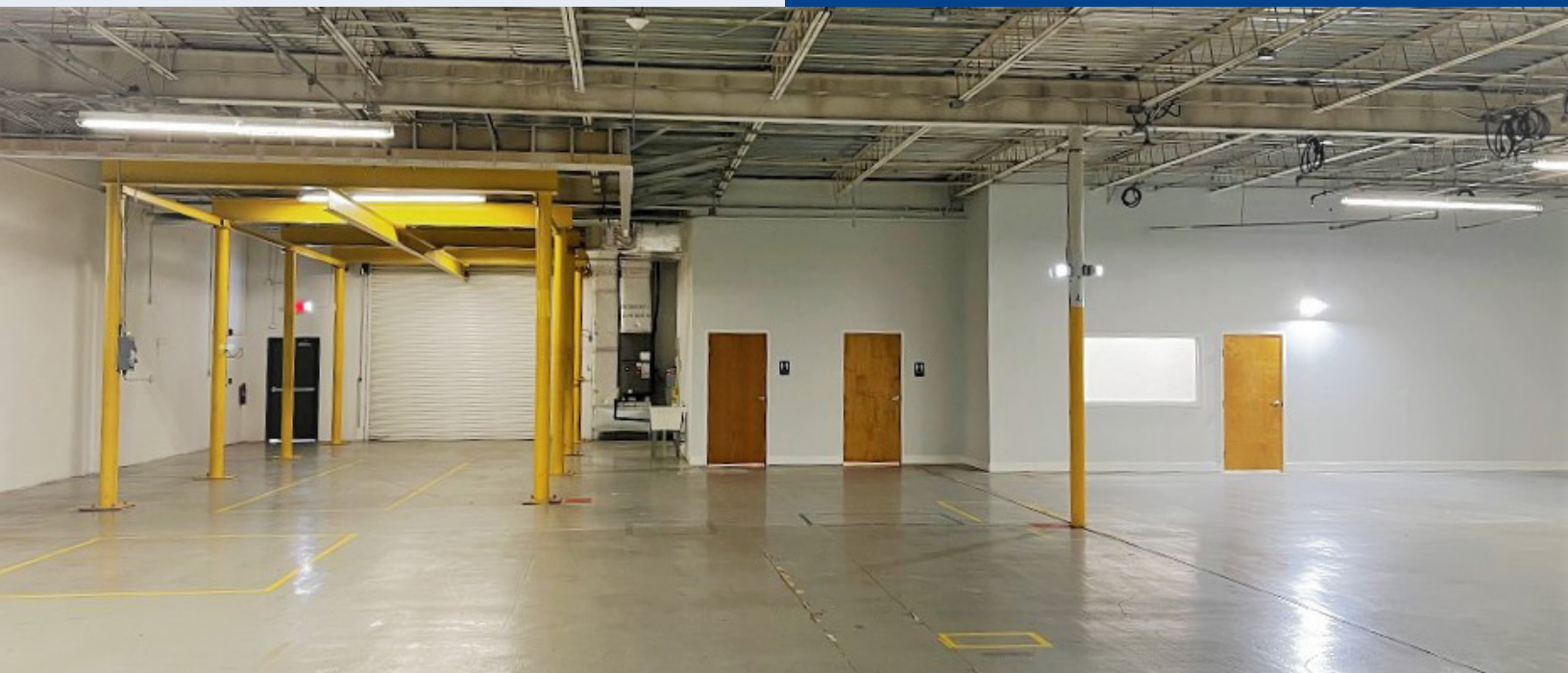
4830 West Kennedy Blvd.
Suite 300
Tampa, FL 33609
P: +1 813 221 2290



Property Overview

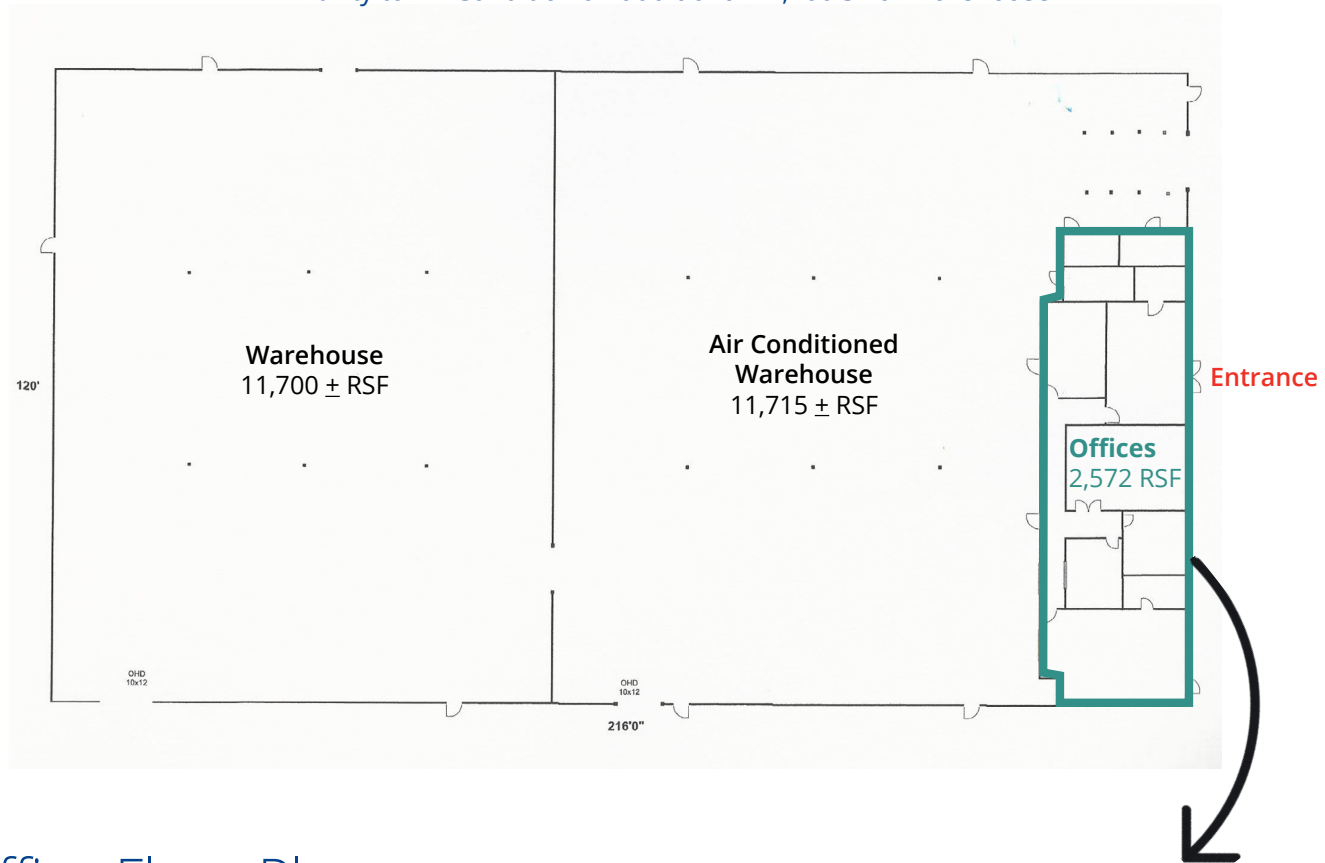
- Direct access to major roadways including Bryan Dairy Road, US-19 and I-275
- Climate Controlled Warehouse
- Heavy Power
- 68 parking spaces
- Move-In Ready Space
- Available Immediately
- Inquire for Price and Lease Rate

Building Size:	25,987 SF
Lot Size:	2.17 Acres
Year Built:	1963
Office SF:	±2,572 SF
Warehouse SF:	±23,415 SF
Loading:	3 Grade Level Doors 1 Oversized Grade Level Doors (Ability to add a truck well for dock high loading)
Clear Height:	14.5'
Outside Storage:	±1.0 Acre
Power:	400 Amps, 277/480 Volts
HVAC:	4 AC Units
Zoning:	IH (Heavy Industrial)
<i>Click here for permitted & conditional uses</i>	

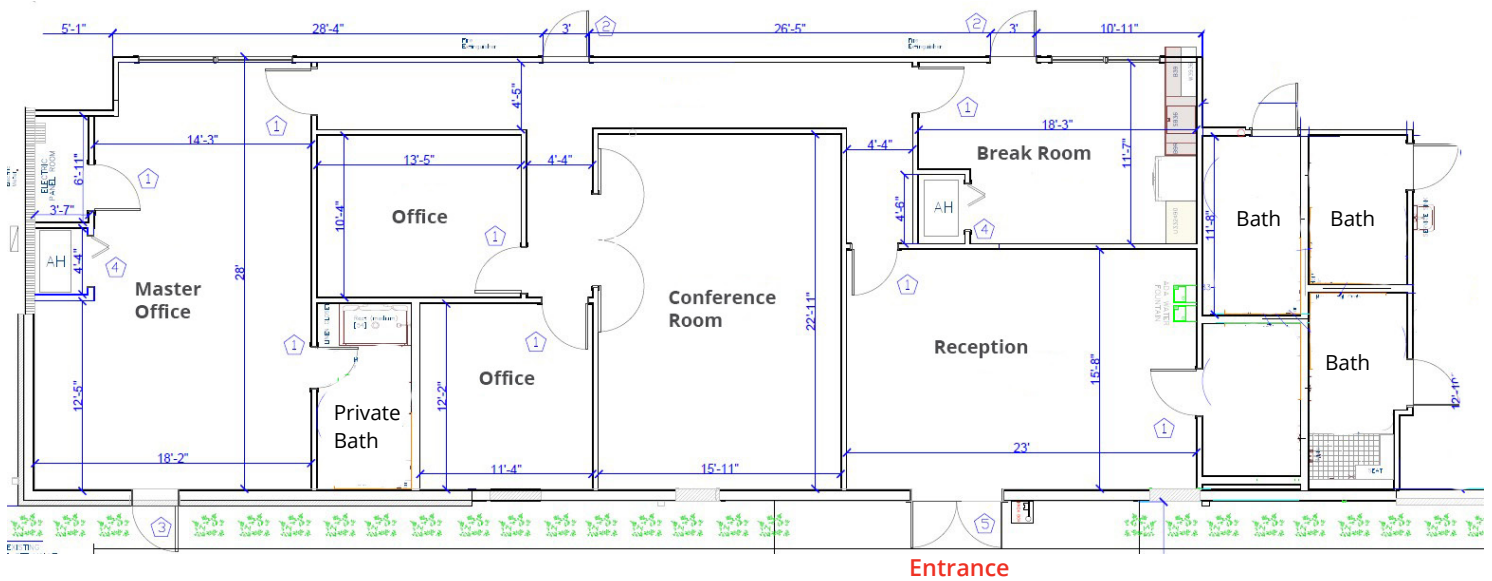


Floor Plan

Ability to Air Condition an additional 11,700 SF of Warehouse



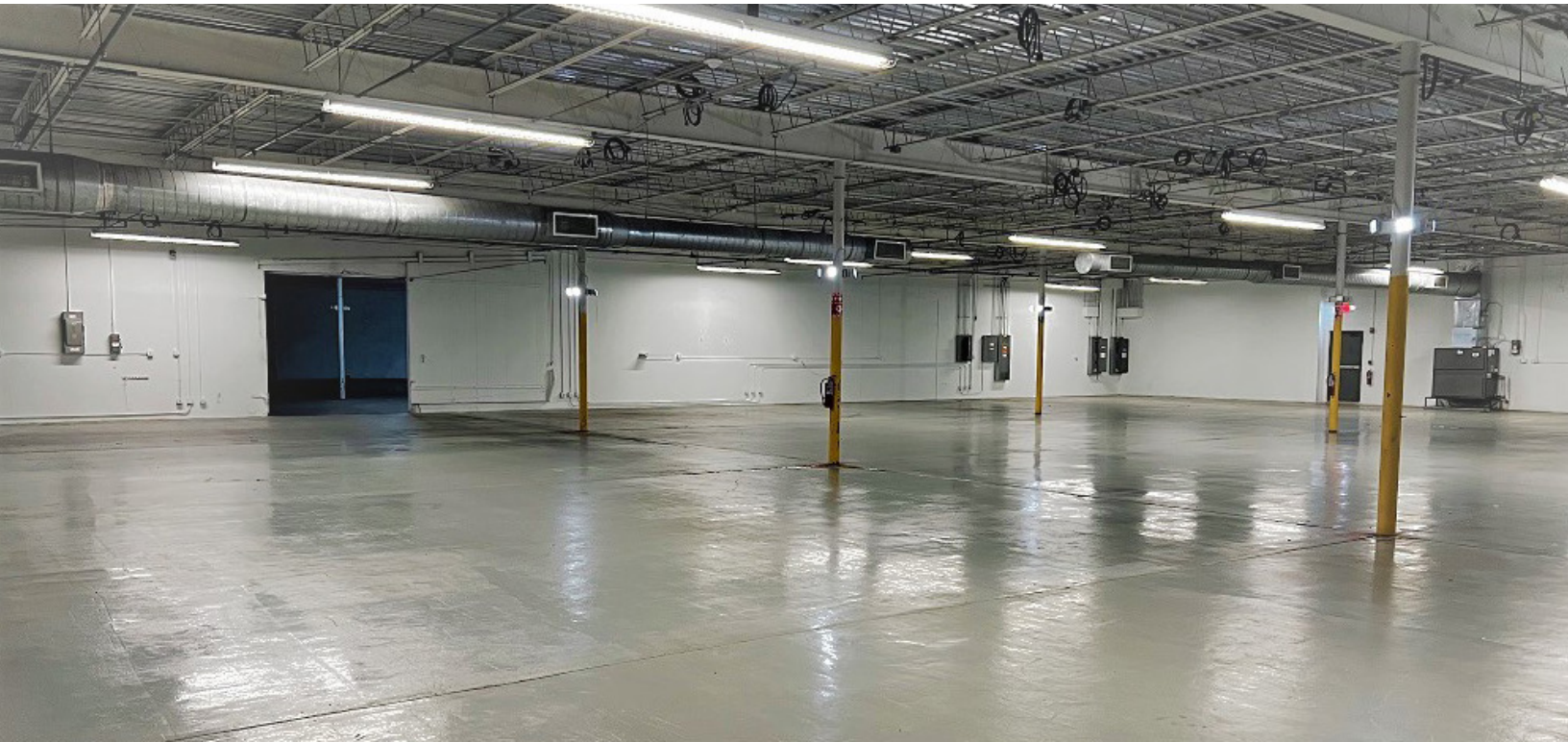
Office Floor Plan





Cross Bayou Drive

±1.0 AC
of IOS



Location Overview

Colliers

20.7 Miles
to Port of Tampa

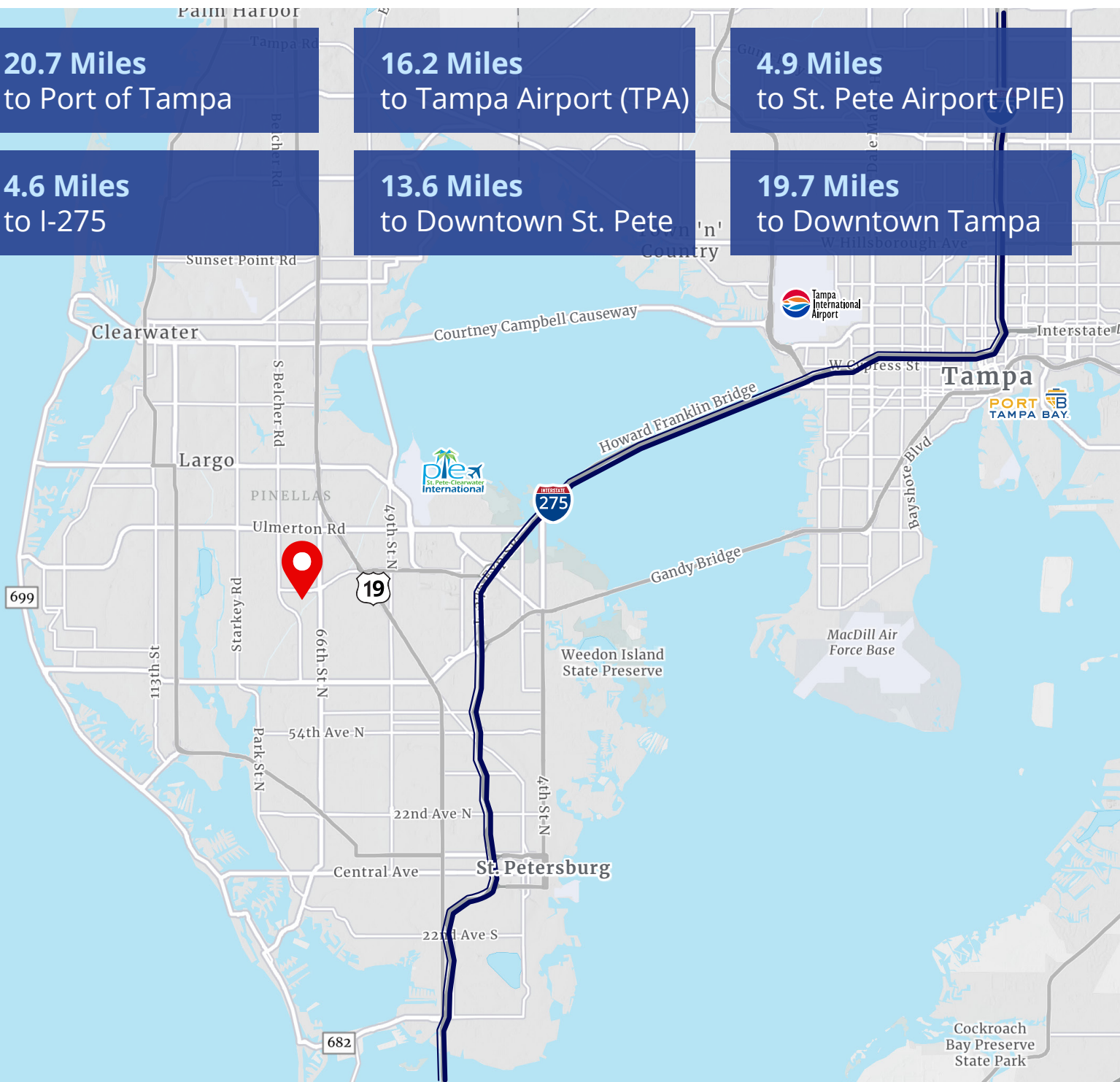
16.2 Miles
to Tampa Airport (TPA)

4.9 Miles
to St. Pete Airport (PIE)

4.6 Miles
to I-275

13.6 Miles
to Downtown St. Pete

19.7 Miles
to Downtown Tampa



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