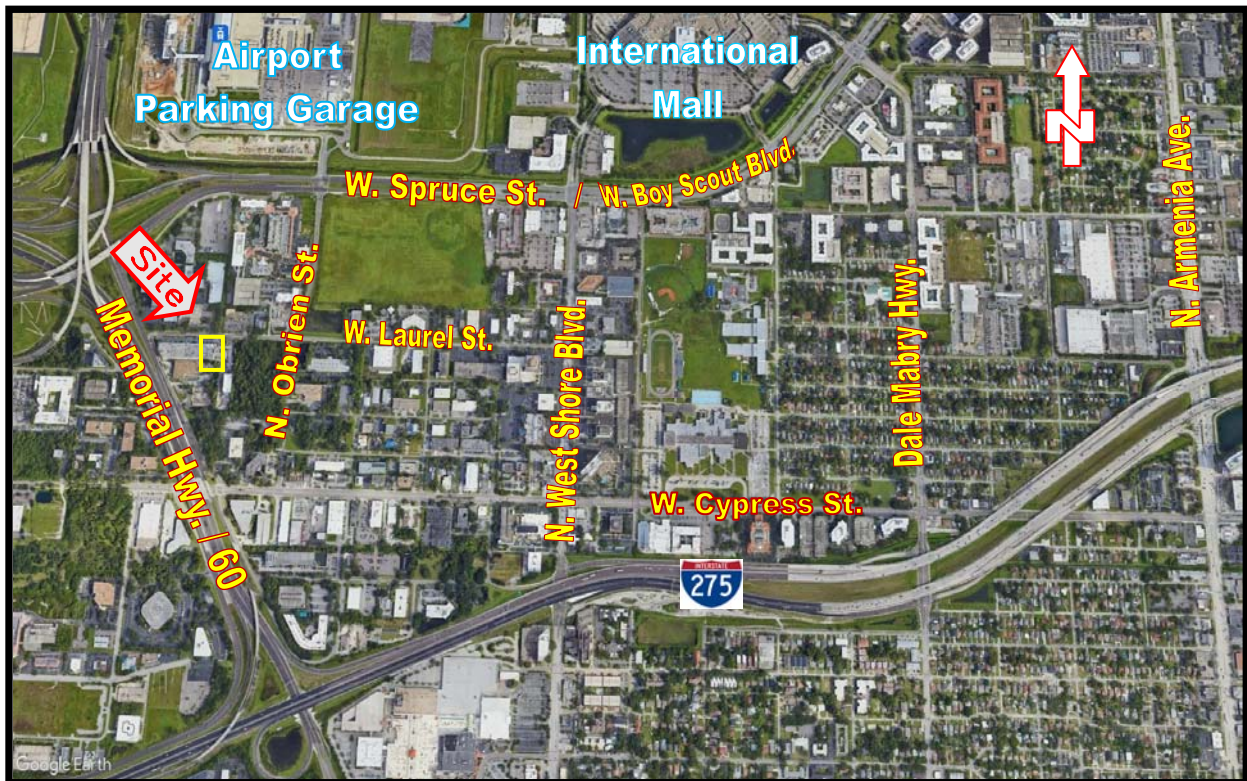




**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

# WESTSHORE HIGH QUALITY FLEX-SPACE FOR SALE



**5402 W. LAUREL ST., UNIT # 6**  
**TAMPA, FL 33607**

- 4,249 SF TOTAL
- INCLUDES: 775 SF - 2<sup>ND</sup> FLOOR OFFICE
- 10' X 10' GRADE LEVEL DOOR
- 20' HIGH CEILINGS
- FULLY AIR CONDITIONED
- WESTSHORE BUSINESS DISTRICT
- HIGH END INTERIOR FINISHES
- **SALE PRICE: \$1,325,000**



**ADDRESS:** 5402 W. Laurel St., Unit #6  
Tampa, FL 33607

**LOCATION:** From Spruce St., south on O'Brien. West on W. Laurel, property is on the south side of W. Laurel St.

**LAND AREA:** 2.36 Acres  
**DIMENSIONS:** Irregular

**ZONING:** M-AP-2 - Airport Compatibility District  
**LAND USE:** M-AP – Municipal Airport Compatibility  
**FLOOD ZONE:** 'AE' – Flood Insurance Required

**IMPROVEMENTS:** 69,670 SF

**YEAR BUILT:** 1975, Renovated 2007 & 2023

**LEGAL DESCRIPTION:** Lengthy, in listing file

**CLEAR CEILING HEIGHT:**  
**PARKING:** 4/1000

**UTILITIES:** Electric – TECO, Water/Sewer/Trash – Via Association (Hillsborough County)  
**TAXES:** \$6,262.66 (2023)

**PRESENT USE:** Mixed

**FOLIO #:** 112485-0112

**MORTGAGE HOLDER:** F & C

**TERMS:** Cash

**PRICE:** \$1,325,000

**NOTES:** Rare opportunity to purchase a high quality Flex Space located in the Westshore Business district!!! This flex space boasts a 3,474/SF footprint that has 20' clear height and a 775/SF second floor mezzanine with 2 private offices and a large open workspace. The space includes 2 restrooms, 1 grade level overhead rollup warehouse door, 10' x 10' on the south end of the suite and double doors on the north side of the building. The space, also, includes a 200 amp 3-phase power. The new parking lot being developed on the south side of the property will offer a 4/1000 parking ratio. Association fees are \$942 per month and include water/sewer/trash/exterior landscaping/reserves and common signage for the project. This space is ideal for automotive enthusiasts, physical therapists, or any other company that is looking for modern industrial looking space. Full epoxy floor. Monthly CAM including Property Insurance, Water & Sewer, is \$1,615.34

**KEY HOOK #:** TBD

**ASSOCIATE:** Larry Gilbert

**K&H SIGNAGE:** 3 X 4

**LISTING CODE:** SI-1656-2-31

**SHOWING INFORMATION:** Tenant in place: Listing Associate must schedule all showings.

