

## Offering Memorandum



10011 Williams Road, Tampa, FL

6,588 SF Flex For Lease | \$17.25 NNN

Prepared by:

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and Russell Hodill



## Property Summary



- The Subject Property is a 6,588 SF free-standing industrial flex building on a 120' x 300' parcel. The building configured with 5,188 sf air conditioned space and 1,400 sf warehouse (apx 75%/25% warehouse). 18-20 ft ceiling height to the deck. OH door is 15 feet high.
- The location is excellent with easy access to/from Linebaugh Ave., the Veteran's Expressway (3 minutes) and Tampa International Airport (12 minutes). Approximately 738,000 people live within 10 miles of this facility, providing an excellent employee pool with an easy commute.
- Single Phase 240 power. Current owner assists in running an electrical contracting company.
- CG - Commercial / General zoning Hillsborough County.
- Building is in non flood zone (X).
- CAM includes landscaping, re tax, and insurance currently at \$3.50 PSF.
- Office is configured as, reception, 4 offices, conference room, 2 restrooms, and with the remainder being open floor workspace. Ample natural lighting.
- This is a modern masonry and steel structure, built In 2007 and in excellent condition. 3.6 / 1000 parking, 24 striped spaces with some overflow.
- Nov 1 estimated availability date.

# Photos



# Photos



## The Company & The Broker



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John Skicewicz, CCIM

The Broker has been a Realtor for 43 years and attained the CCIM designation over 20 years ago. A Certified Commercial Investment Member is a recognized expert in the disciplines of commercial and investment real estate.

John has supervised completion of over \$1 billion in closed commercial transactions.

References from past clients are available on request.

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