



Executive Summary

3900 W COACHMAN AVE TAMPA, FL | INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

| | |
|------------------|------------------------|
| Lease Rate: | Negotiable |
| CAM: | \$3.75 PSF |
| Building Size: | 82,506 SF +/- |
| Available SF: | 21,872 - 82,506 SF +/- |
| Lot Size: | 5.93 Acres |
| Number of Units: | 3 |
| Year Built: | 1963 |
| Renovated: | 2024 |
| Zoning: | CI |

PROPERTY OVERVIEW

Ideally located in affluent South Tampa just west of Dale Mabry Highway, Gandy Blvd and the Selmon Expressway, three of Tampa's most important transportation arteries. This property offers spaces ranging from 21,872 SF - 82,506 SF +/- with over 3 acres of parking/outdoor storage.

PROPERTY HIGHLIGHTS

- Active CSX rail
- All suites feature dock high doors and 1 ramp
- 19' clear height
- 3-Phase - 1,200 AMP - 277/480 V
- ESFR fire suppression
- Column spacing: 20' (w) x 20' (d)
- Under renovation with new solar-ready TPO roof, interior and exterior paint, asphalt parking lot, and LED lighting.

Nick Ganey, CCIM
813.967.6077
nick@bounat.com

Estevan Lamas
813.992.1989
elamas@bounat.com

Tommy Szarvas
813.495.3143
tommy@bounat.com

bounat
Boutique Firm | National Reach



Additional Photos

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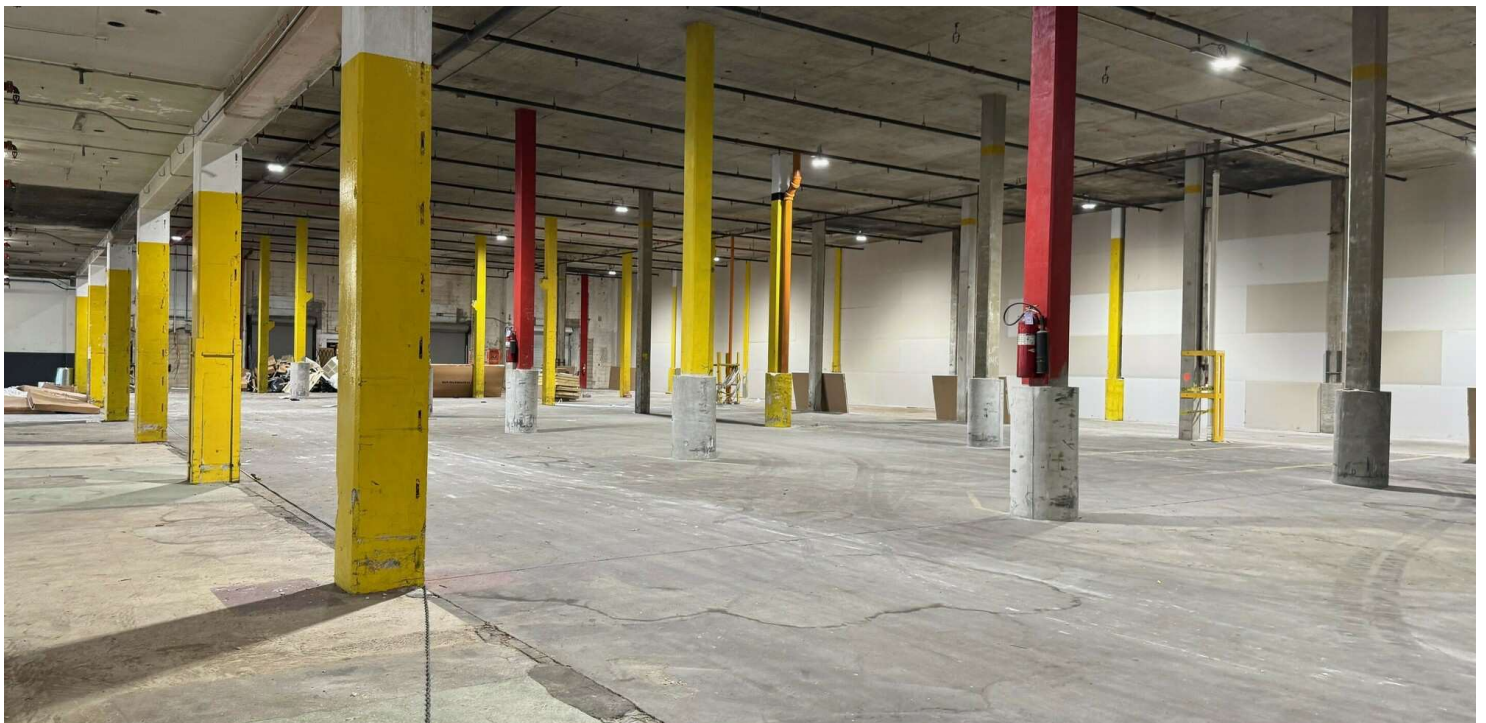
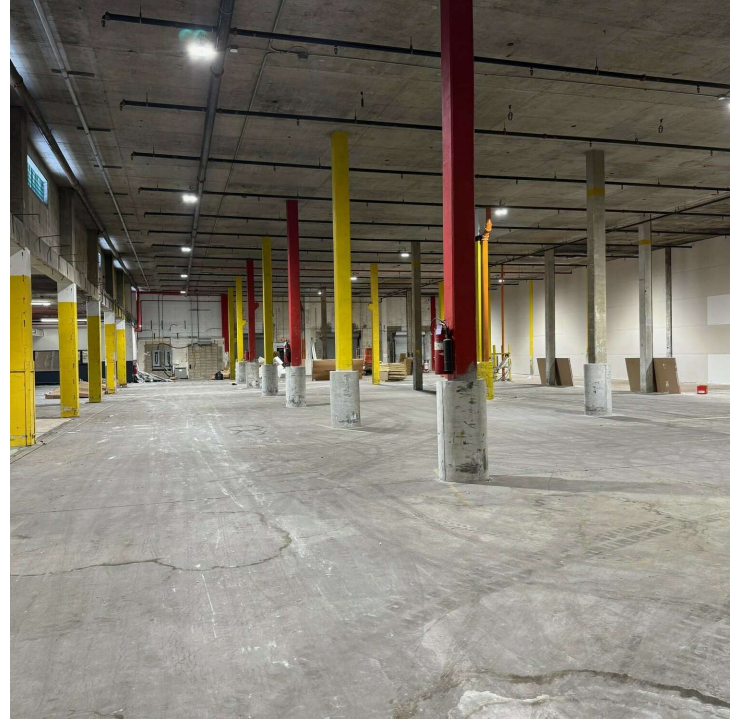
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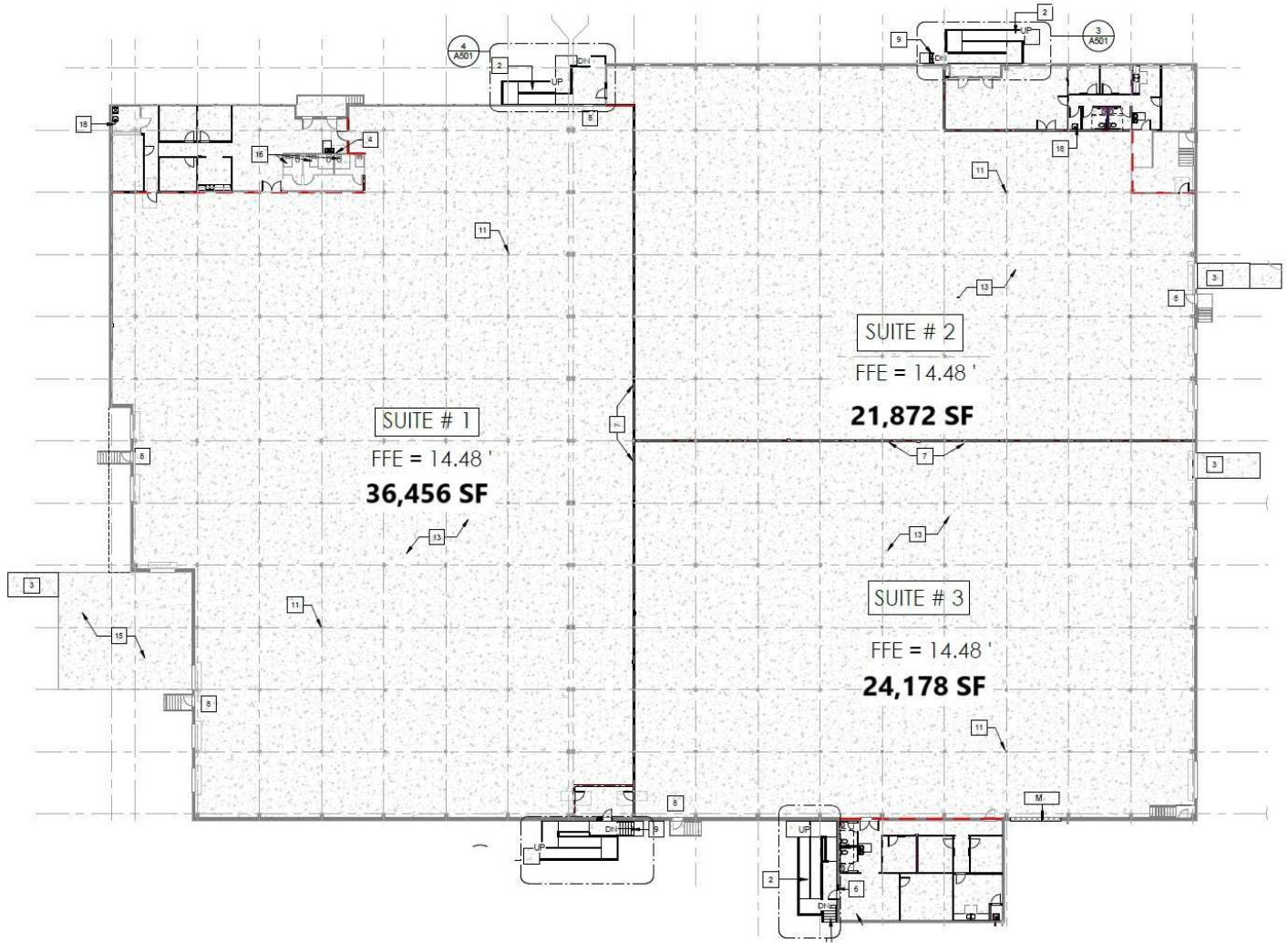
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Floor Plan

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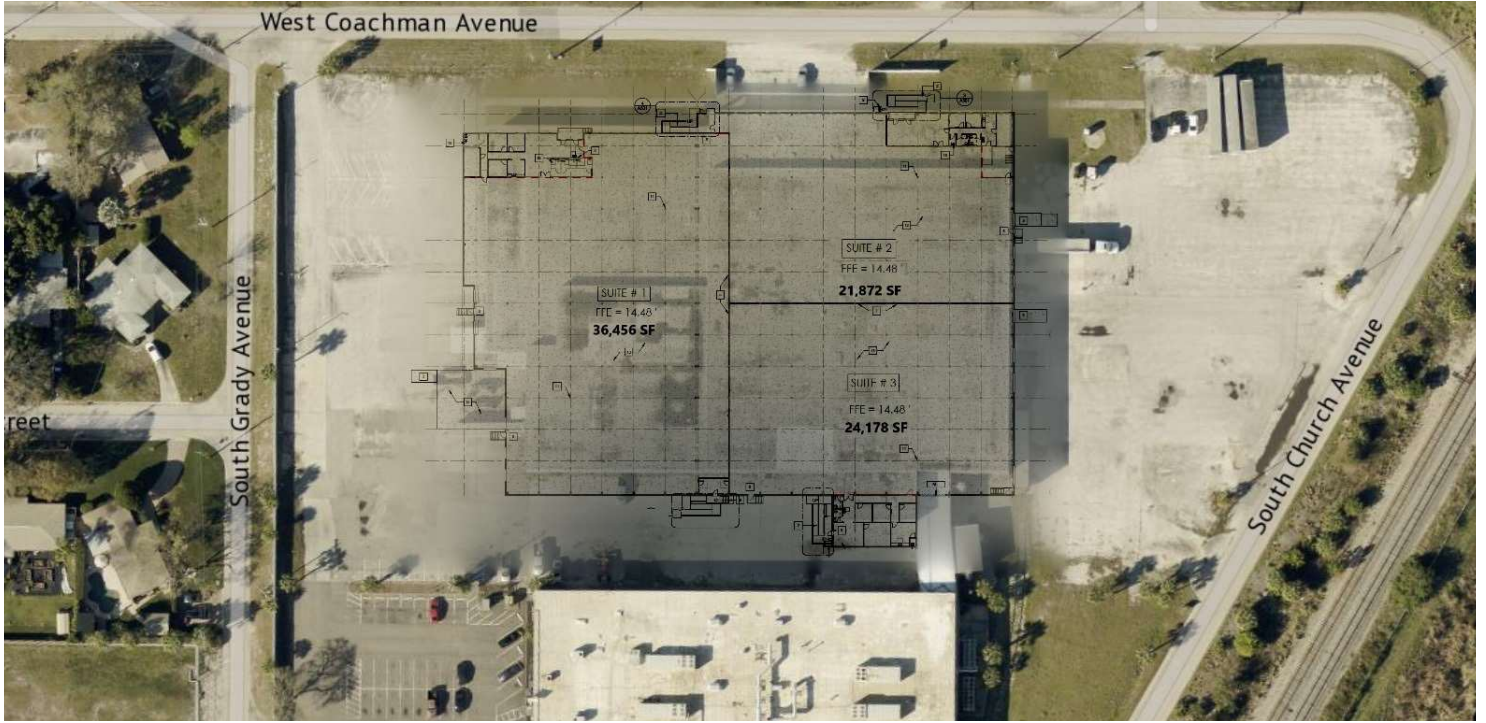
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Lease Spaces

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LEASE INFORMATION

| | | | |
|--------------|------------------------|-------------|------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 21,872 - 82,506 SF +/- | Lease Rate: | Negotiable |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) +/- | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------|-----------|--------------------|------------|------------|---|
| Suite 1 | Available | 36,456 - 82,506 SF | NNN | Negotiable | 4 Dock High Doors 2 Dock on Elevated Dock Platform 1 Ramp |
| Suite 2 | Available | 21,872 - 82,506 SF | NNN | Negotiable | 2 Dock High Doors 1 Ramp |
| Suite 3 | Available | 24,178 - 82,506 SF | NNN | Negotiable | 3 Dock High Doors 1 Ramp |

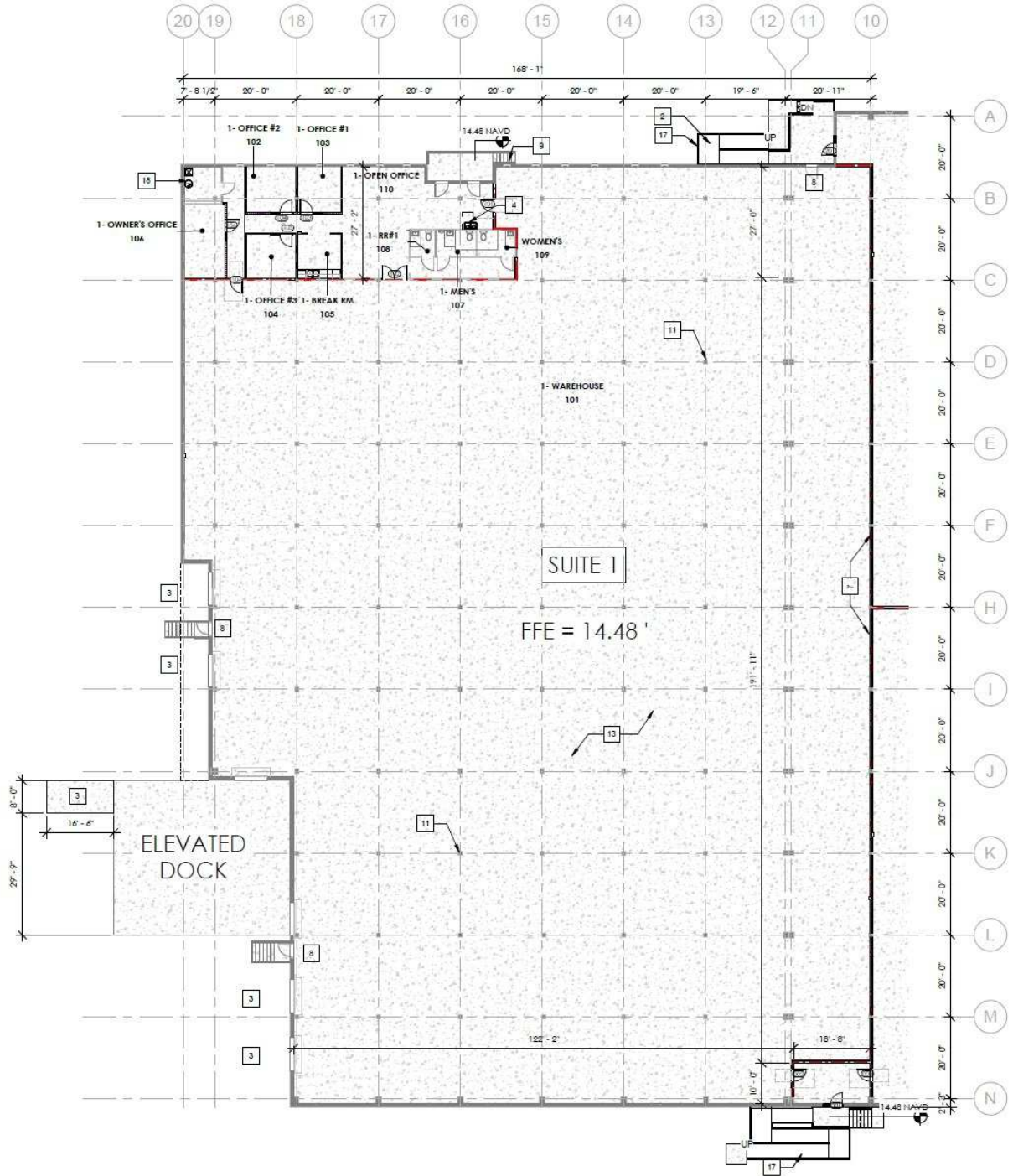
Nick Ganey, CCIM Estevan Lamas Tommy Szarvas
813.967.6077 813.992.1989 813.495.3143
nick@bounat.com elamas@bounat.com tommy@bounat.com





Floor Plan - Suite 1

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1 PROPOSED FLOOR PLAN - SUITE #1
1/16" = 1'-0"

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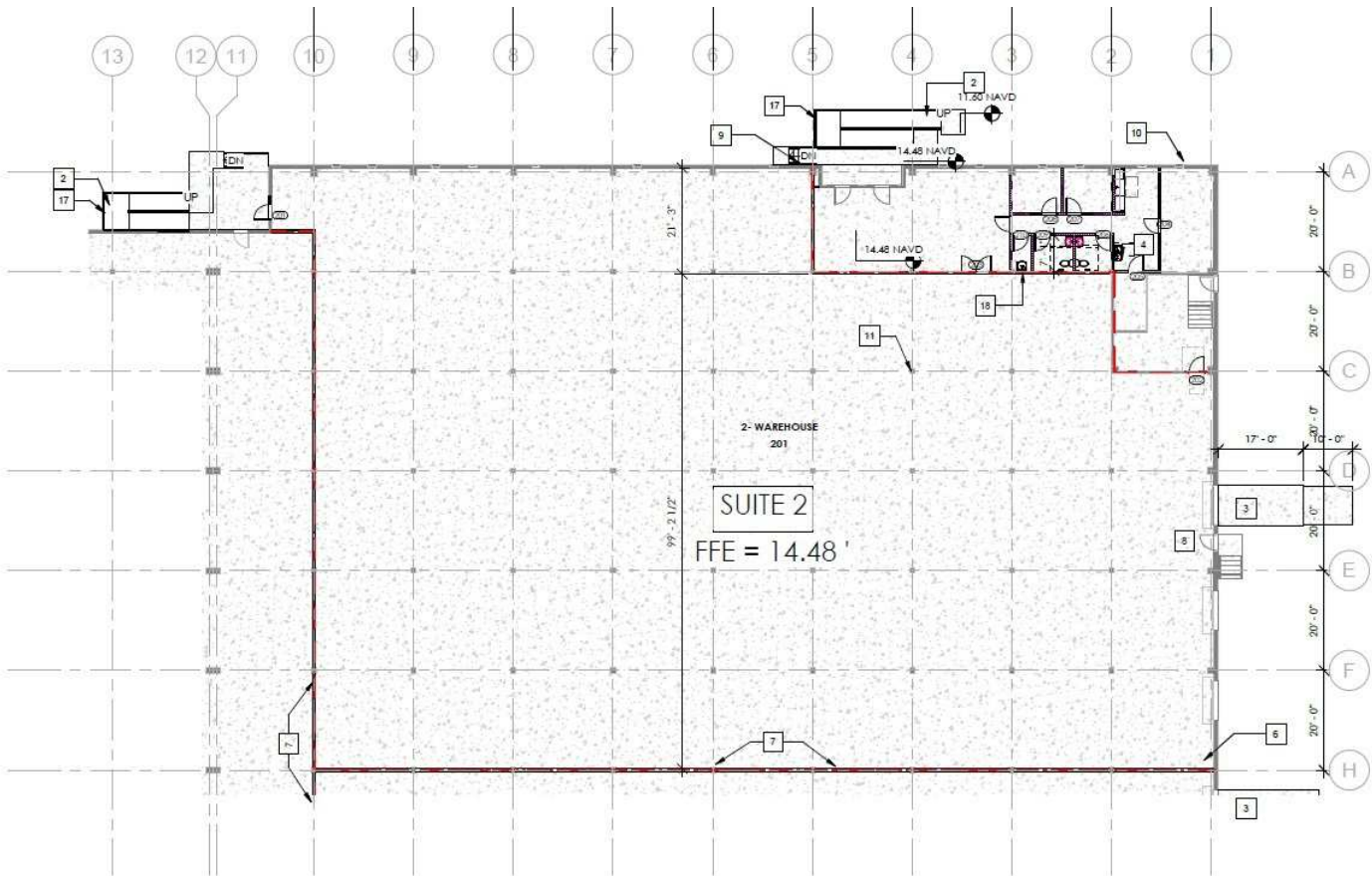
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Floor Plan - Suite 2

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① PROPOSED FLOOR PLAN - SUITE #2
1/16" = 1'-0"

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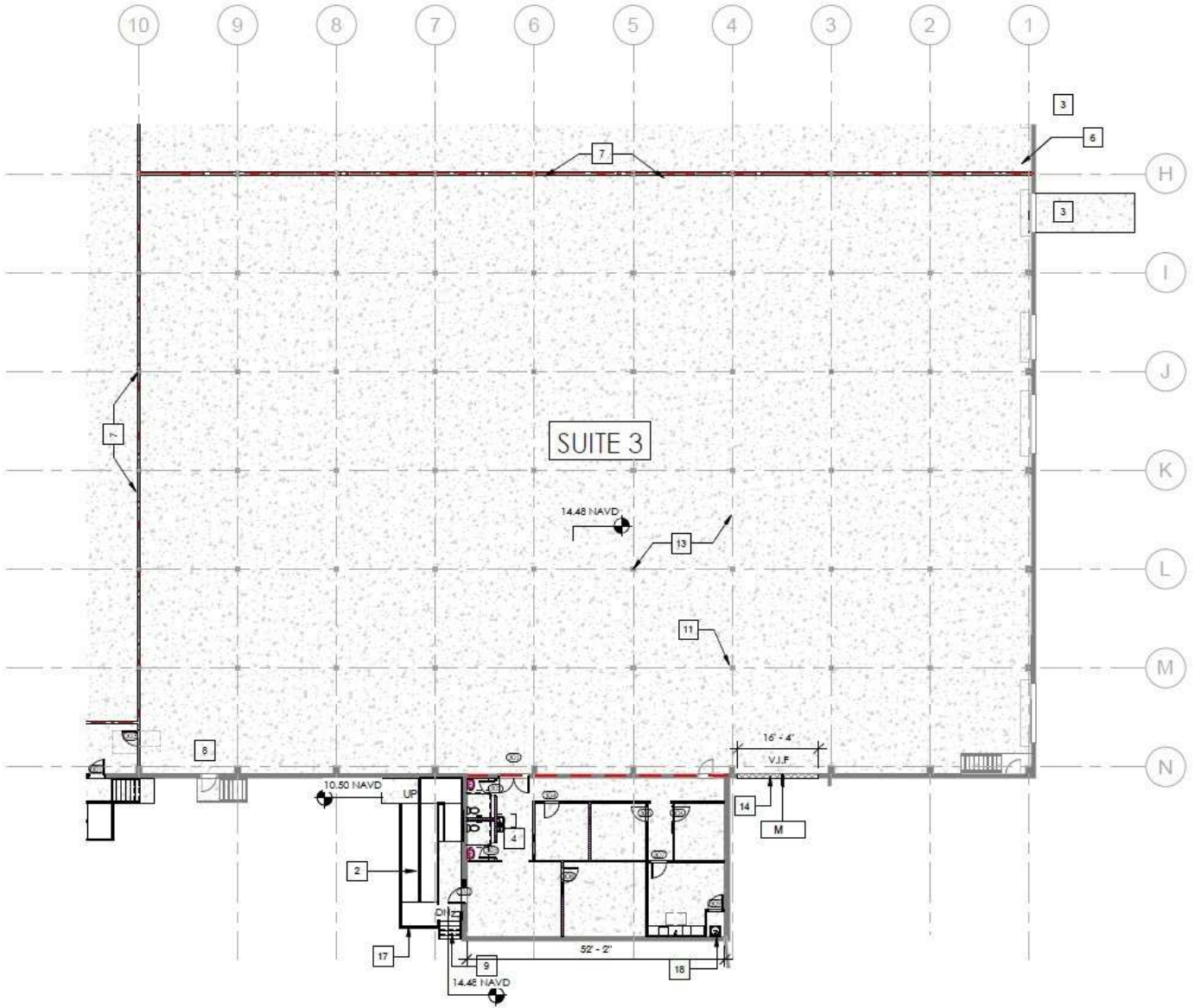
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Floor Plan - Suite 3

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Aerial Map

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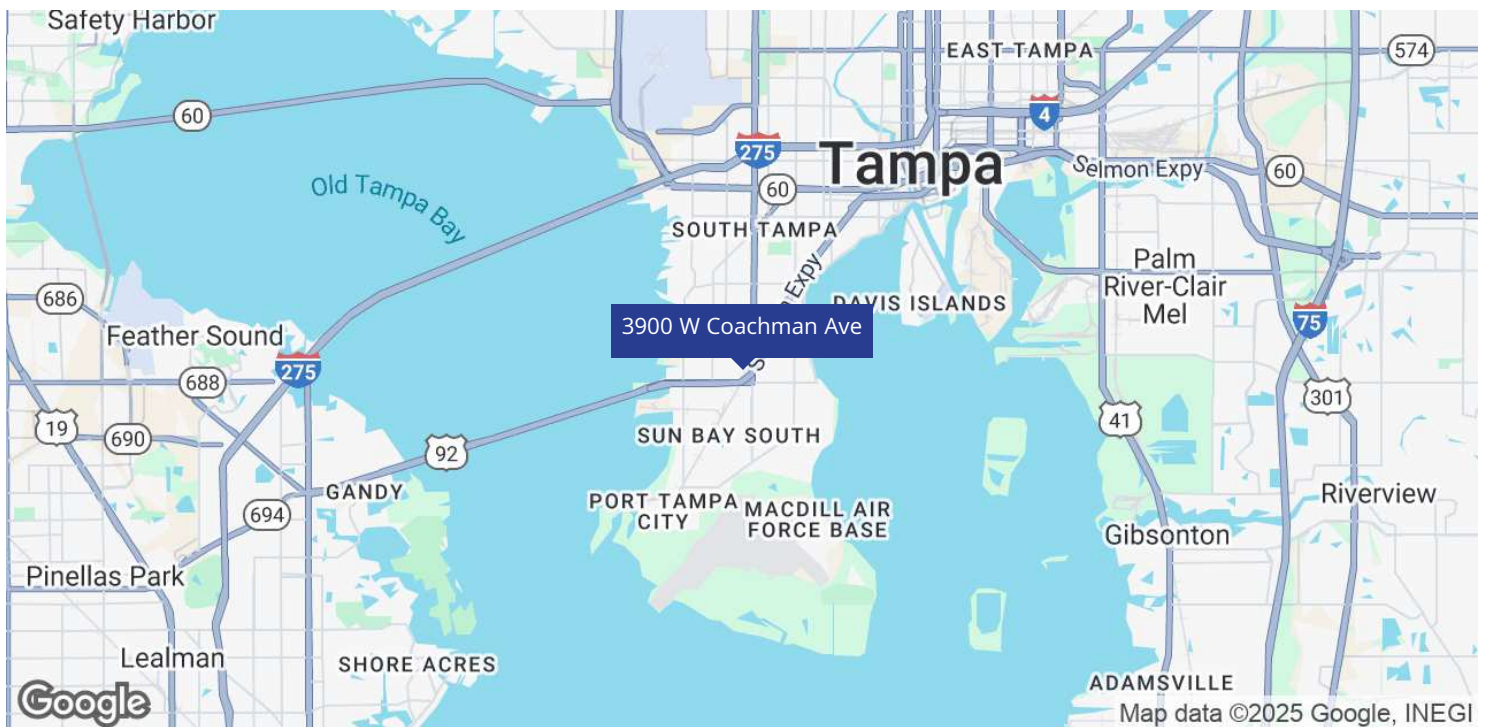
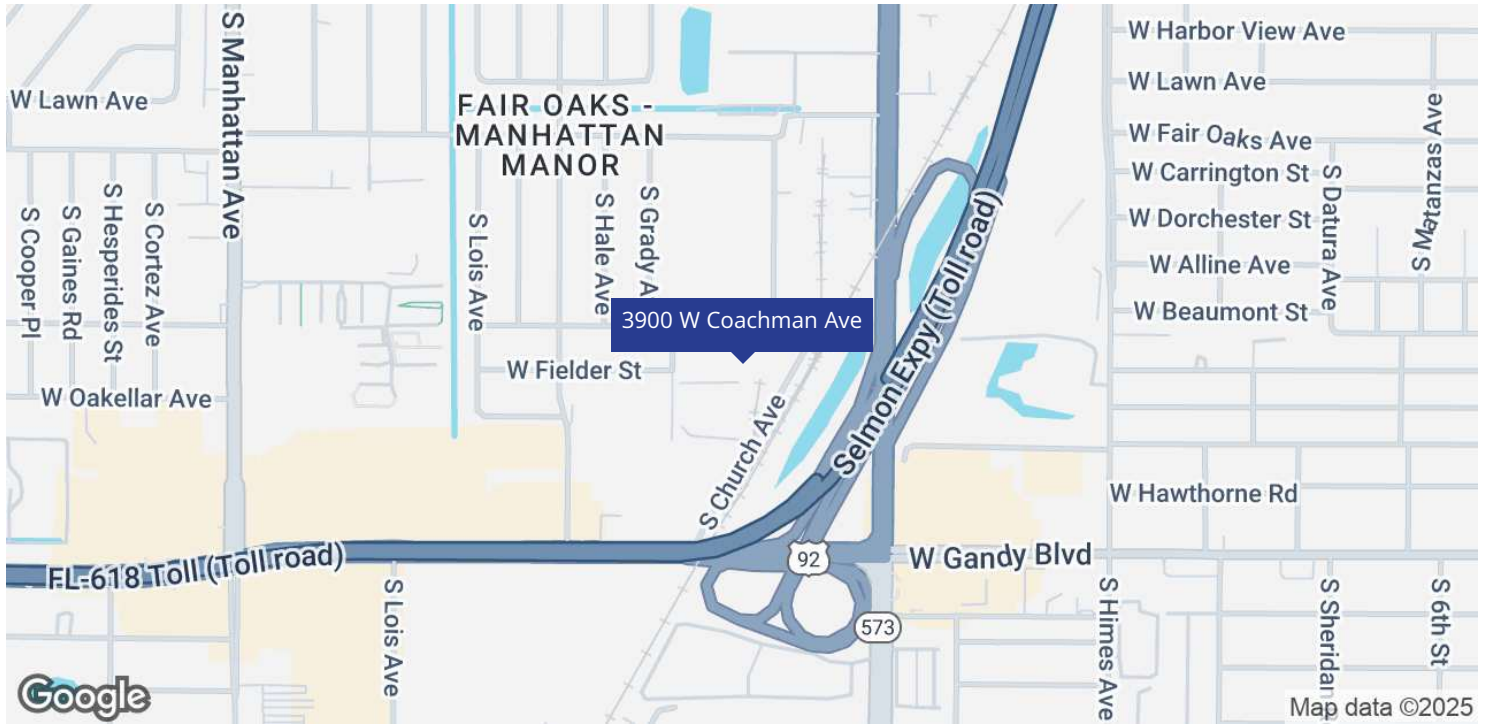
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Location Map

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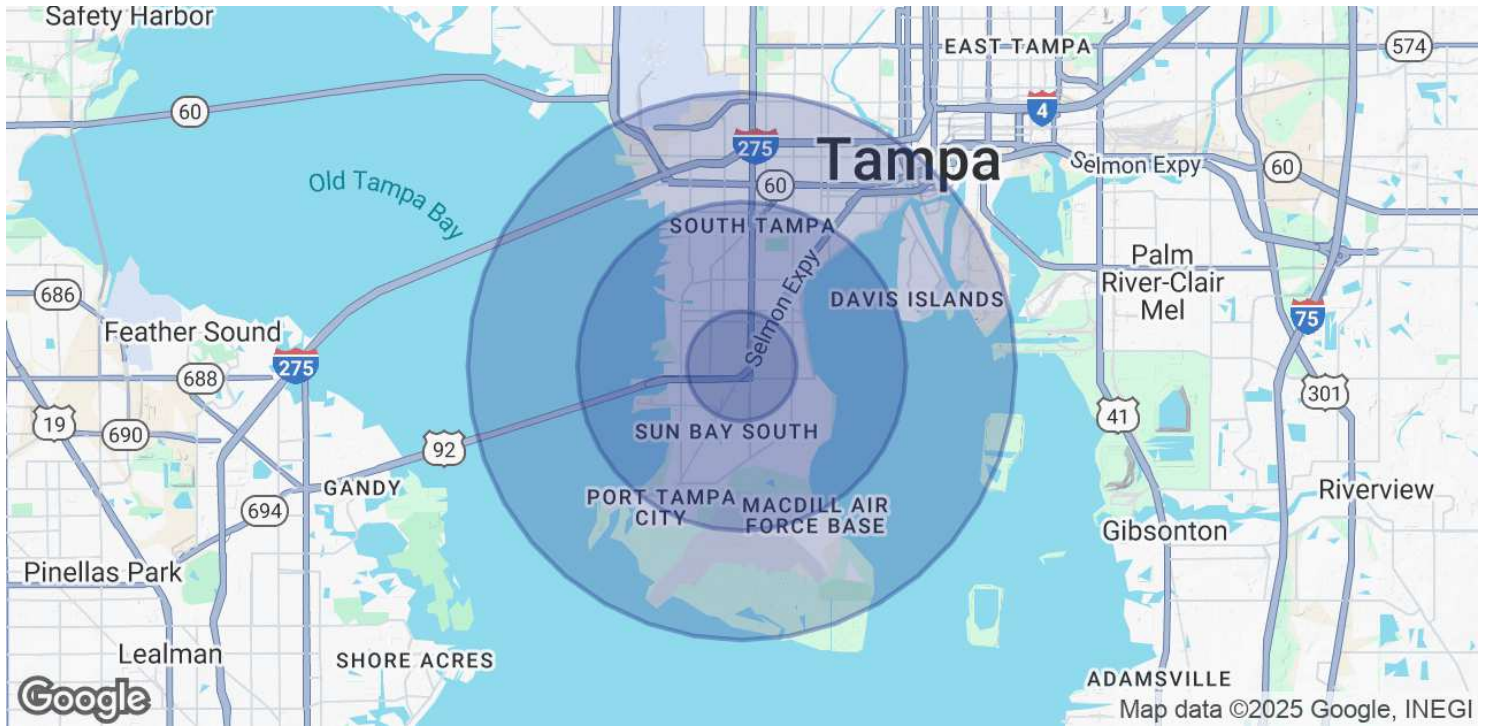
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Demographics Map & Report

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 16,912 | 83,953 | 152,871 |
| Average Age | 42 | 41 | 40 |
| Average Age (Male) | 41 | 40 | 39 |
| Average Age (Female) | 43 | 42 | 41 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 7,974 | 37,613 | 69,433 |
| # of Persons per HH | 2.1 | 2.2 | 2.2 |
| Average HH Income | \$128,768 | \$161,799 | \$147,855 |
| Average House Value | \$559,478 | \$721,647 | \$684,521 |

Demographics data derived from AlphaMap

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