

FOR LEASE

Tampa, Florida 33619

1211 OLD HOPEWELL ROAD



SITE PLAN



LEASED
40,000 SF AVAILABLE

Truck Court

EXISTING BUILDING

Old Hopewell Rd

NUS Hwy 301

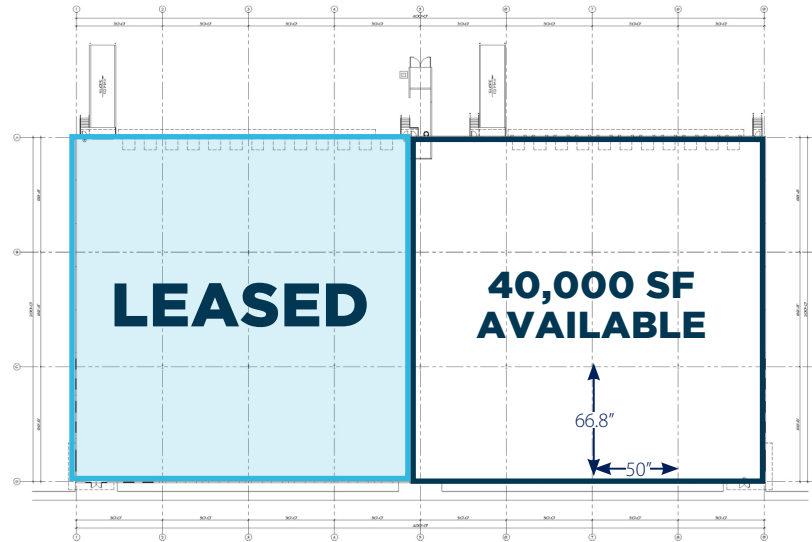


SUITE 103/104
40,000 SF AVAILABLE

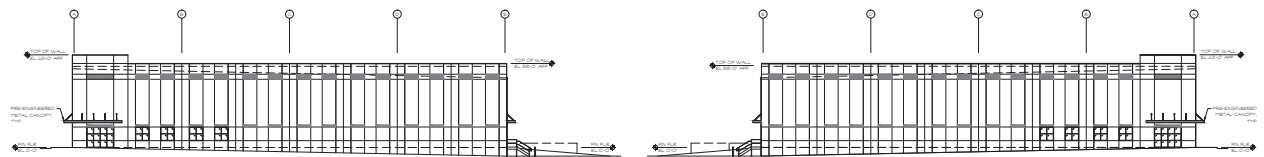
PROPERTY OVERVIEW

UNDER CONSTRUCTION

- 80,000 SF Building
- 32' clear height
- Tilt-wall construction
- 24 Dock High Doors
- 2 Drive-In Ramps
- Three phase 1,200 Amps, 277/480 Volt
- Zoned (M) Manufacturing
- Q2 2024 Completion

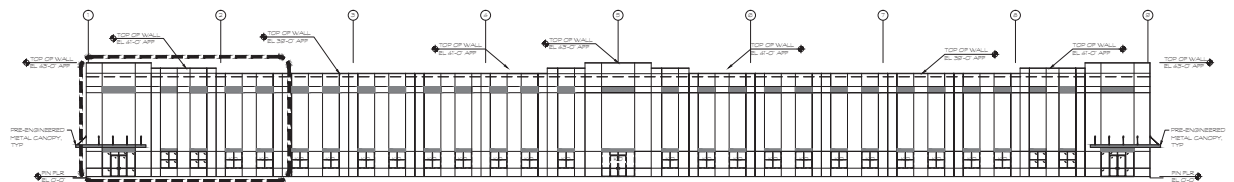


AVAILABLE SF	40,000 SF
DOCK HIGH DOORS	11
DRIVE-IN RAMP	1

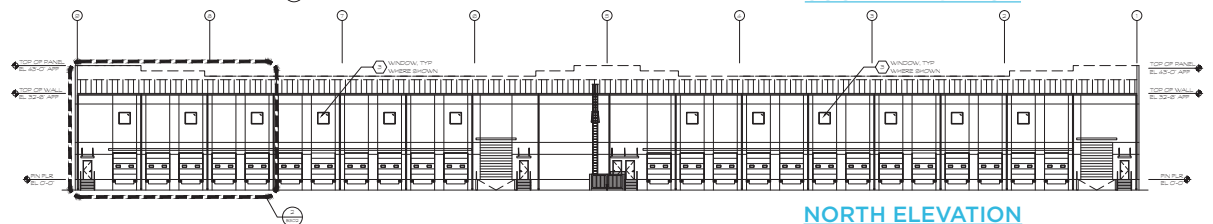


EAST ELEVATION

WEST ELEVATION



SOUTH ELEVATION

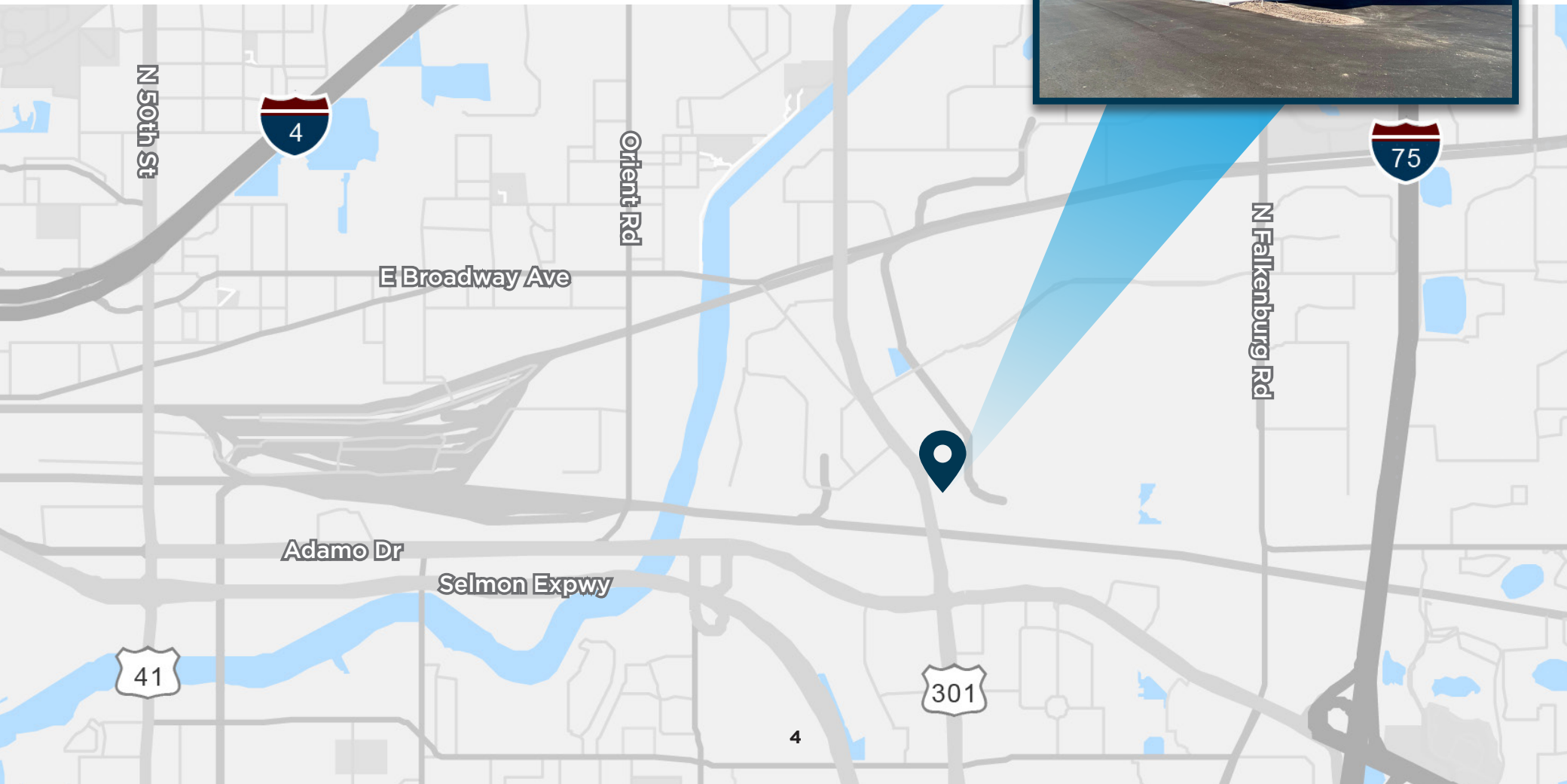


NORTH ELEVATION

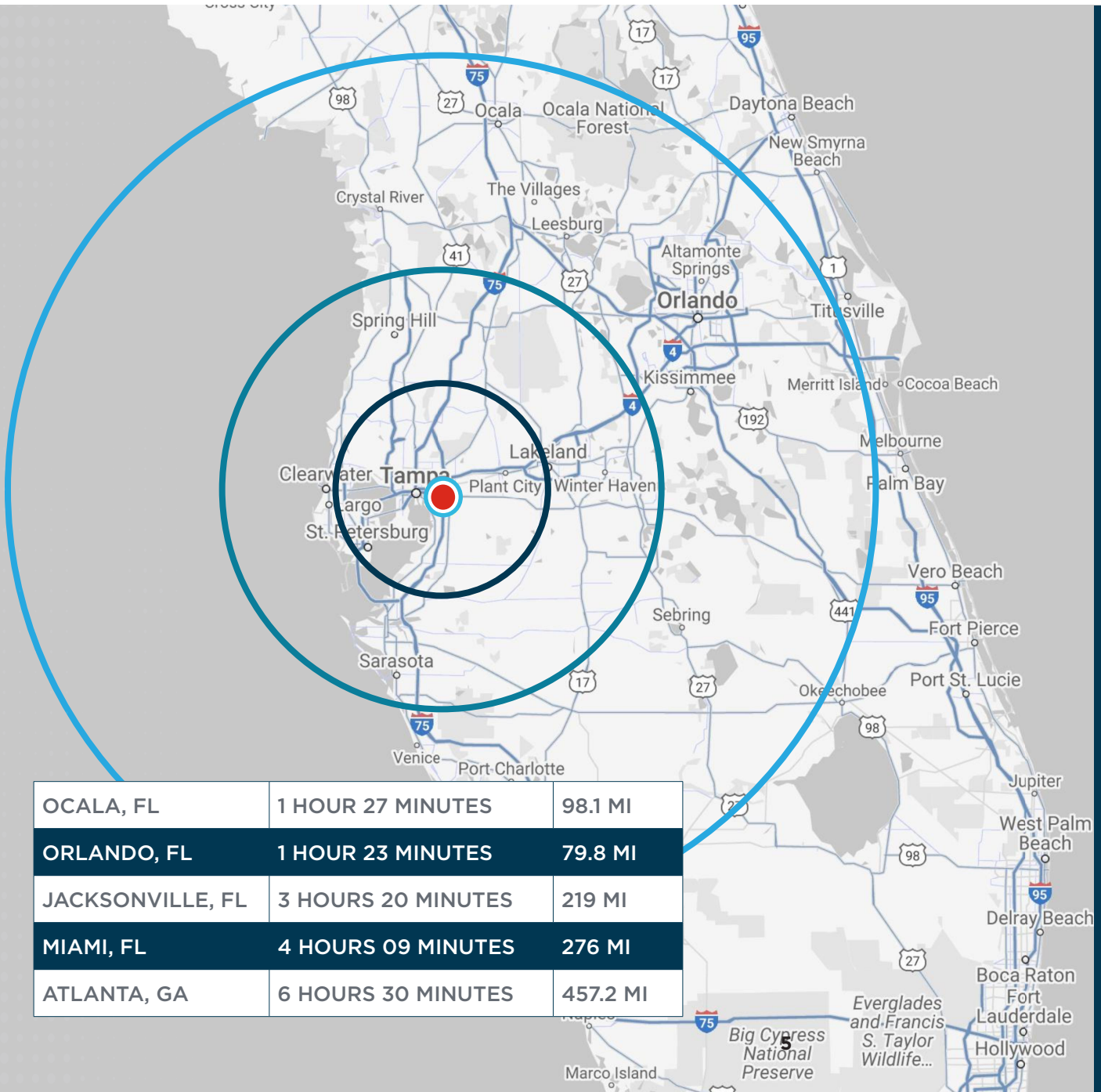
LOCATION HIGHLIGHTS

PRIME LOCATION

- East Side Industrial Submarket
- Visible from US Hwy 301
- 2.5 miles to Interstate 4
- 2 miles to Interstate 75
- 1.5 miles to the Selmon Expressway



LOCATION HIGHLIGHTS



OCALA, FL	1 HOUR 27 MINUTES	98.1 MI
ORLANDO, FL	1 HOUR 23 MINUTES	79.8 MI
JACKSONVILLE, FL	3 HOURS 20 MINUTES	219 MI
MIAMI, FL	4 HOURS 09 MINUTES	276 MI
ATLANTA, GA	6 HOURS 30 MINUTES	457.2 MI

POPULATION

25 MILES - 2,346,008

50 MILES - 4,430,657

100 MILES - 8,854,805

5 MILE INFORMATION



106,655

Employees



\$52,475

Median Income



8,622

Businesses



**40,000 SF
AVAILABLE**



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