

4310 E Broadway Ave

4310 E Broadway Ave, Tampa, FL 33605

TACTIC  COMMERCIAL



Chase Taracks, CCIM

Tactic Commercial
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(727) 488-7932



4310 E Broadway Ave

~~\$12.00~~/SF/YR **\$11.50**

Tactic Commercial is proud to present this Flex space for lease. This property was fully renovated in 2021 and offers excellent access via one exclusive ramp level door, shared dock high loading, and additional parking in the front and rear of the property. Property has secured access with remote cameras and electric gate and access code to the storefront entrance. Property has plenty of clear height for stacking at 22' clear height.

Space Breakdown-

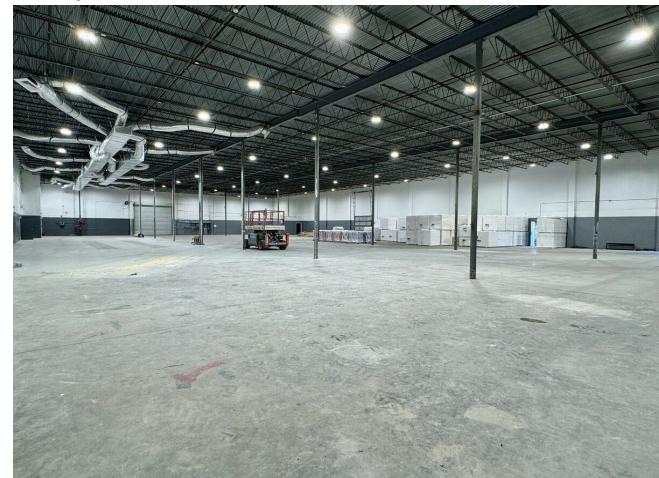
Mezzanine-7,939.46SF

Ground Floor Office/Showroom- 7,753.35SF

Warehouse-13,691.73SF

Total SF Available- 29,384.54SF

- 22' Clear Height
- 3 Phase Power
- Clear Span
- Insulated Concrete Block
- Fully Gated/Secure Access



Rental Rate: ~~\$12.00~~/SF/YR **\$11.50**

Total Space Available: 29,385 SF

Max. Contiguous: 21,445.00 SF

Property Type: Flex

Property Subtype: Light Distribution

Building Class: B

Rentable Building Area: 40,071 SF

Year Built/Renovated: 1984/2021

CAM/NNN: \$3.81 /SF/YR



Warehouse

Space Available	13,691.73 SF
Clear Height	22'
Contiguous Area	21,445 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

1

Ground Floor Office/Showroom

Space Available	7,753.53 SF
Rental Rate	\$12.00 /SF/YR \$11.50
Contiguous Area	21,445 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Showroom
Lease Term	Negotiable

2

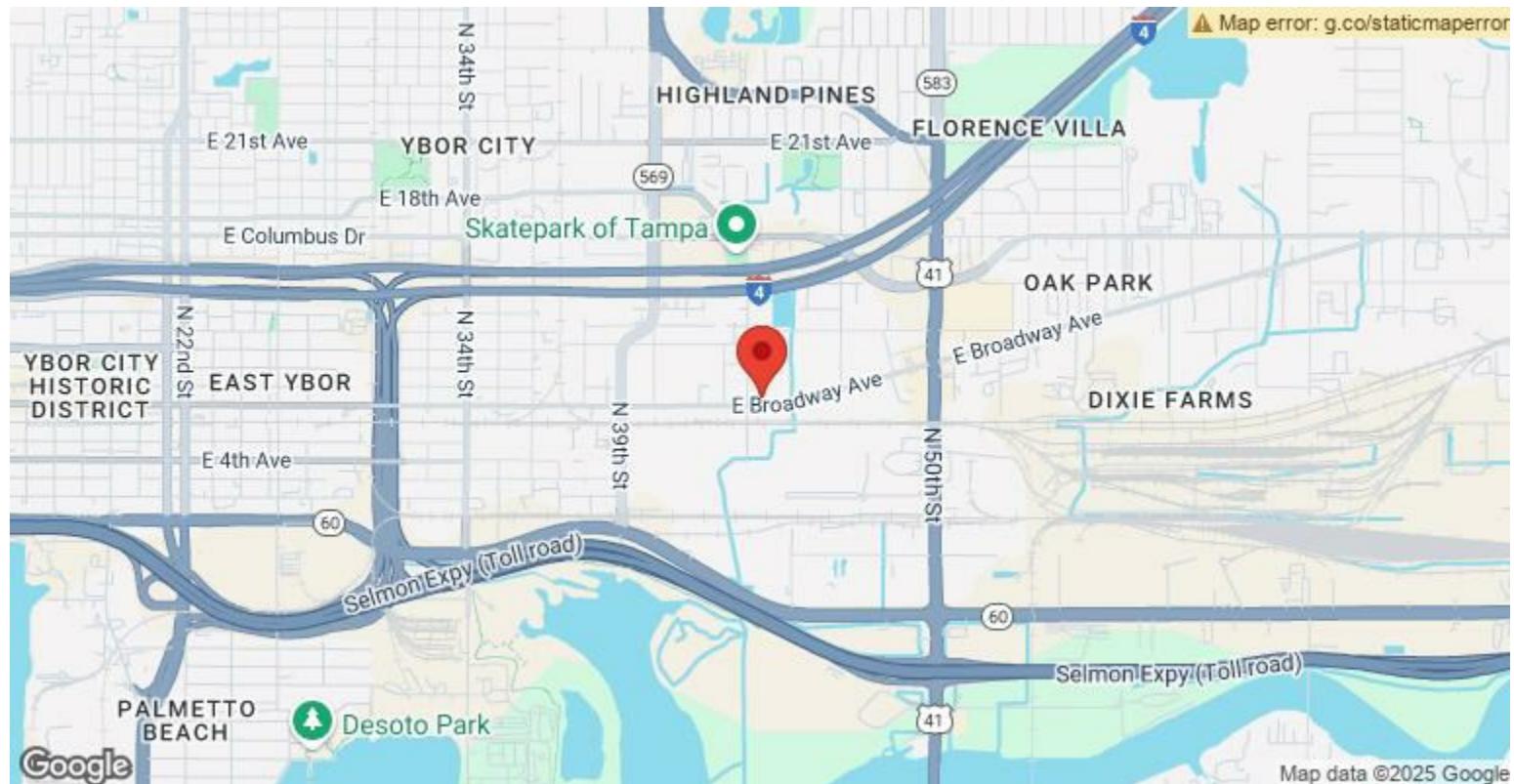
Mezzanine

Space Available	7,939.46 SF
Rental Rate	\$12.00 /SF/YR \$11.50
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

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The Office/Showroom has a big access door that leads right into the warehouse.

Mezzanine has full bathrooms and showers and has the ability to be additional office/storage.



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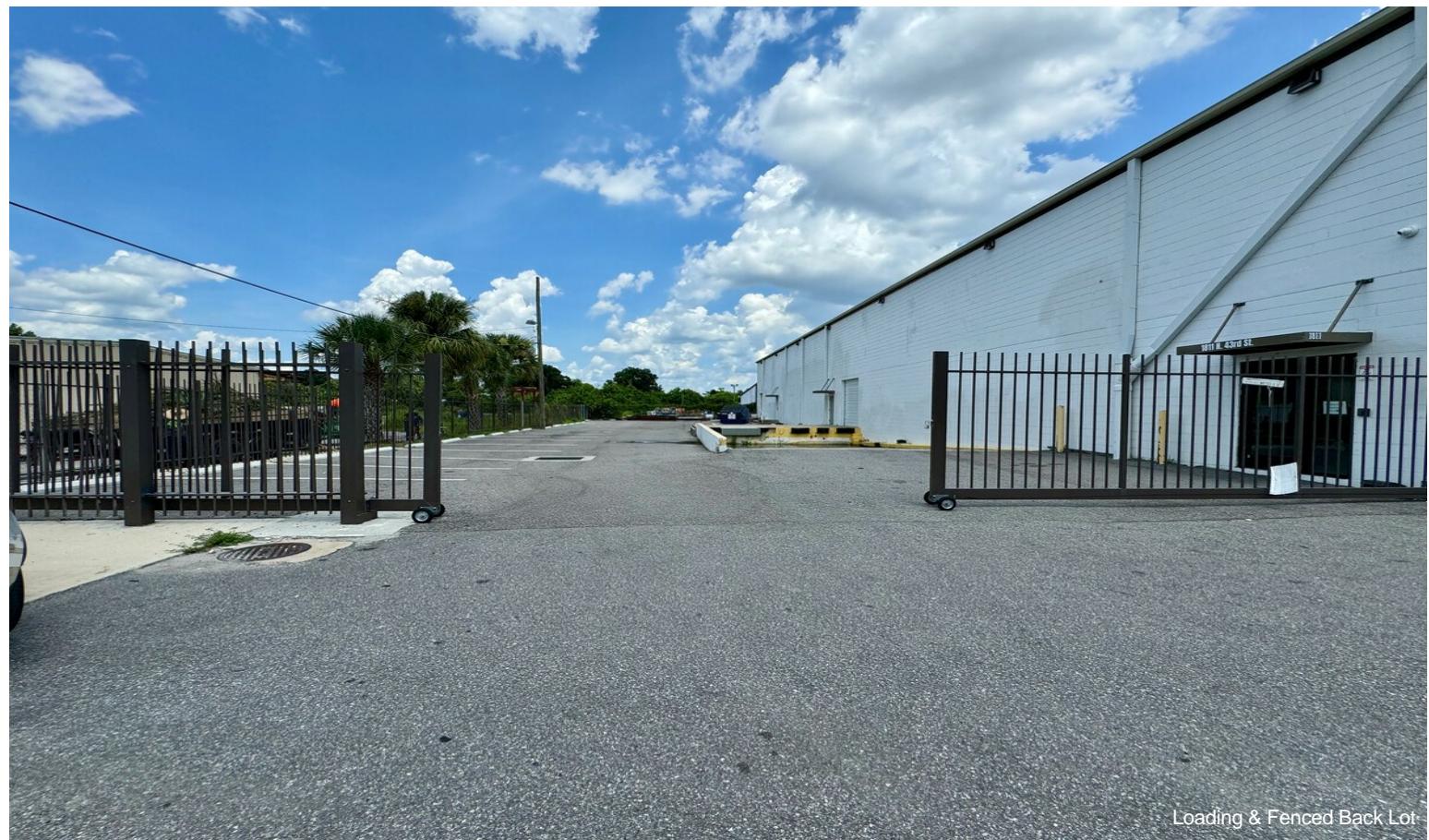
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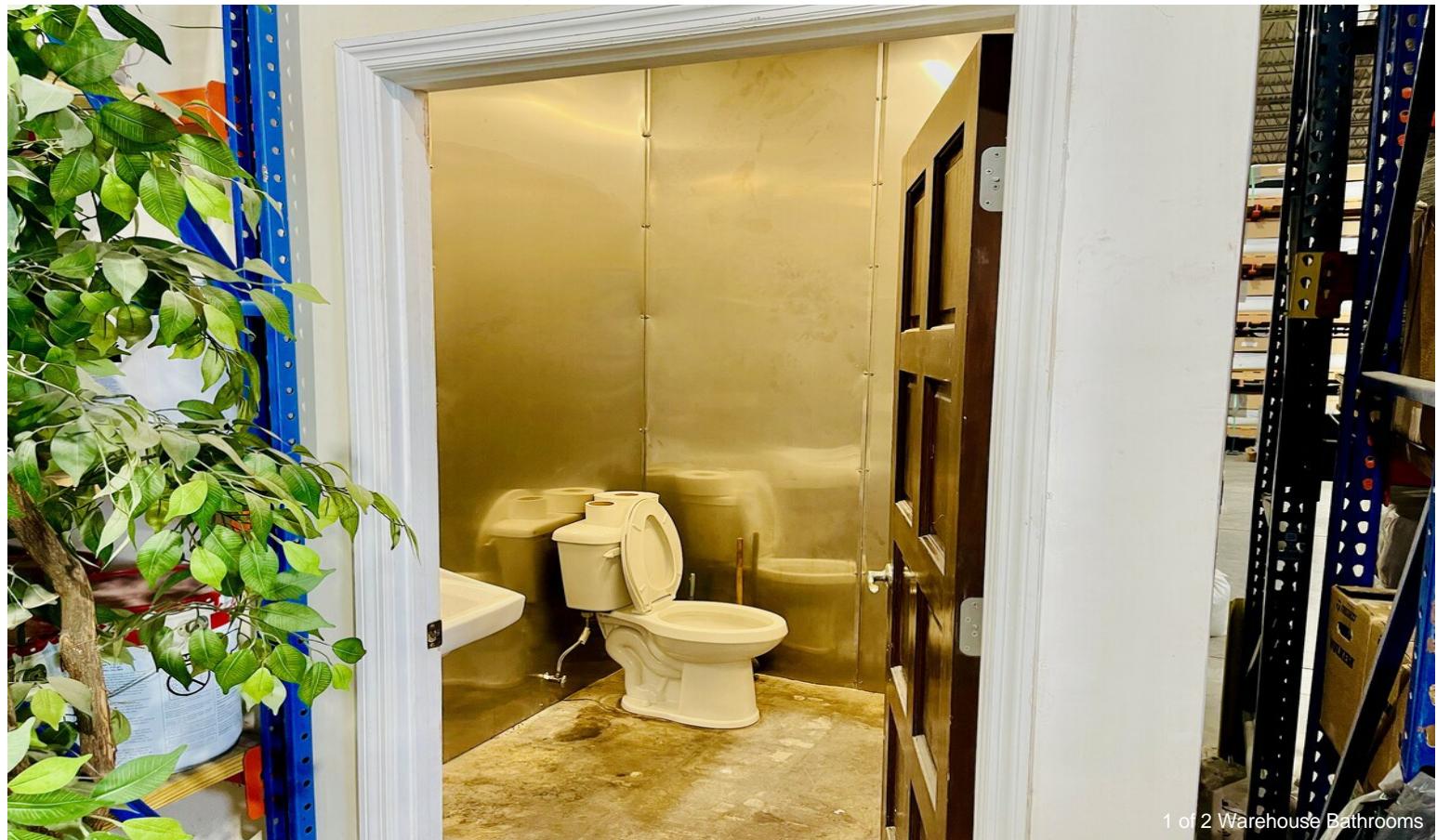
Property Photos



Property Photos



West Grade Level Access

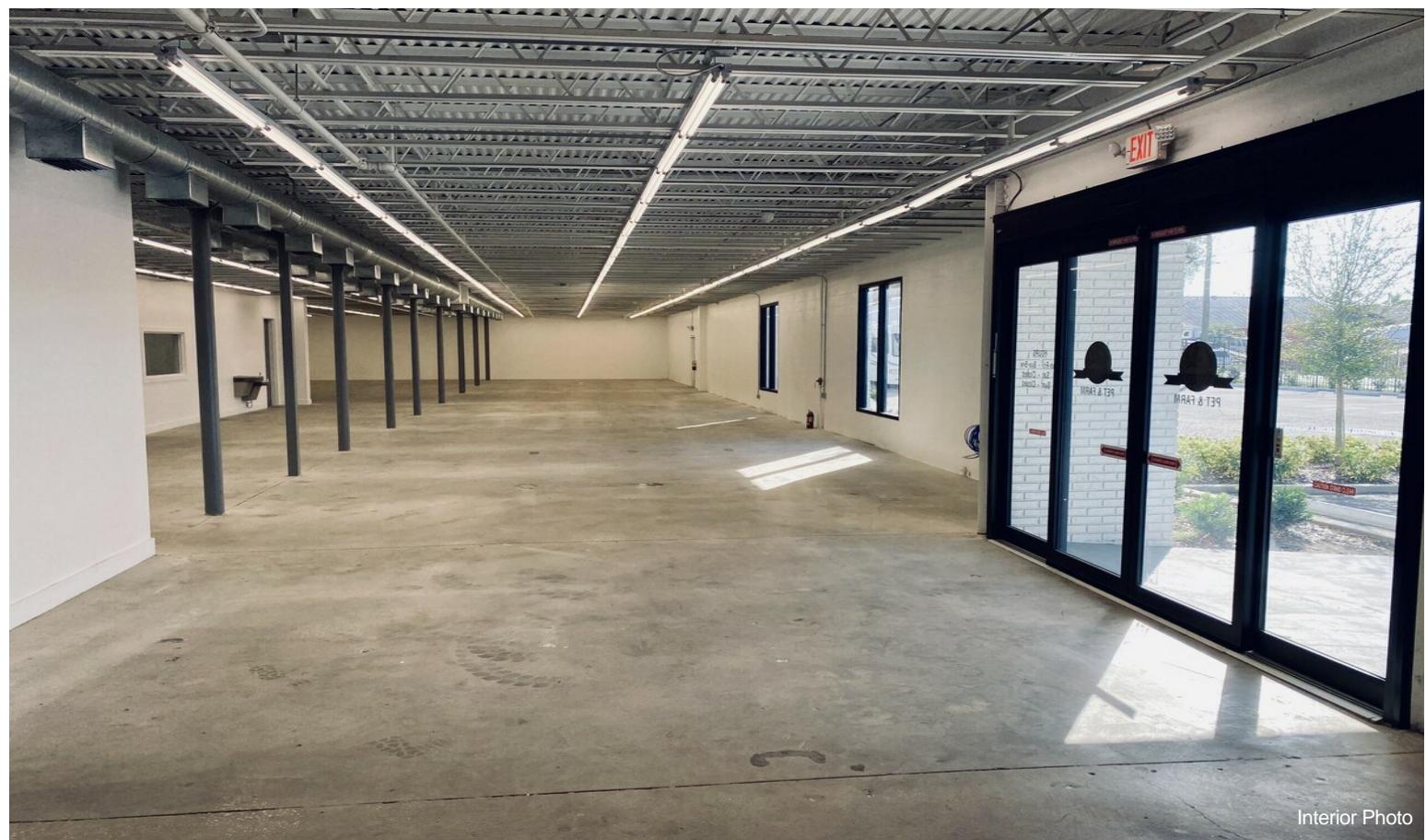


1 of 2 Warehouse Bathrooms

Property Photos

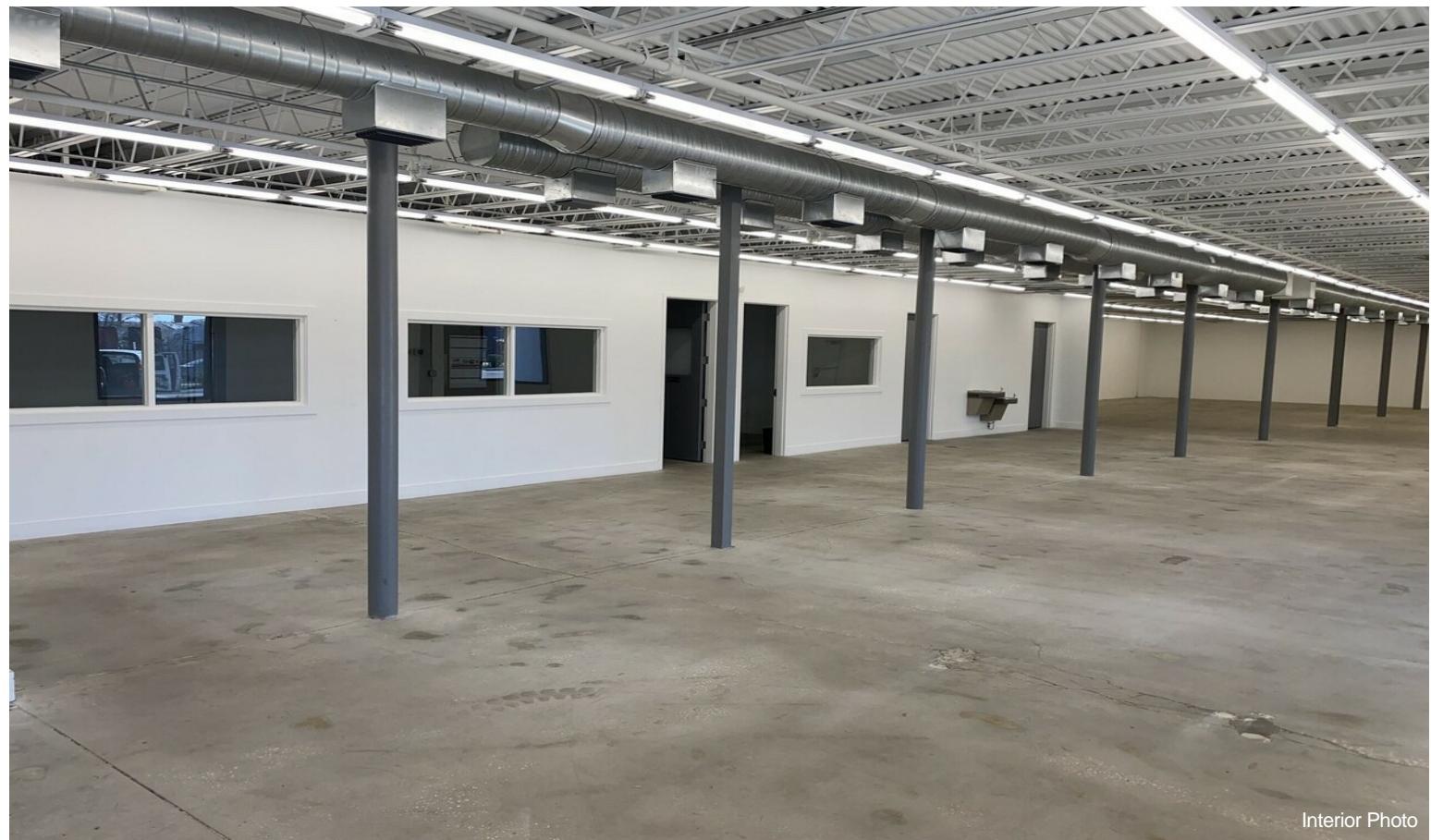


Interior Photo

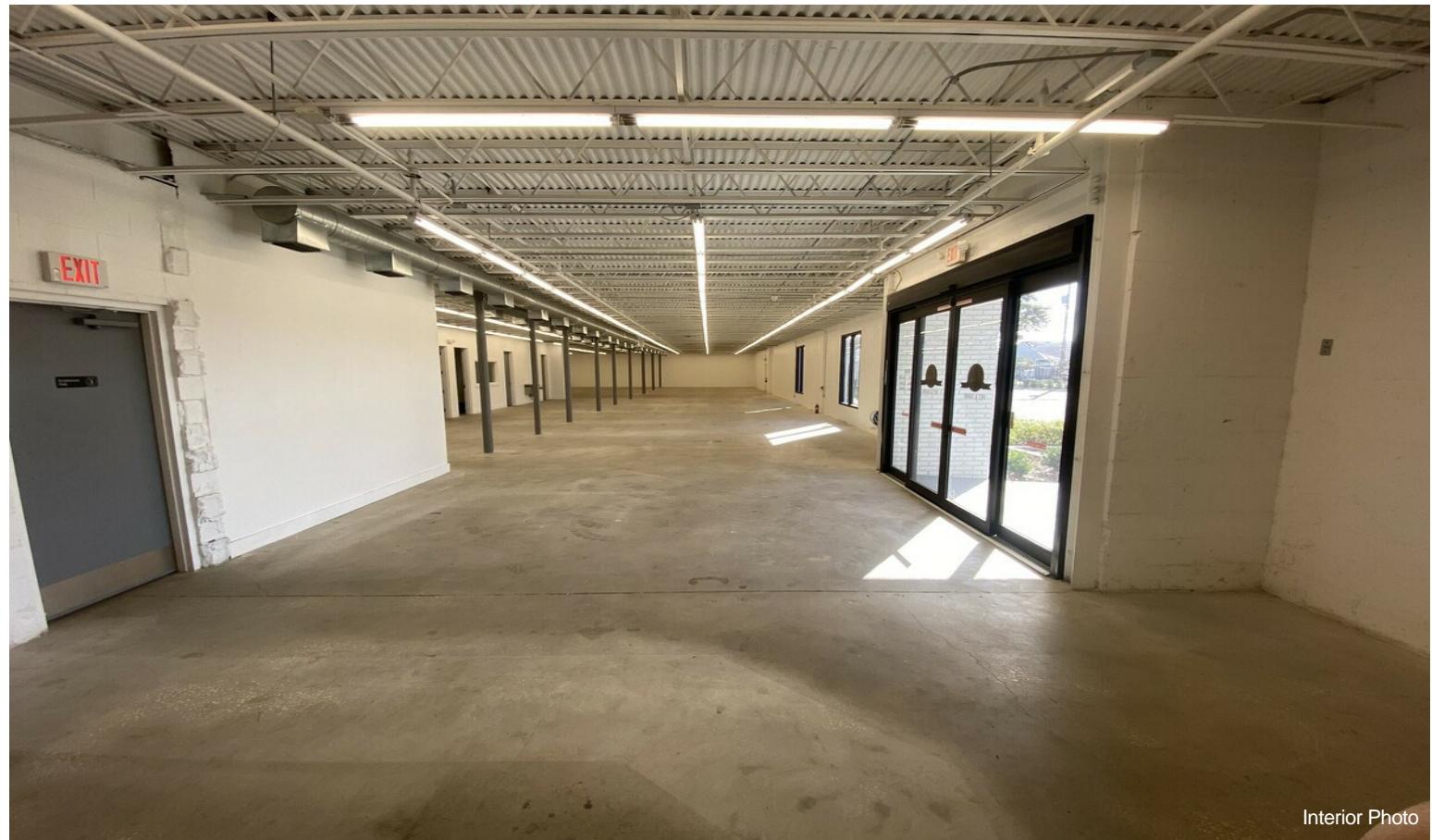


Interior Photo

Property Photos

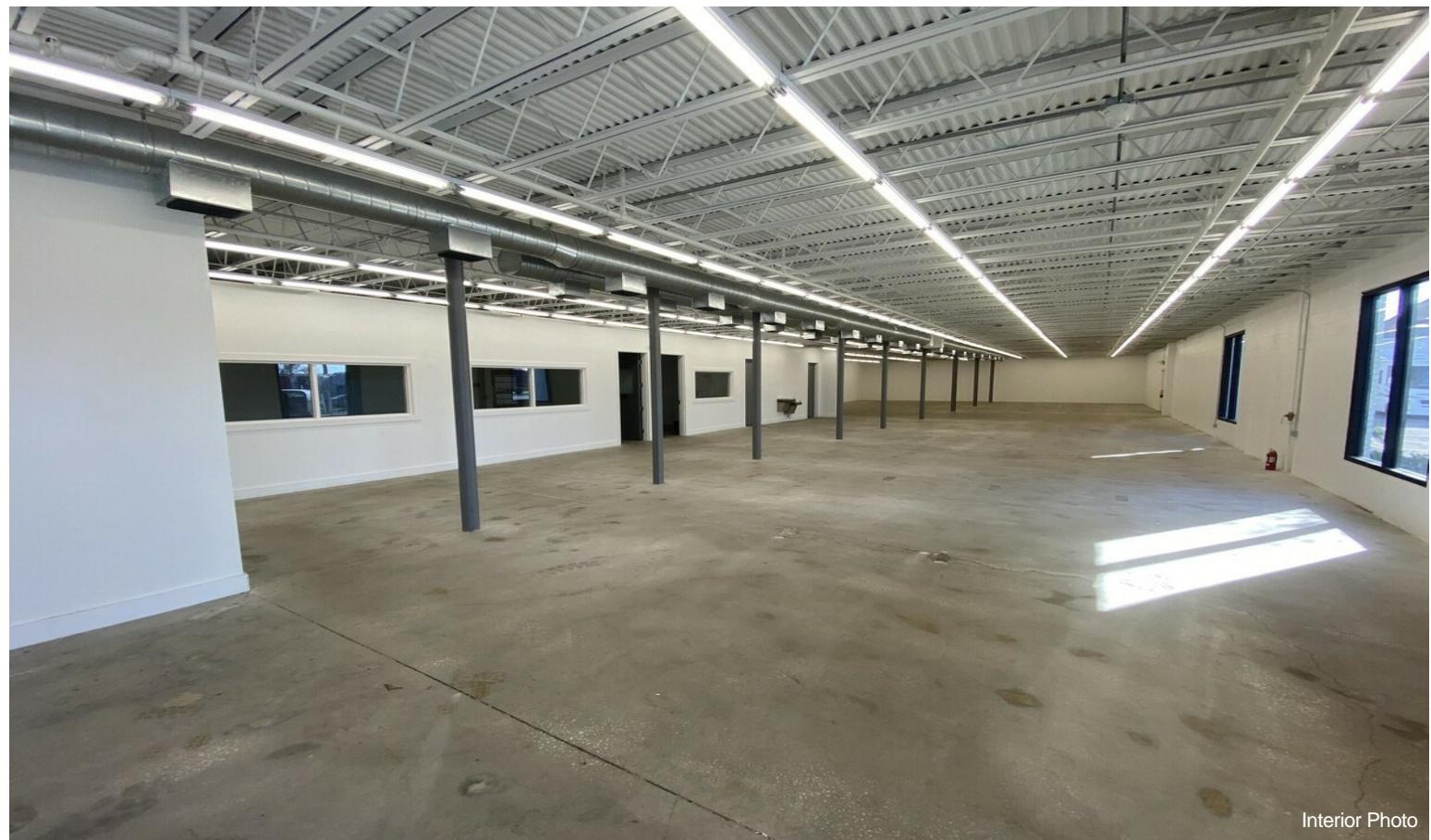


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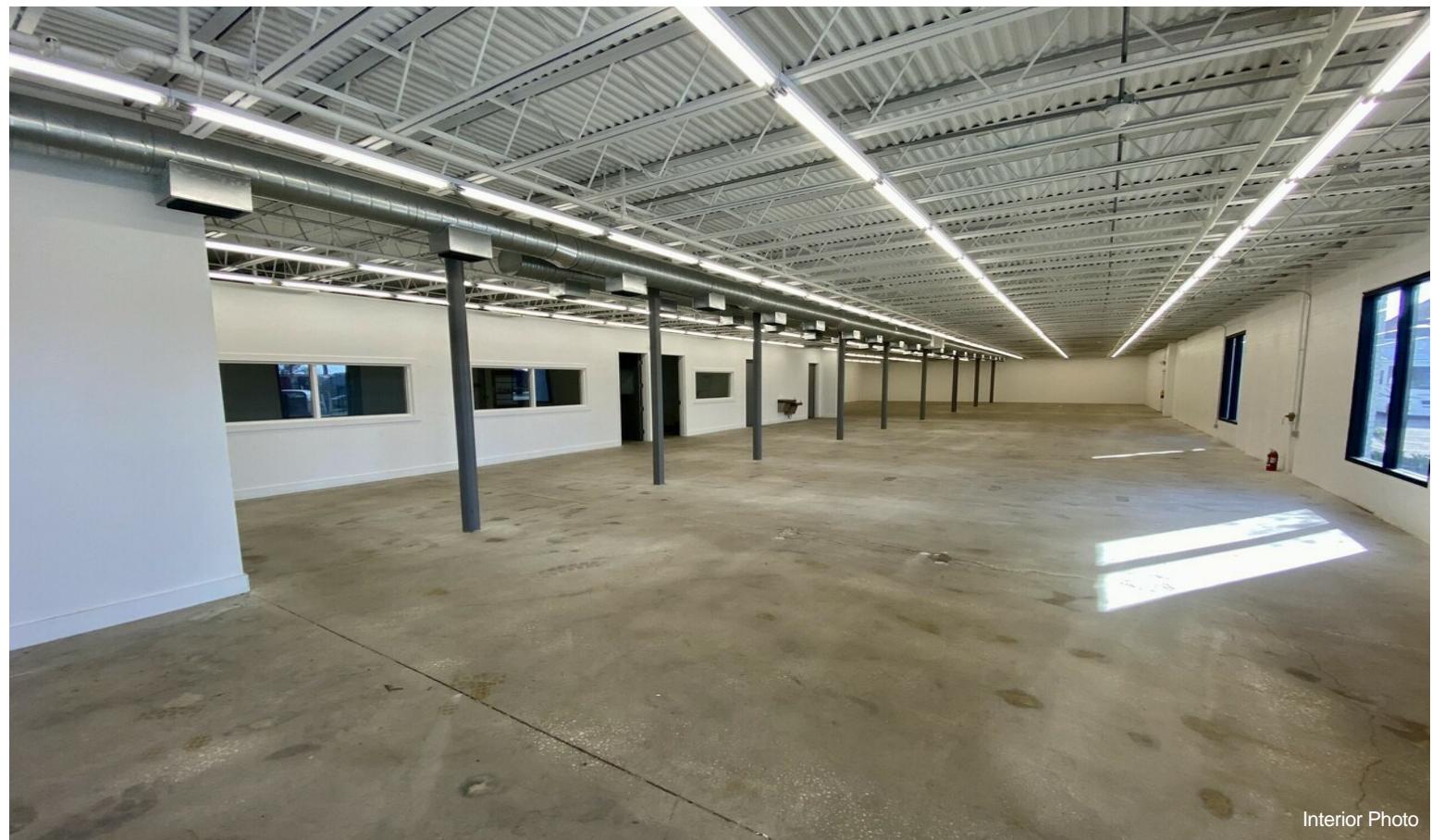


Interior Photo

Property Photos

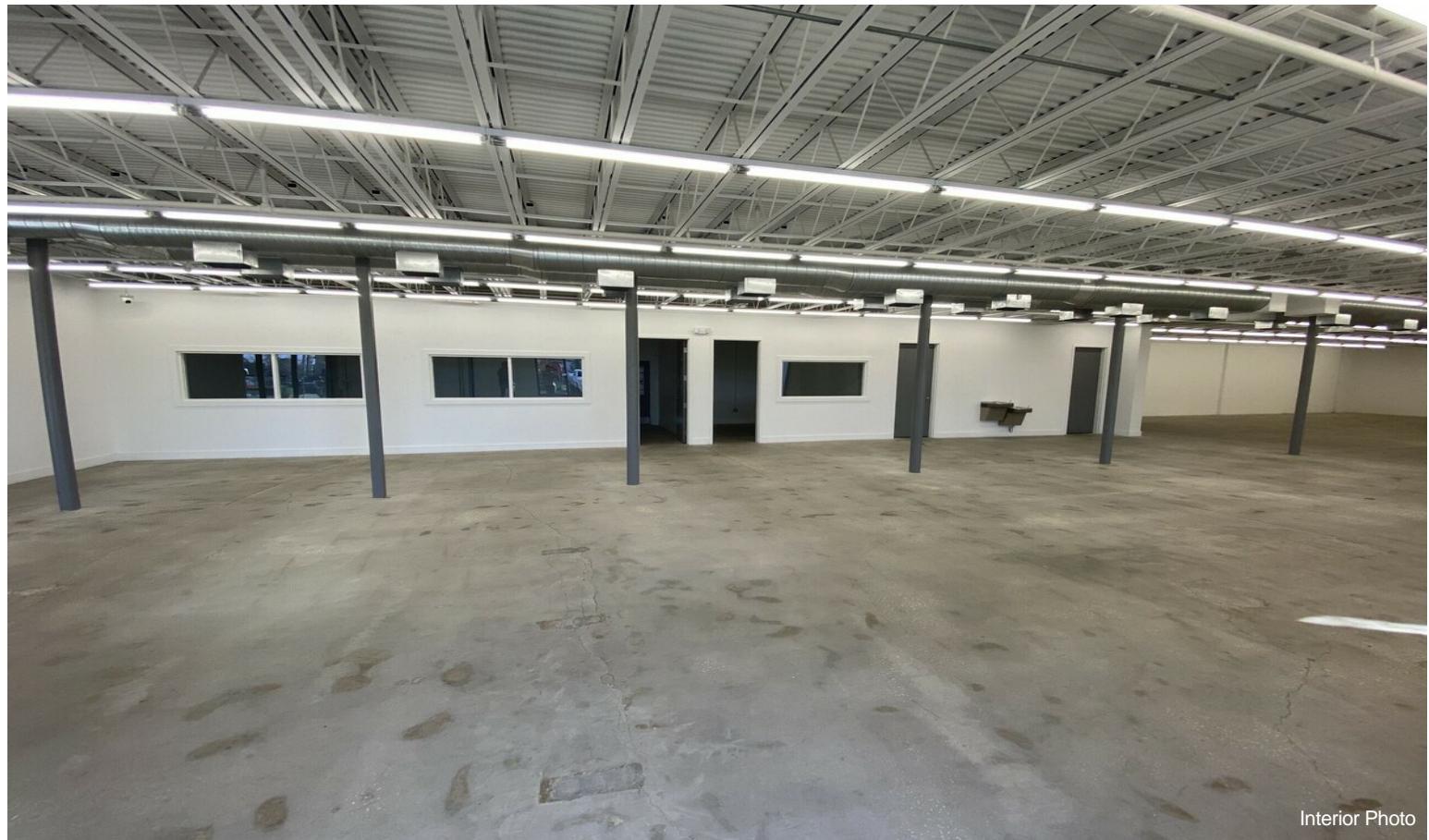


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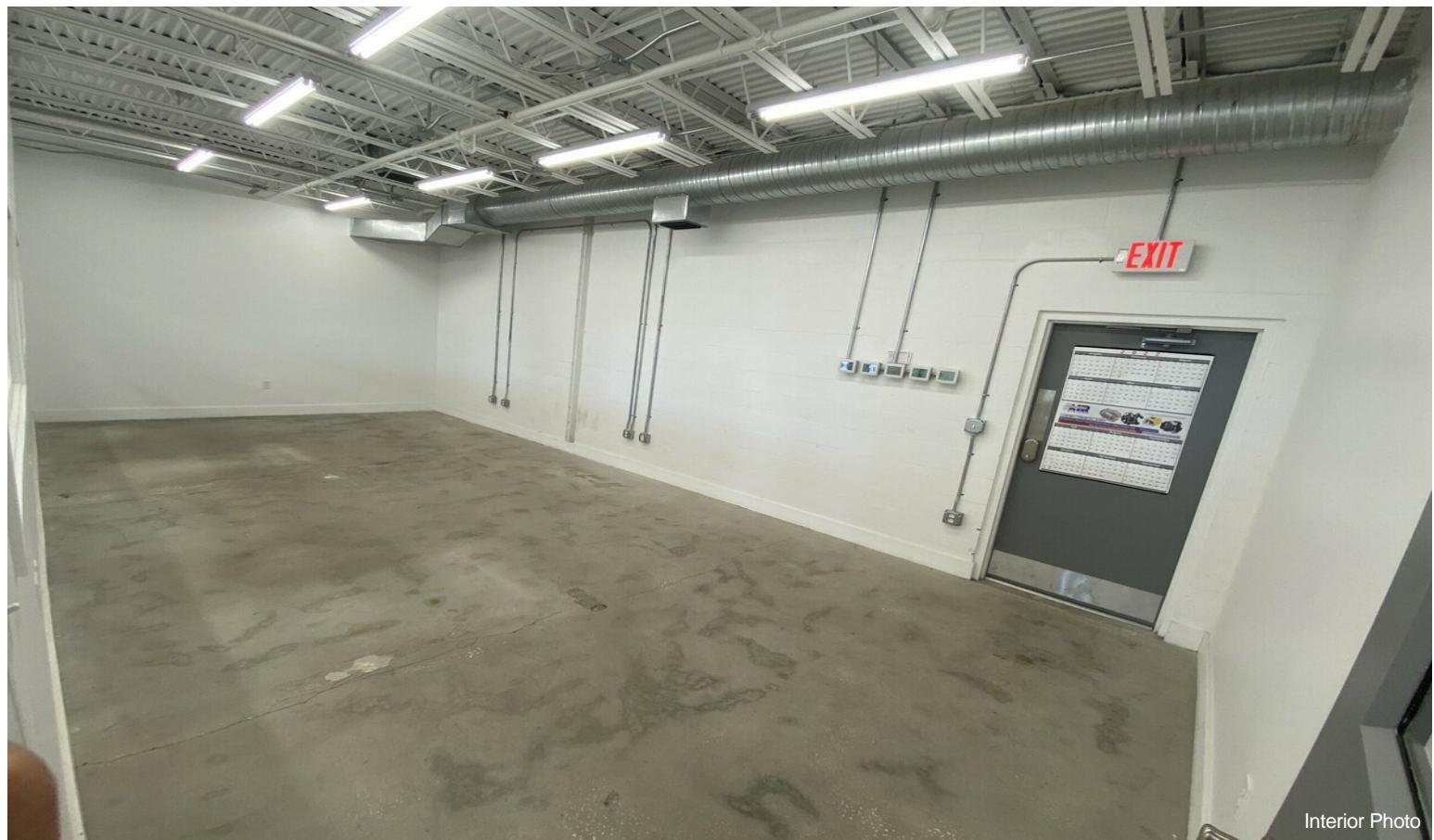


Interior Photo

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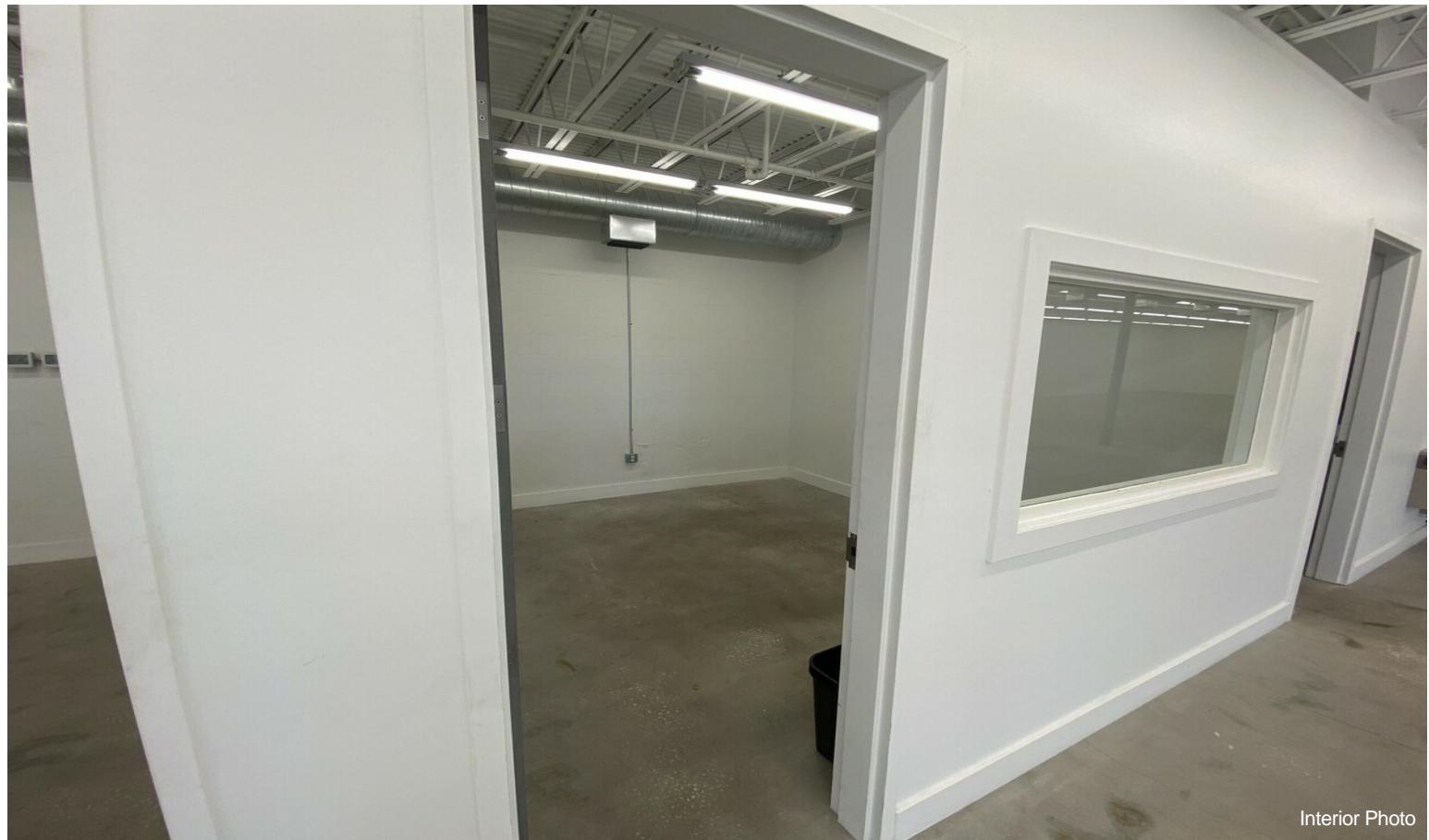


Interior Photo



Interior Photo

Property Photos



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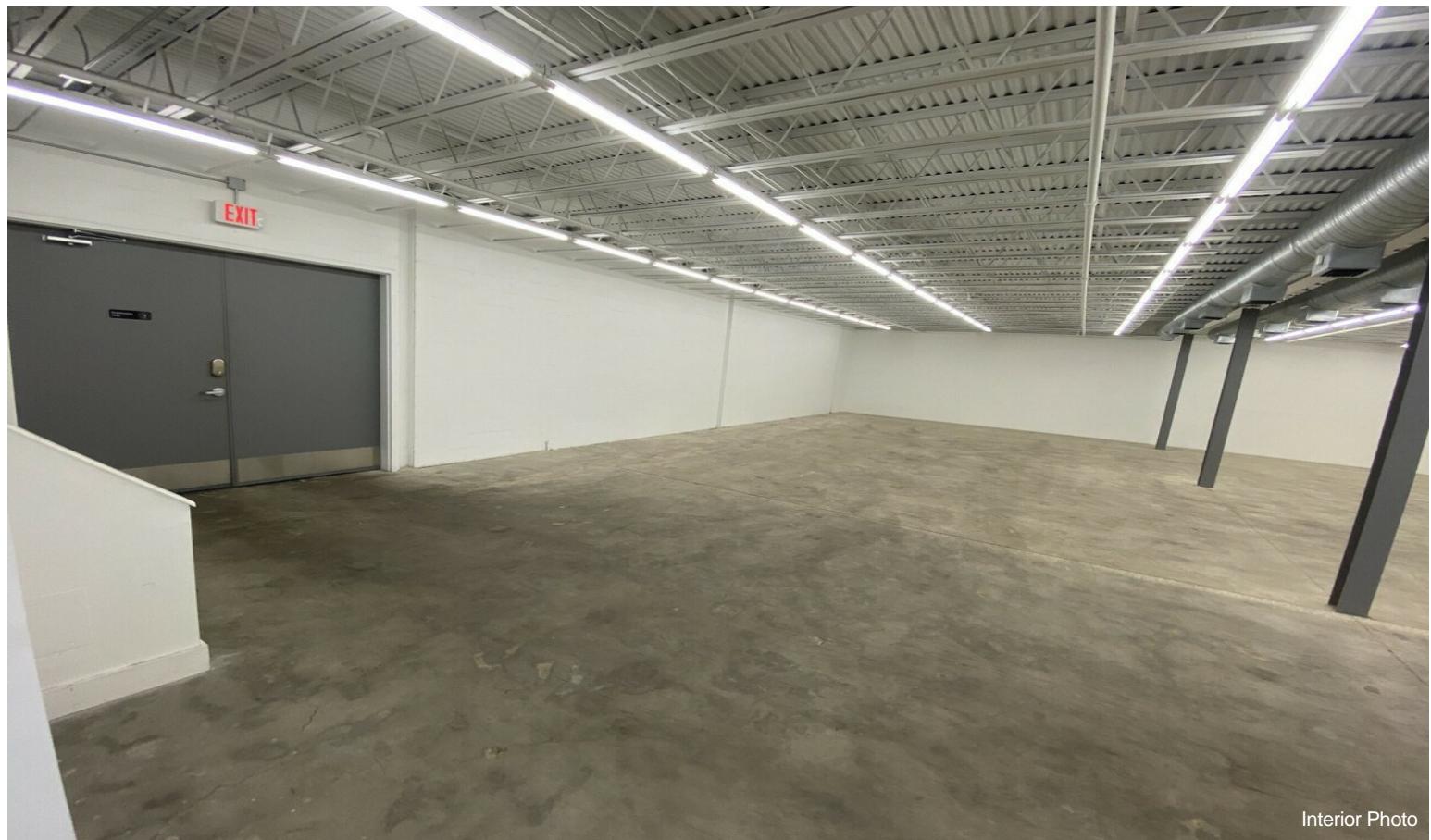


Bathroom

Property Photos

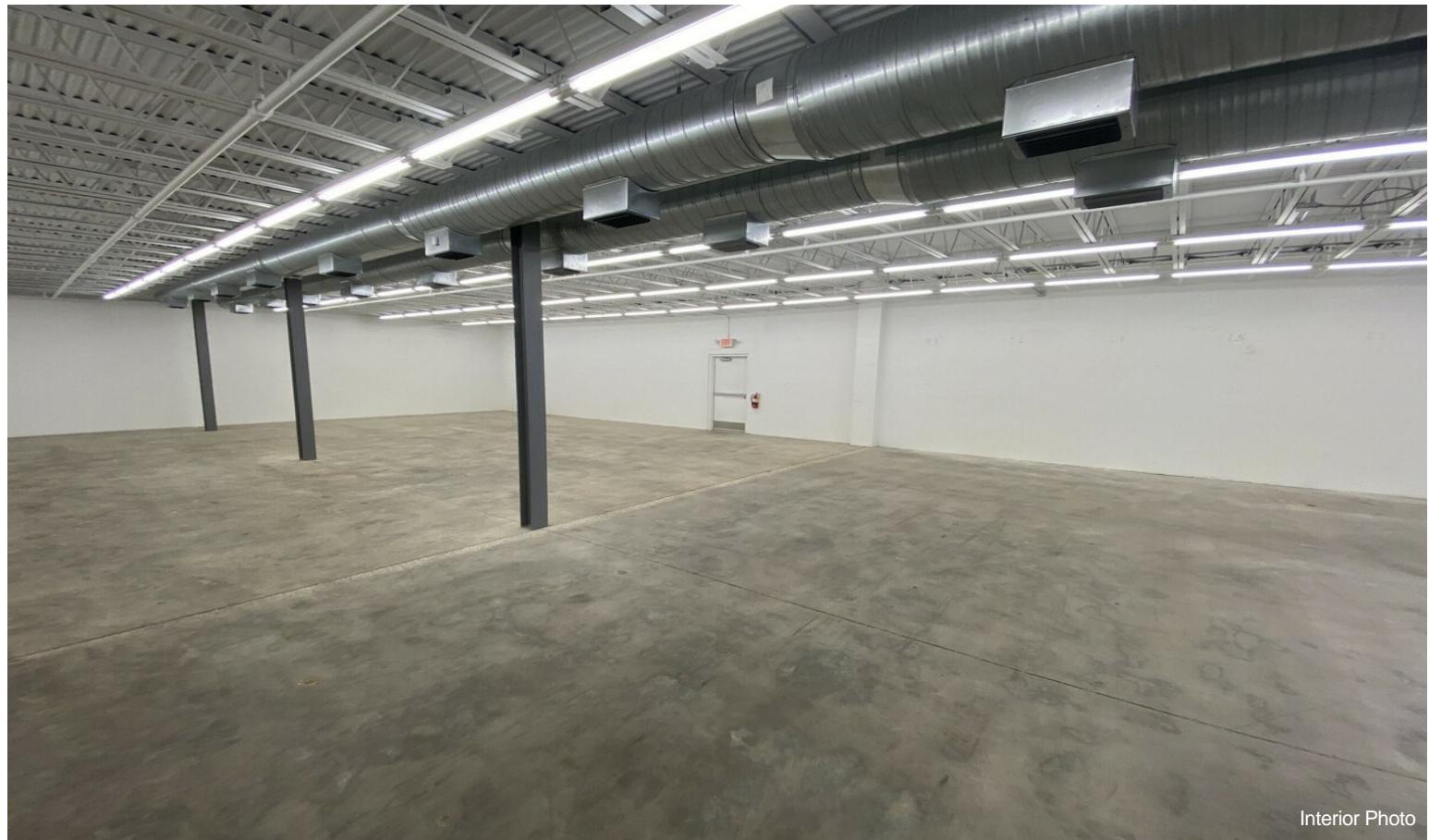


Bathroom

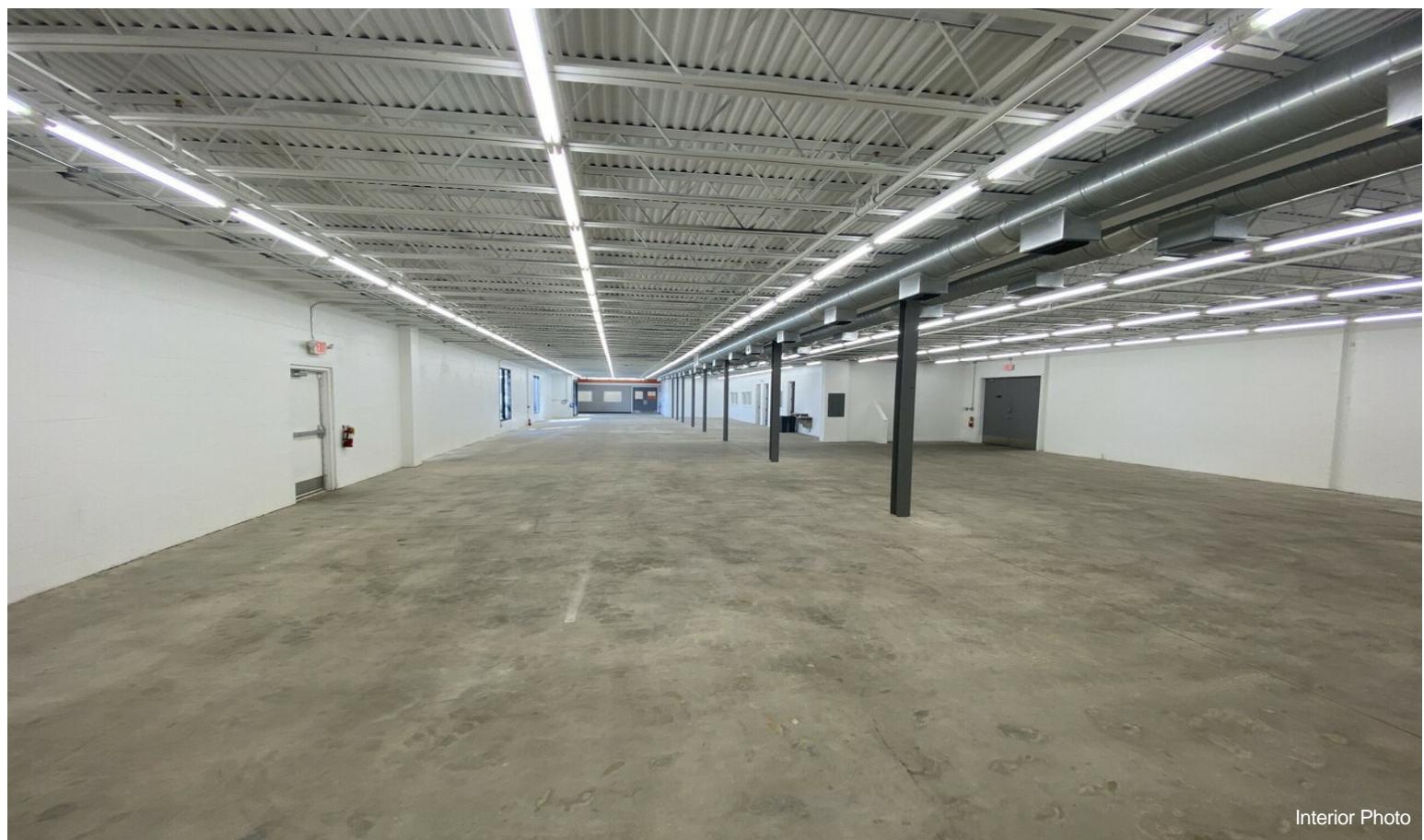


Interior Photo

Property Photos



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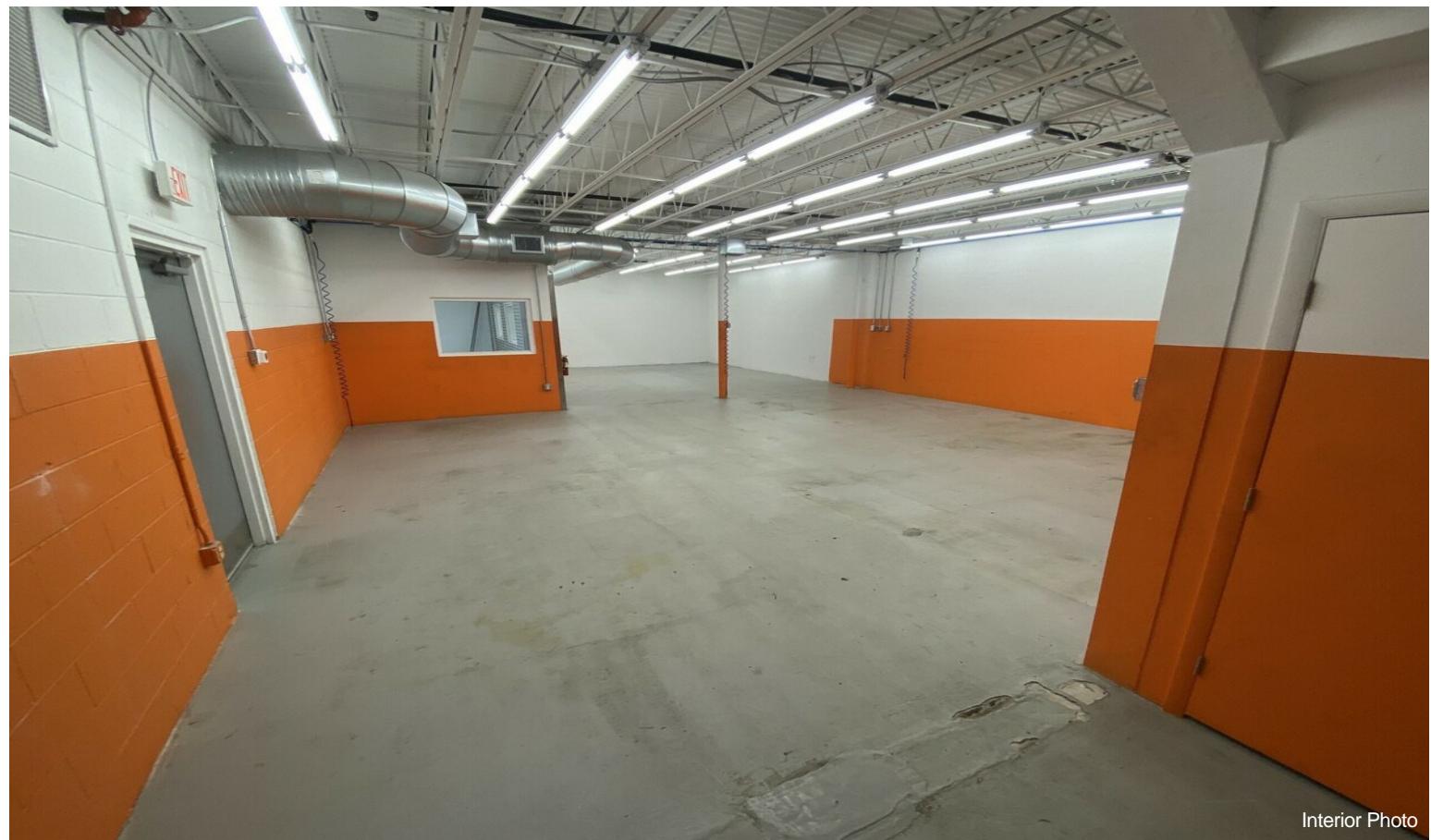


Interior Photo



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