



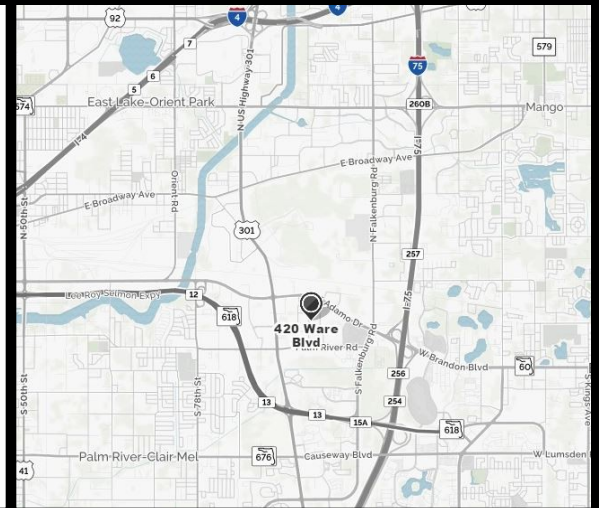
**THE DIKMAN  
COMPANY**

Licensed Real Estate Broker

Commercial/Industrial Real Estate Services

**Raising the Bar in Customer Satisfaction**

## **8,971 SF Warehouse Space Available for Lease 420 Ware Boulevard, Unit C, Tampa, FL 33619**



- **GREAT East Tampa location! Just off Adamo (SR 60) Only 4.5 miles to I-4, less than 1 mile to US Hwy 301, and 1.5 miles to I-75**
- **20' Clear Height**
- **5 dock high overhangs**
- **\$6.50/sf NNN; Operating expenses estimated at \$2.34/sf**
- **8,971 SF with 1,129 SF office**
- **3 phase power; 400 amp 120/208 volt**
- **Front load; concrete block construction**
- **Big Ass Fan to help with airflow in warehouse**



**Erika Zipfel Thompson**  
**SIOR Member Associate**  
Licensed Real Estate Associate  
Commercial/Industrial Brokerage

813-215-4342 (cell)  
erika@dikman.com

**Sales**  
**Leasing**  
**Property Management**  
**Development**  
**Tenant Representation**  
**Investment Counseling**  
**Asset Analysis**

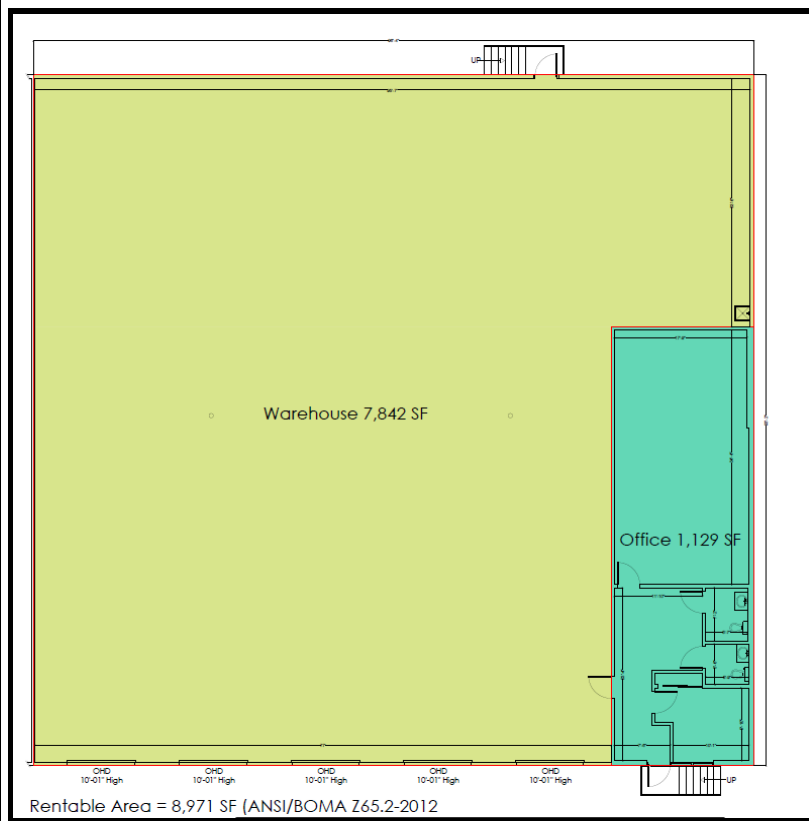
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