

# Refrigerated Warehouse for Sublease

4314 W Pearl Ave., Tampa, FL 33611



- **Lease Rate: \$15 PSF, Net**
- Lease expiration: April, 2027
- Refrigerated Warehouse
- Square footage: 5,504 SF
- Wall height: 26 ft in 3,240 SF portion of Warehouse
- Lot size: 0.74 acre
- Construction: Metal frame
- Zoned: CI -Commercial Intensive
- 2 Dock-high doors
- Two independent refrigeration systems:
  - Coolers – 41 degrees (lowest)
  - Remainder of building – 58 degrees (lowest)
- Floor Drains
- Office space with restroom & warehouse has additional restroom
- Fenced property for vehicle storage and added security
- This property is ideally located near the Lee Roy Selmon Expressway, Gandy Bridge, and Interstate 275. Easy access to the entire Tampa Bay area.

For More Info Contact:

Bill Besseliu, CCIM  
Mobile/Direct: 813-263-5854  
[besseliu@gmail.com](mailto:besseliu@gmail.com)

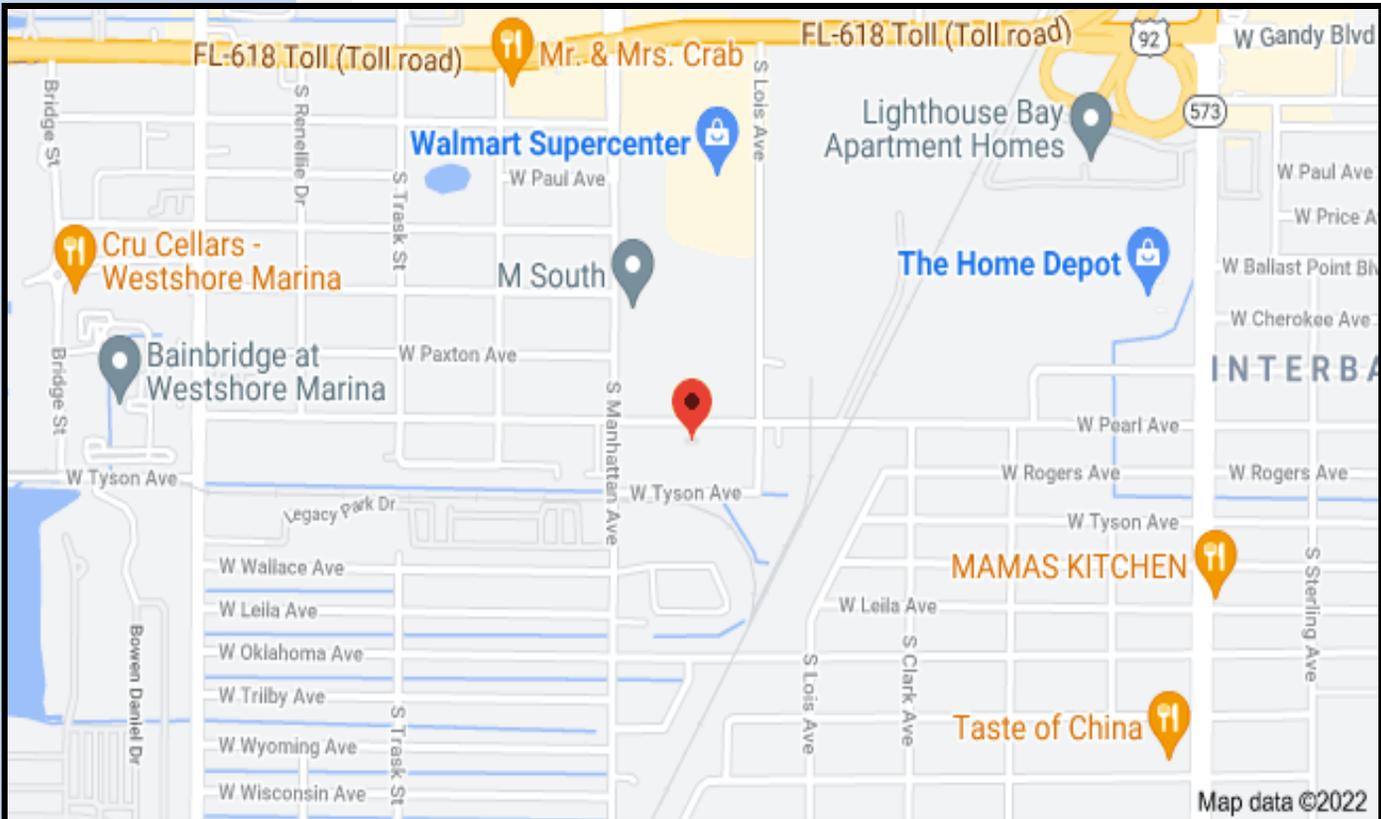


Greg Andretta, SIOR  
Mobile/Direct: 813-263-4833  
[greg@andrettaproperties.com](mailto:greg@andrettaproperties.com)

Andretta Properties  
A Licensed Real Estate Brokerage  
550 N. Reo St. #300 Tampa, FL 33629  
[www.andrettaproperties.com](http://www.andrettaproperties.com)  
Office: 813-889-0889

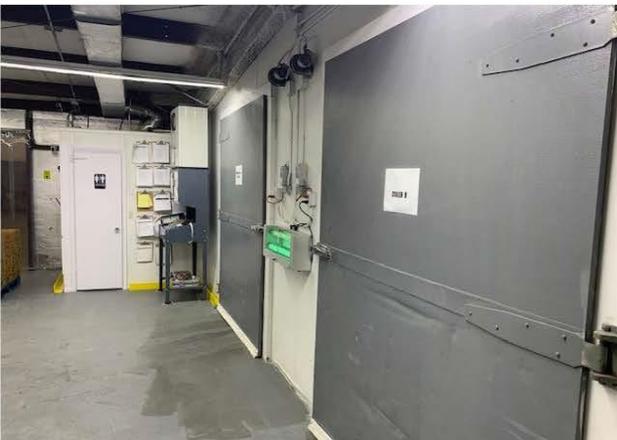


# Location and Aerial Maps



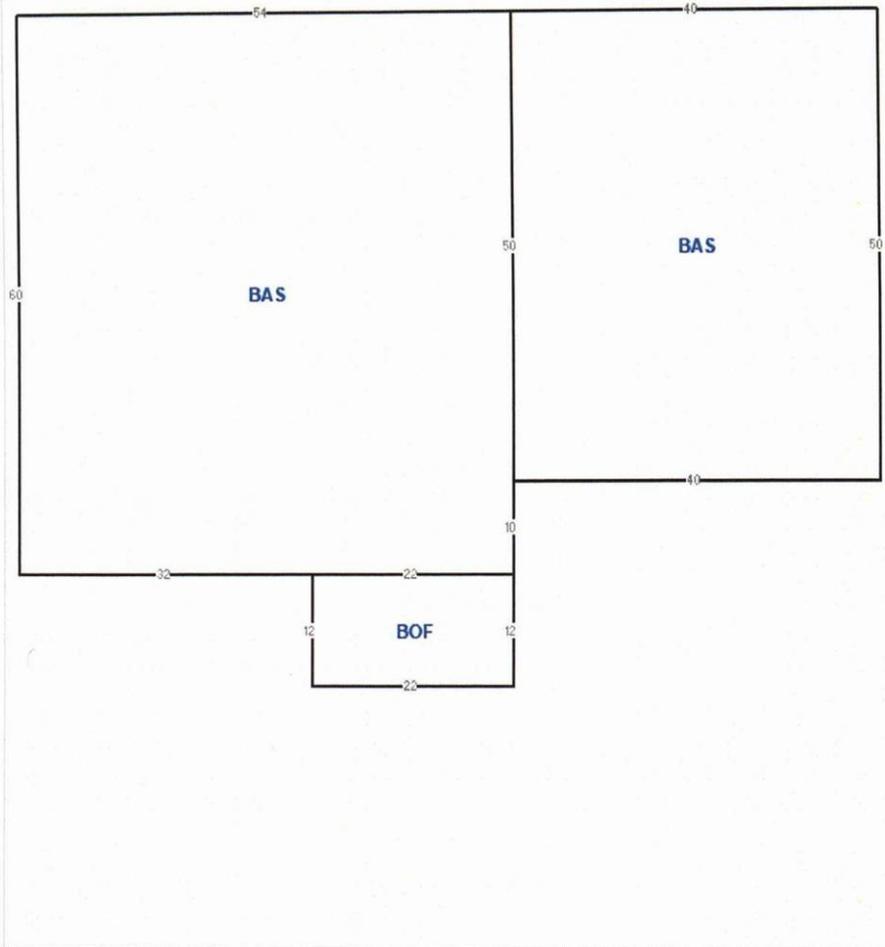
All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner or Andretta Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

# Additional Photos



All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner or Andretta Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

# Site Plan



FOLIO: 133564-0200

Site Address: 4314 W PEARL AVE, TAMPA

All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner or Andretta Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.