

Industrial Flex Warehouse



TAMPA
COMMERCIAL
REAL ESTATE

11111 N 46th St, Tampa FL 33617



For Sale at \$Price Undisclosed

Building Size: 30,000 sf heated (31,766 sf grs)

Land Parcel—Total 118,919 sf (2.73 acres)

Parcel ID: A-16-28-19-430-000000-00003.0

Folio: 140515--1006

Zoning: IH Industrial Heavy

Use Code INC3 – Ind Class 3

Current Use – Production Space

Approx. 230 ft Frontage on N 46th St

AADT: 5100/day on N 46th St

71,000/day on E Fowler Ave

<5 Min South of USF Main Campus

<10 Min from both I-275 and I-75

<15 Min from I-4

Opportunity to construct second building at rear of property over retention pond



For more information please contact:
Ben Hartman (813)539-3048

Benh@TampaCommercialRealEstate.com
www.TampaCommercialRealEstate.com

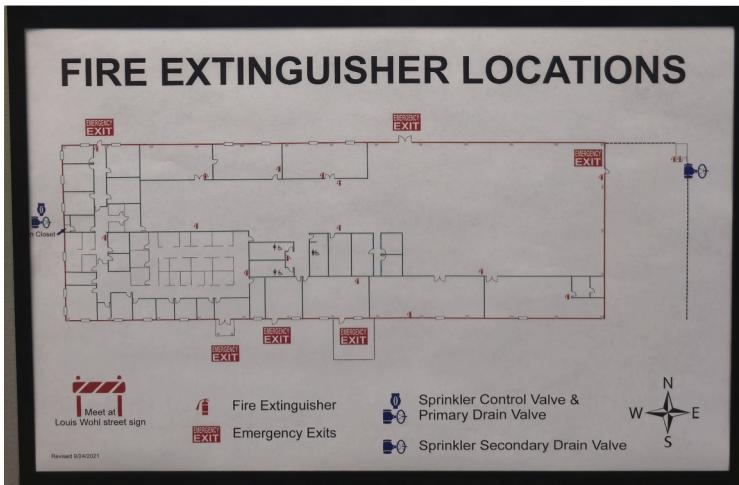
Address: 11111 N 46th St, Tampa 33617



Exterior - Road View



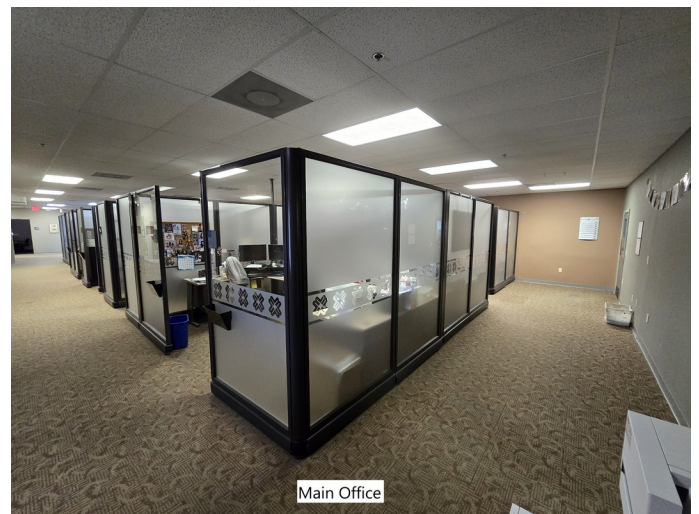
Exterior - Parking Lot View



Lobby/Reception



Main Office



Main Office

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Lobby/Reception Area – Secure Entrance with code lock door

State of the art, High-end security system

9 Manager/Supervisor Offices

Separate Executive Wing
- 4 Executive Offices

Employee Cubicles/Sales Floor

Two Conference Rooms

Separate Office Employee Restroom

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Main Production Floor



Main Production Floor



Storage Area

Main Production Floor



Side Production Room



Machine Shop

8ft Clear height throughout production floor

Option to install second floor in production space (Along middle of building)

Building fully wired for 3-phase with drop down power available throughout building

Building fully plumbed for compressed air

Five (5) side production rooms for specialty production (CNC, Pressing, Milling, Printing, Machine shop, Etc)

Production floor supervisor offices

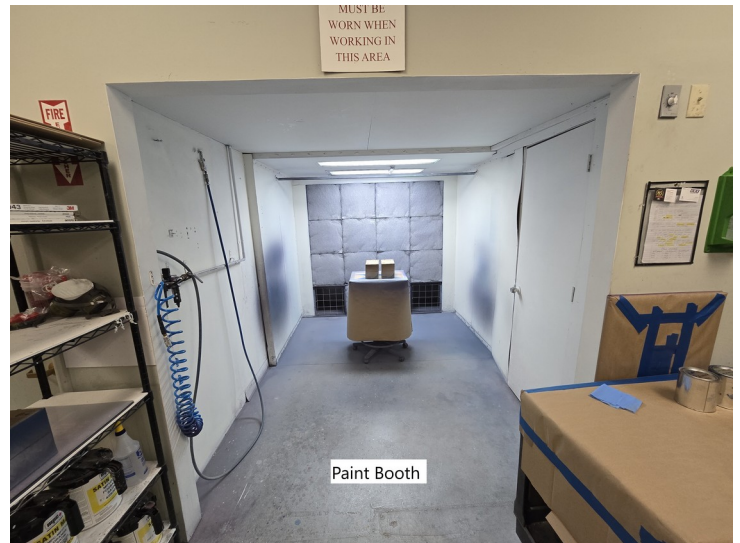
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Side Production Room



Paint Booth



Production Floor Restrooms



Employee Breakroom



Executive Breakroom

Ventilated Paint Booth (Cleaned Regularly)

Production Floor was designed with fully modular intent. Building can be designed and arranged in any way with power and compressed air throughout

Separate Production Floor Restrooms

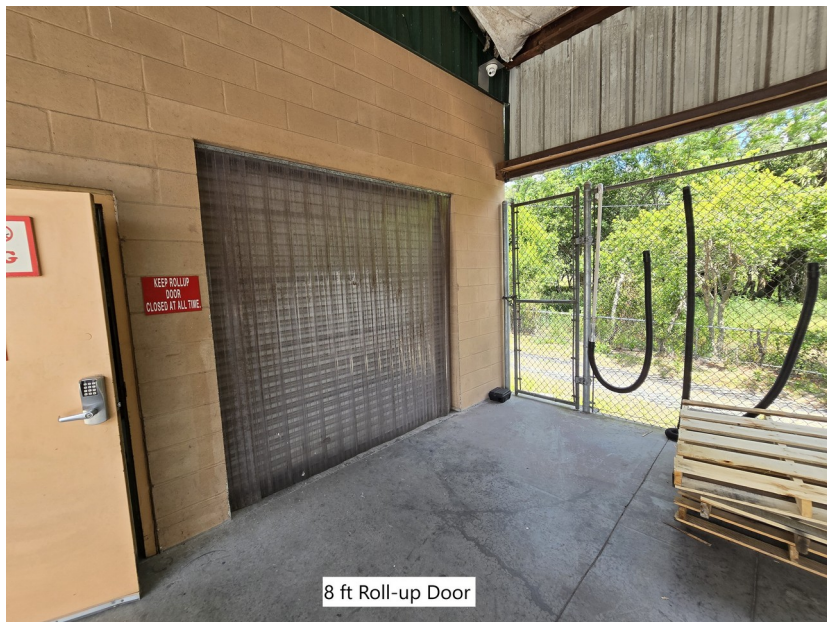
Large Employee Breakroom

Separate Executive Breakroom in Executive Wing

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Loading Dock

- Three (3) Dock High Bays
- One (1) Loading Ramp

Fire Code Compliant Chemical Room (Secure Door)

8ft Roll up door with plastic strip curtains

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