



For Lease



\$2,500.00/month
Modified Gross



Small Bay -
Industrial
Warehouse



Built in 1986



+/- 1,320 SF
End Unit



Clear Height
13'10" - 16'

4808 N Manhattan Ave, Suite D, Tampa, FL 33614

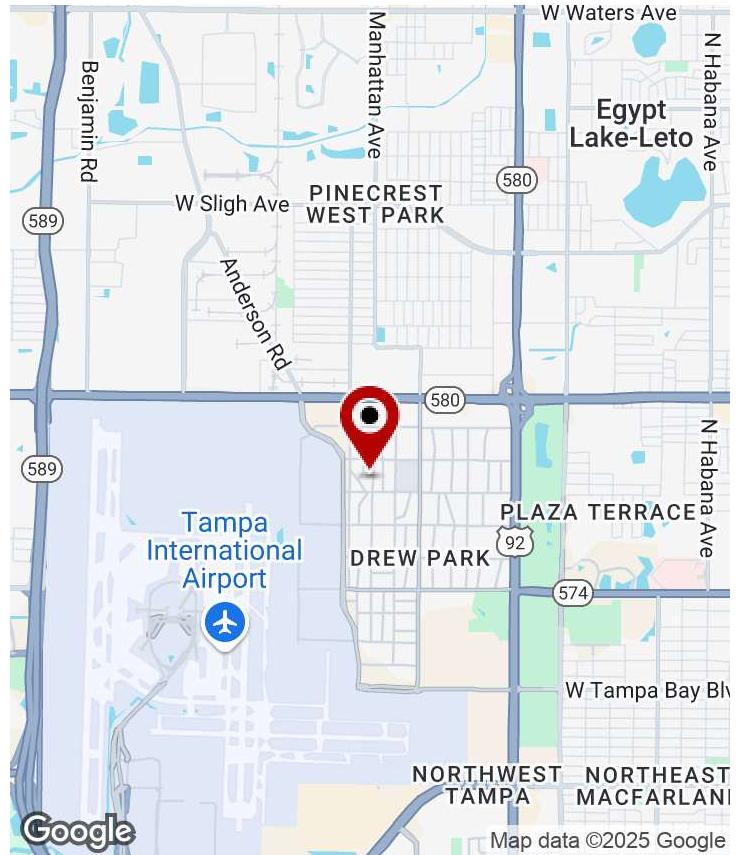
Industrial Warehouse End Unit for Lease

Presented by

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FL #SL3397003

KW Commercial Tampa Central
1208 E Kennedy Blvd, Suite 231
Tampa, FL 33602

EXECUTIVE SUMMARY



OFFERING SUMMARY

Asking Lease Rate:	\$2,500.00/mo. MG
Building Size:	11,700 SF
Available SF:	+/- 1,320 SF
Property Size:	1.09 Acres
Number of Bldgs.:	2
Year Built:	1986
Zoning:	IG
Market:	Tampa/St Petersburg
Submarket:	Westshore/Airport

PROPERTY OVERVIEW

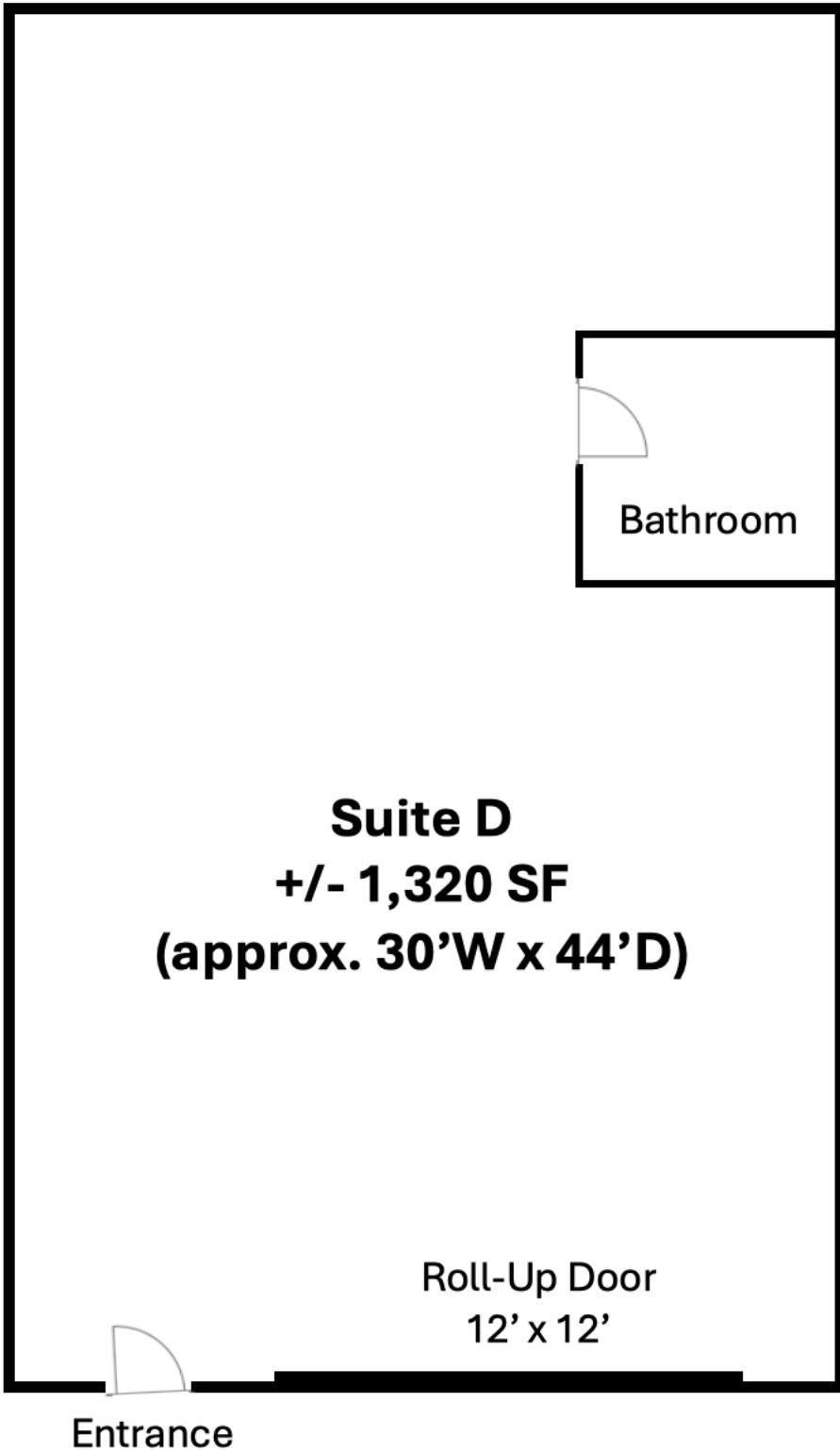
Warehouse end unit available for lease in the highly sought-after Drew Park industrial submarket of Tampa, directly east of Tampa International Airport. It is a few blocks from the W Hillsborough Ave (580) and N Dale Mabry Hwy intersection. Easy access to Veterans Expy 589, I-275 and I-4.

This end unit is +/- 1,320 SF in a fenced industrial park. Ideal for small bay industrial user. Features of the unit include a 12' x 12' roll-up door, 1 ADA bathroom, skylights, and 2 parking spaces. Vaulted ceiling has a clear height of 16' to 13'10". Asking Rate is \$2,500/month MG + electric.

Contact Cherie Tedesco-Gamble for more information and to schedule a tour.

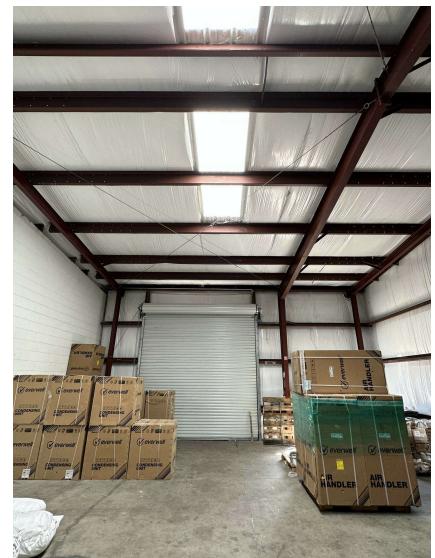
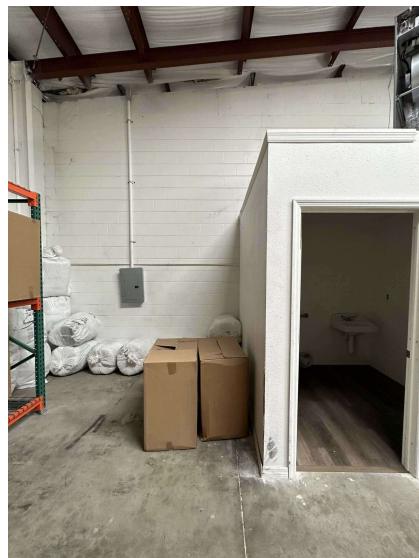
PROPERTY HIGHLIGHTS

- Highly Sought-After Drew Park Submarket Location
- Suite D: +/- 1,320 SF End-Unit
- Modified Gross Lease + Electric
- Clear Height: 13'10" to 16'
- 1 Roll-Up Door: 12' x 12'
- Easy Access to Interstate & Major Thoroughfares
- 2 Parking Spaces



**Drawing Not to Scale*

INTERIOR PHOTOS

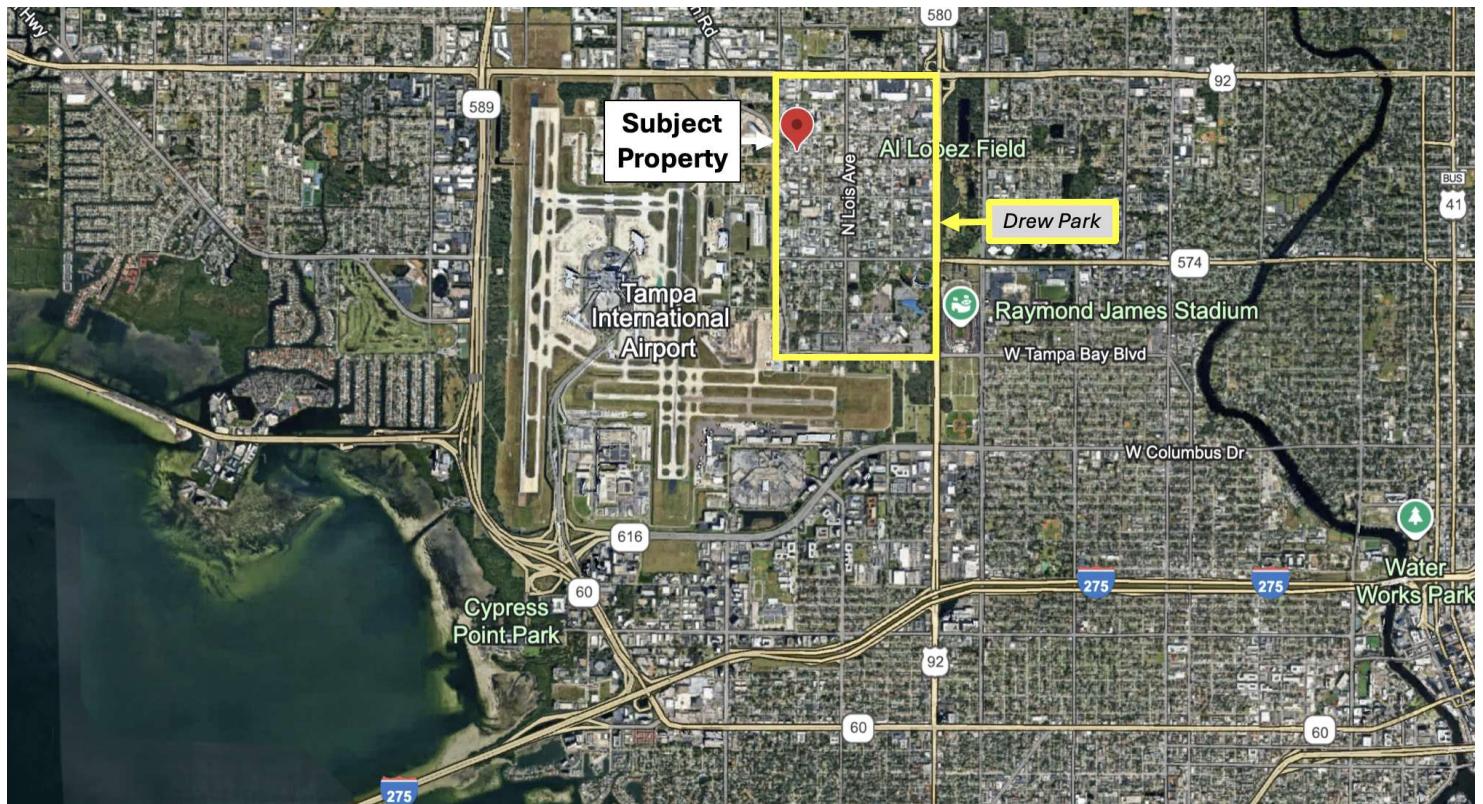


Each Office Independently Owned and Operated

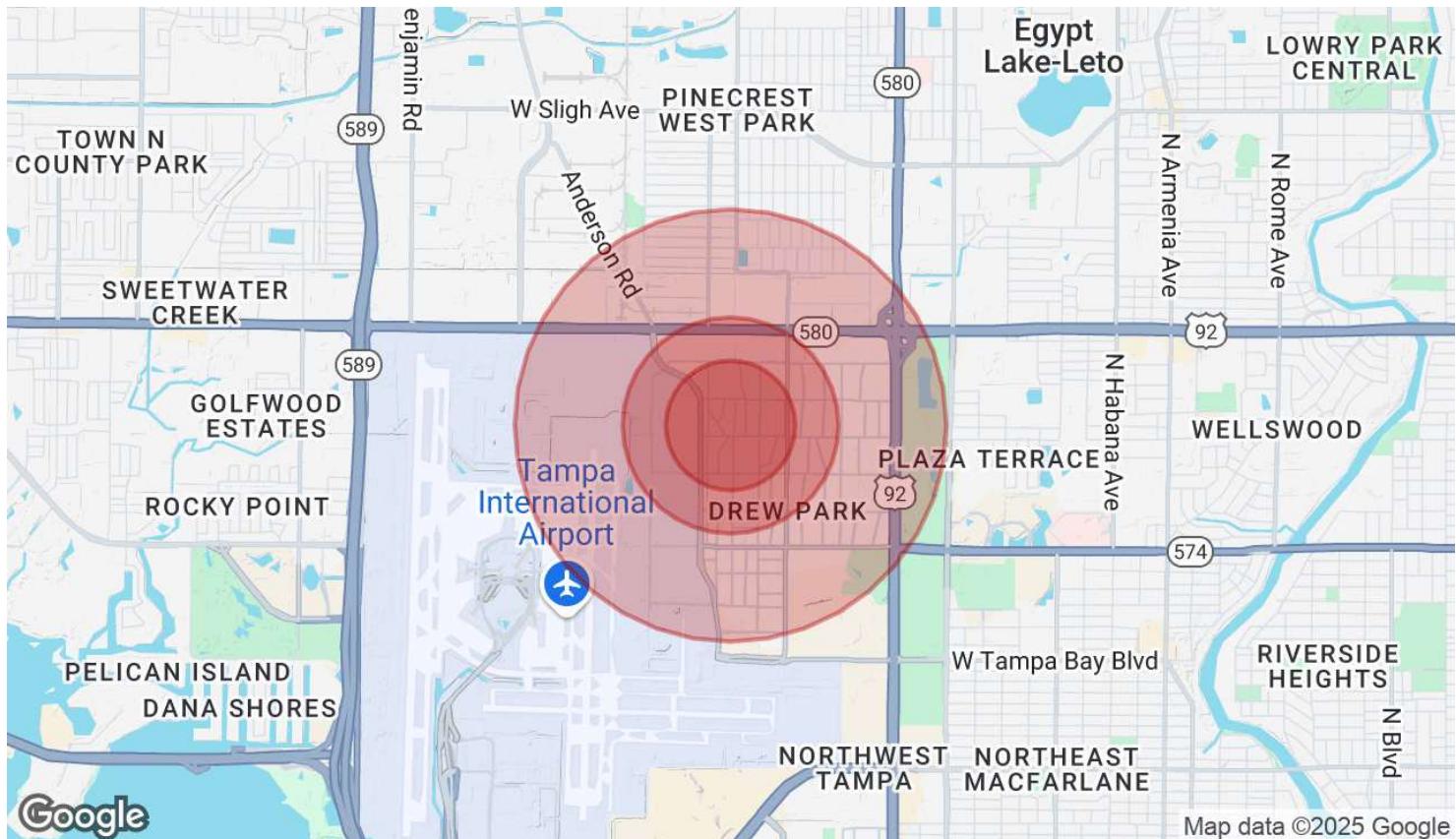
EXTERIOR PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	168	406	3,893
Average Age	41	41	43
Average Age (Male)	42	42	42
Average Age (Female)	40	40	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	71	170	1,386
# of Persons per HH	2.4	2.4	2.8
Average HH Income	\$39,608	\$40,387	\$58,021
Average House Value	\$330,735	\$340,988	\$441,240

Demographics data derived from AlphaMap