

FOR LEASE

5453-5557
SWEETWATER
BUSINESS CENTER

Sweetwater Business Center

Flex Warehouse & Office Space Available

5455-5557 West Waters Avenue, Tampa, FL

Tom Quinlan

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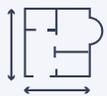
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Colliers



Property Highlights



9 Buildings Totaling
±226,528 SF



Up to ±17,528 SF of
Flex Warehouse/Office
Space Available



12' Clear Height



Immediate Access to
Suncoast Expressway
(SR-589), SR 597 and
I-275



Parking Ratio of
±4.0/1,000 SF



Grade-Level
Loading Doors



On-site property
management



On-site
day care

Site Plan



Availabilities

Suite	Size
Building 5555 Suite 604	17,528 SF
Building 5553 Suite 307	7,700 SF
Building 5463 Suite 825	4,875 SF
Building 5455 Suite 211	4,000 SF
Building 5501 Suite 404	3,520 SF
Building 5553 Suite 310	2,000 SF
Building 5553 Suite 311	2,000 SF
Building 5553 Suite 312	2,000 SF

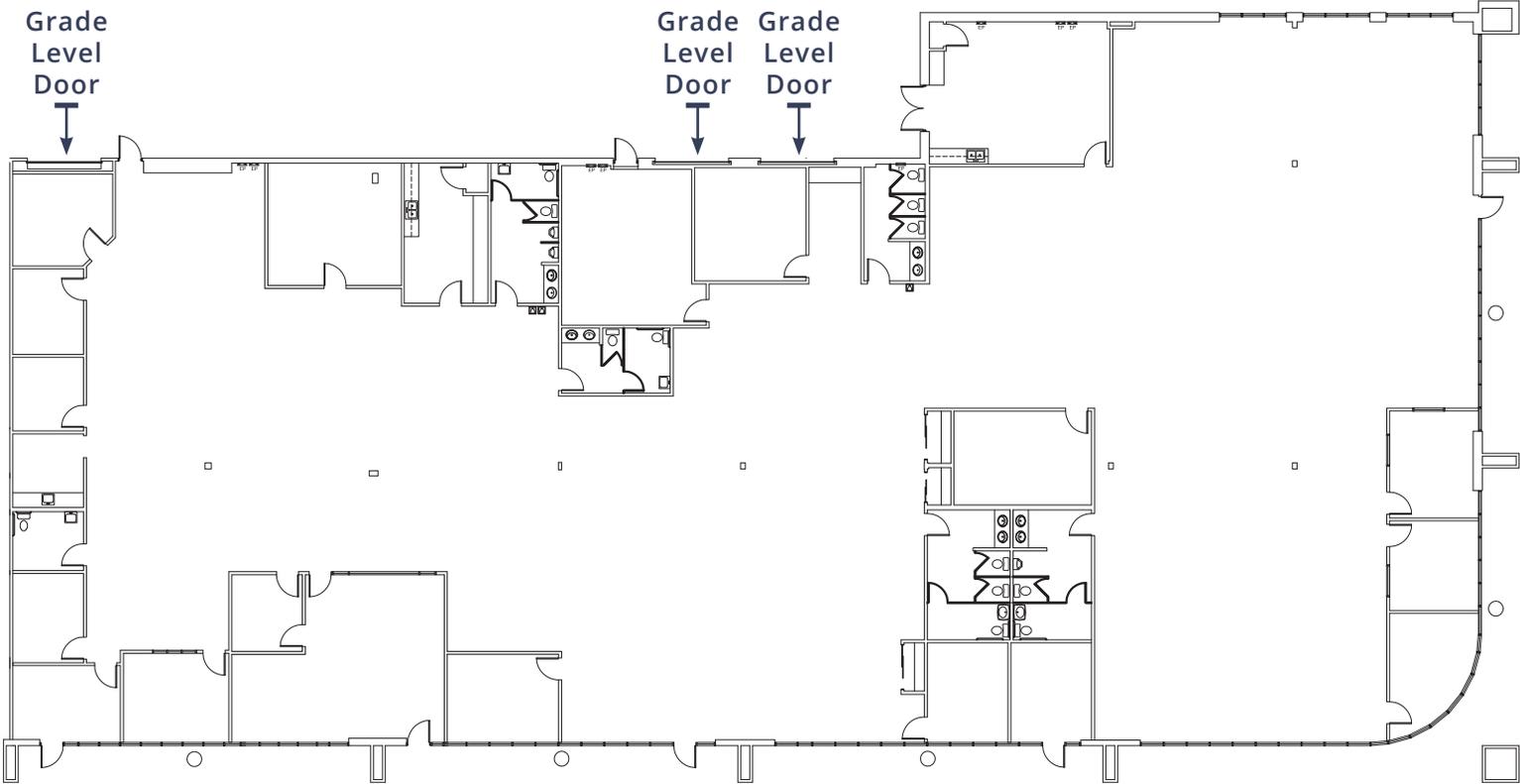
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Floor Plan

BUILDING 5555

Suite 604

Available SF:	17,528 SF
Warehouse SF:	N/A (Build to Suit)
Office SF:	17,528 SF
Clear Height:	12'
Loading:	3 Grade Level Doors
Available:	Now



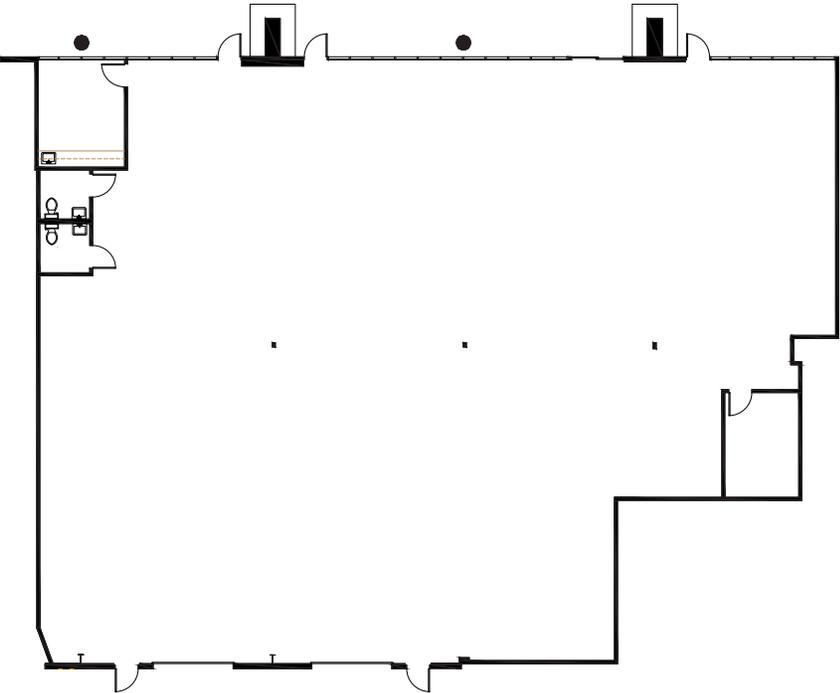
***Ability to demise down to ±6,000 SF.**
***Ability to convert to warehouse.**

Floor Plan

BUILDING 5553

Suite 307

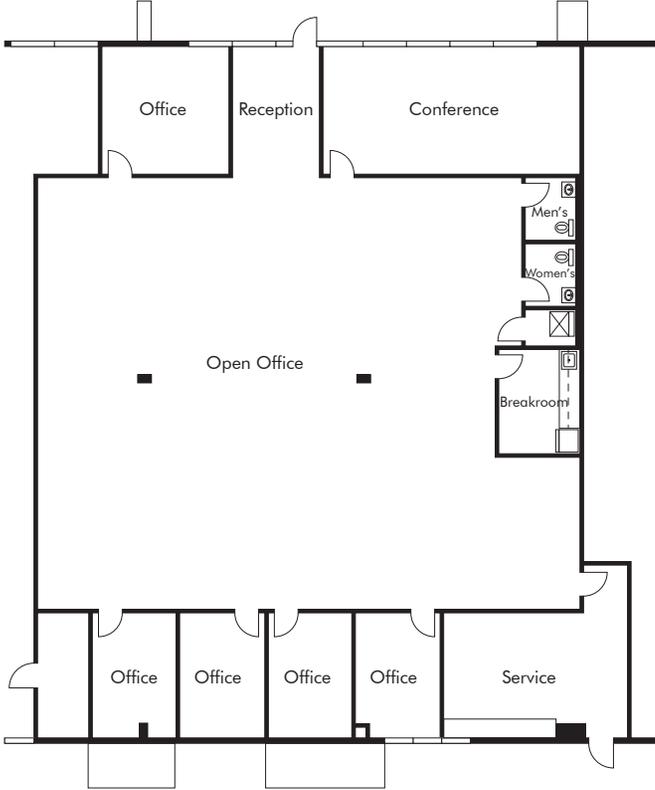
Available SF:	7,700 SF
Warehouse SF:	7,200 SF
Office SF:	500 SF
Clear Height:	12'
Loading:	2 Grade Level Doors
Available:	7/31/2026



BUILDING 5463

Suite 825

Available SF:	4,875 SF
Warehouse SF:	N/A
Office SF:	4,875 SF
Clear Height:	12'
Loading:	N/A
Available:	4/30/2026

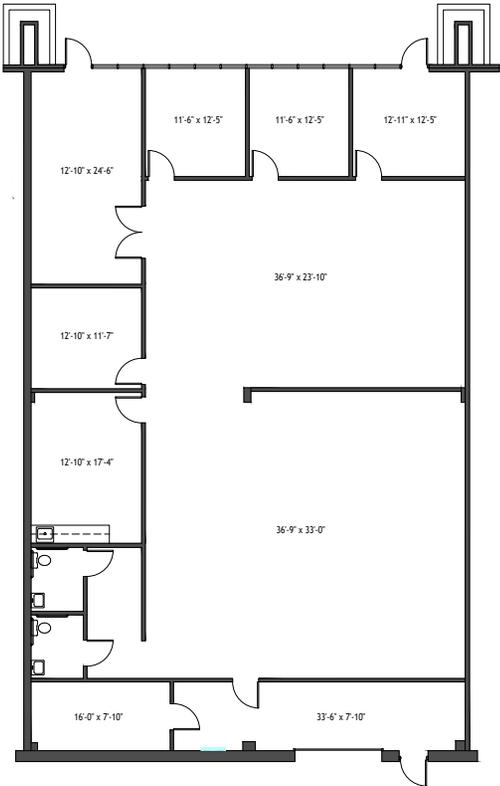


Floor Plan

BUILDING 5455

Suite 211

Available SF:	4,000 SF
Warehouse SF:	N/A (Build to Suit)
Office SF:	4,000 SF
Clear Height:	12'
Loading:	N/A
Available:	Now

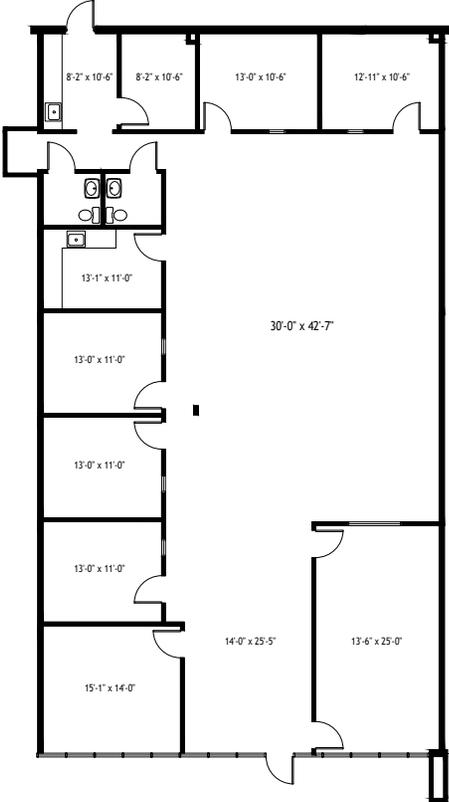


*Ability to convert to warehouse.

BUILDING 5501

Suite 404

Available SF:	3,520 SF
Warehouse SF:	N/A (Build to Suit)
Office SF:	3,520 SF
Clear Height:	12'
Loading:	N/A
Available:	Now



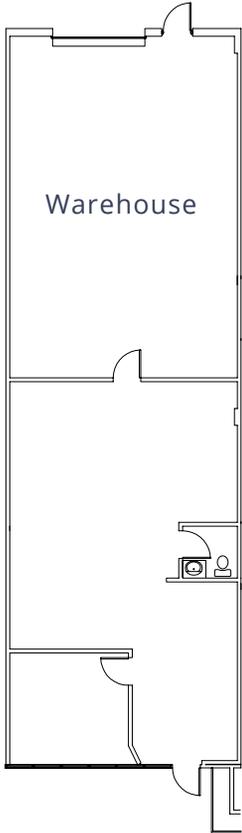
*Ability to convert to warehouse.

Floor Plan

BUILDING 5553

Suite 310

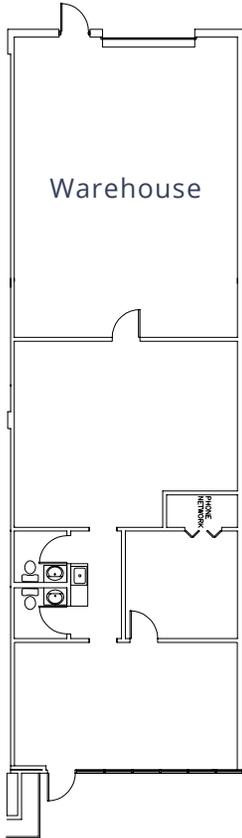
Available SF:	2,000 SF
Warehouse SF:	1,000 SF
Office SF:	1,000 SF
Clear Height:	12'
Loading:	1 Grade Level Door
Available:	Now



BUILDING 5553

Suite 311

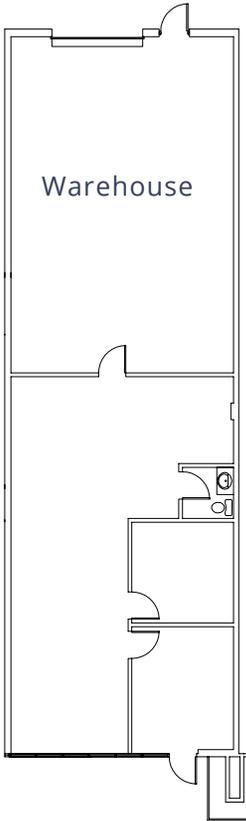
Available SF:	2,000 SF
Warehouse SF:	1,000 SF
Office SF:	1,000 SF
Clear Height:	12'
Loading:	1 Grade Level Door
Available:	8/31/2026



BUILDING 5553

Suite 312 (Sublease)

Available SF:	2,000 SF
Warehouse SF:	1,000 SF
Office SF:	1,000 SF
Clear Height:	12'
Loading:	1 Grade Level Door
Available:	Now



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