

7304 Causeway
Tampa, FL 33619

FULLY LEASED
ASSET
FOR SALE



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PROPERTY DETAILS

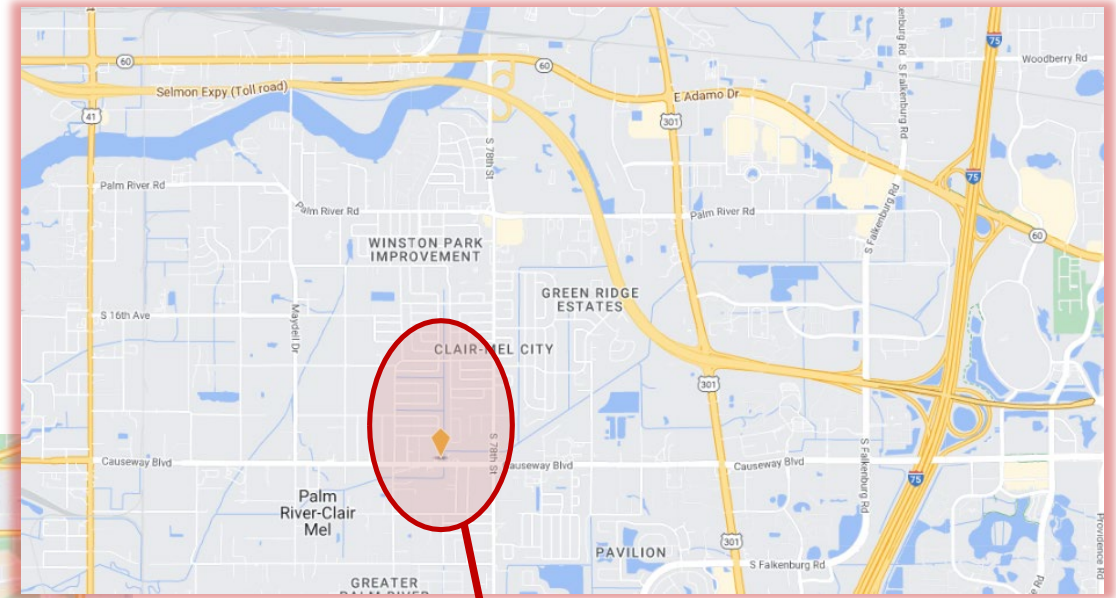
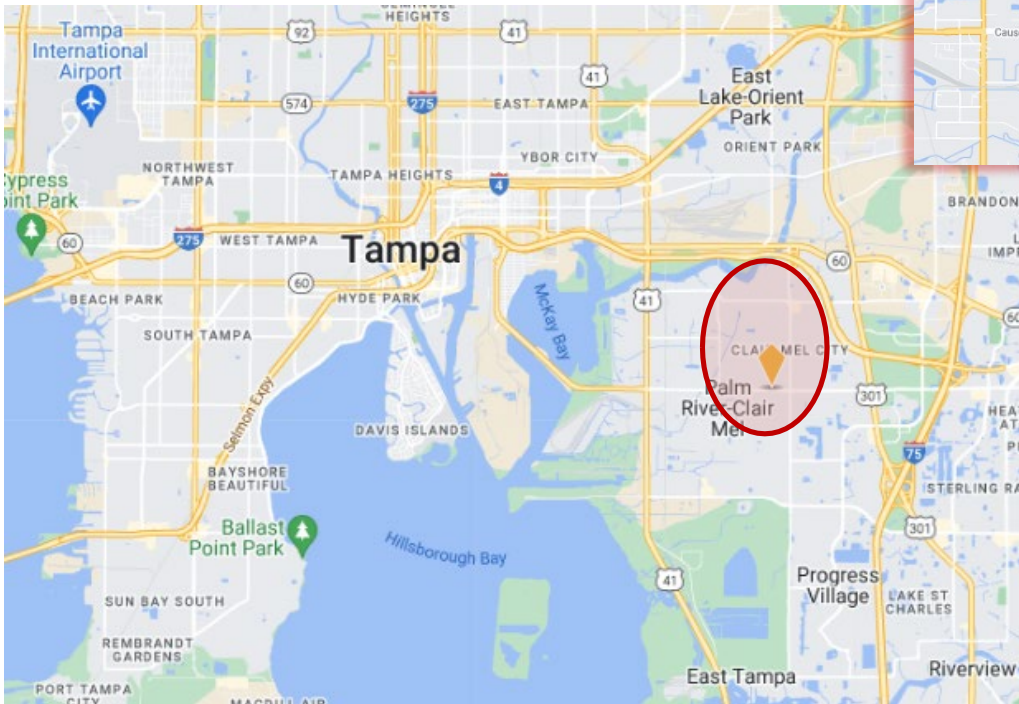
TMC - The Mahr Company is pleased to exclusively present the opportunity to purchase a well located, Fully leased Flex/ industrial property along the Causeway.

- Prime Causeway Location desired for its location proximate to Brandon, Tampa, Palm River, US 301 and Interstates.
- Approximately 16,000 Rentable Square Foot, multi-tenanted one-story masonry and steel construction built on a 1.49 Acre Site.
- Building is divided and leased to four tenants each occupying 4,000 rentable square feet of 16' clear flex space. Each unit is identically constructed with one-man door and one roll-door.
- Thirty-Five parking spots
- Building Constructed in 2021.



LOCATION DETAILS

- Prime high traffic location along Causeway in the Palm River Clair-Mel area. Prime access to the Interstates and local roadways. Great access to Brandon, Tampa and less than 5 minutes to the Interstate 75 entrance ramps.



BUILDING SPECIFICATIONS

- Total Size: 16,000 Rentable Square Foot
 - Lot Size: 1.49 Acre Site
 - Year Built: 2021
 - Parking Ratio: 2.18/1000 Square Feet
 - Construction: Steel and Block
 - Drive-ins: Four with 10' x 12' Doors
 - Clear Height: 16'
 - Sprinkler: Wet
 - Zoning: CG
-
- Mult-Tenanted - Fully Leased

For Investment and Operation Details:

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PROPERTY LOCATION

7304 Causeway is ideally located in the heart of Hillsborough County - minutes from I-75.

