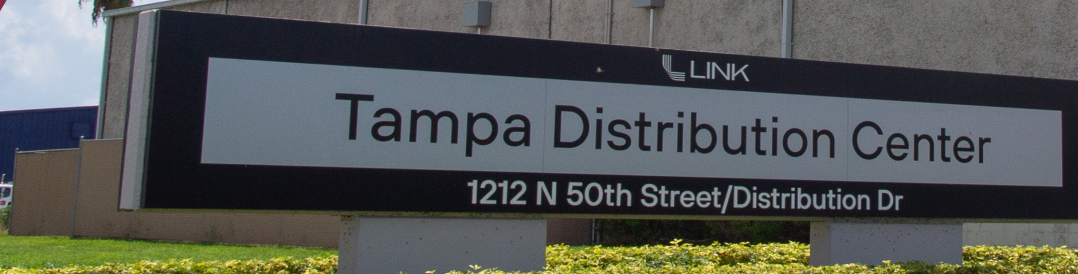


**22,500 SF
SUBLEASE**



BUILDING 2 | 4737 DISTRIBUTION DRIVE | TAMPA, FL 33605

Erika Thompson, SIOR
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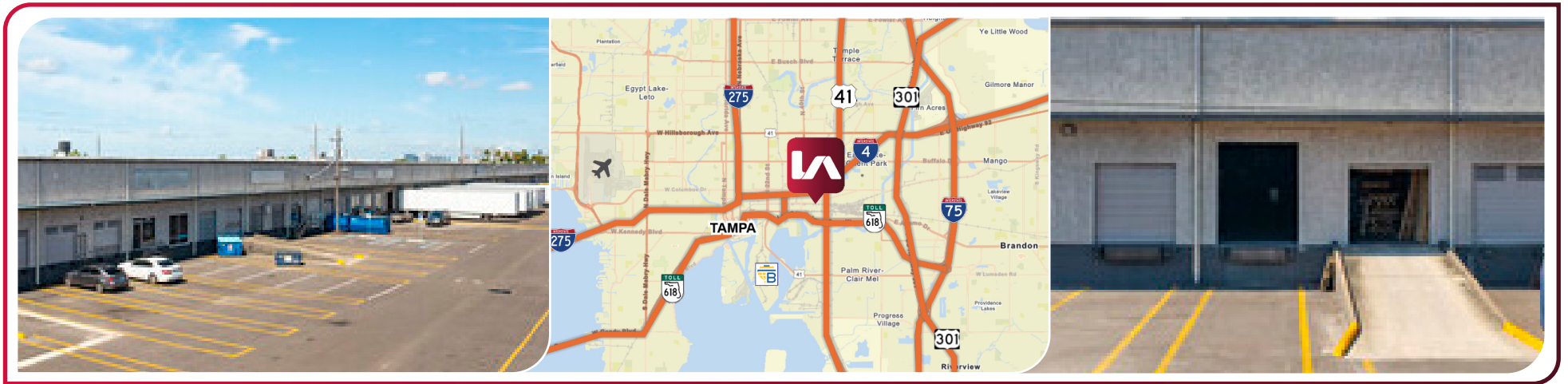
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY

LOCATION OVERVIEW

Tampa Distribution Center, situated at 1212 N. 50th Street, Tampa, FL is an industrial property suited for warehousing and distribution users. This facility provides a solution for businesses in need of a strategically located and highly efficient distribution center within Tampa's industrial hub, offering immediate access to I-4, I-75, the Lee Roy Selmon Expressway, and Adamo Drive (SR 60).

DISTANCES

SR 60..... 0.3 miles | 1 minute
I-4..... 0.8 miles | 3 minutes
U.S. Hwy. 301..... 2.9 miles | 7 minutes
Selmon Expwy..... 3 miles | 8 minutes
Port Tampa Bay..... 4.9 miles | 12 minutes
I-75..... 5.5 miles | 15 minutes
Tampa Int'l Airport..... 10.5 miles | 32 minutes

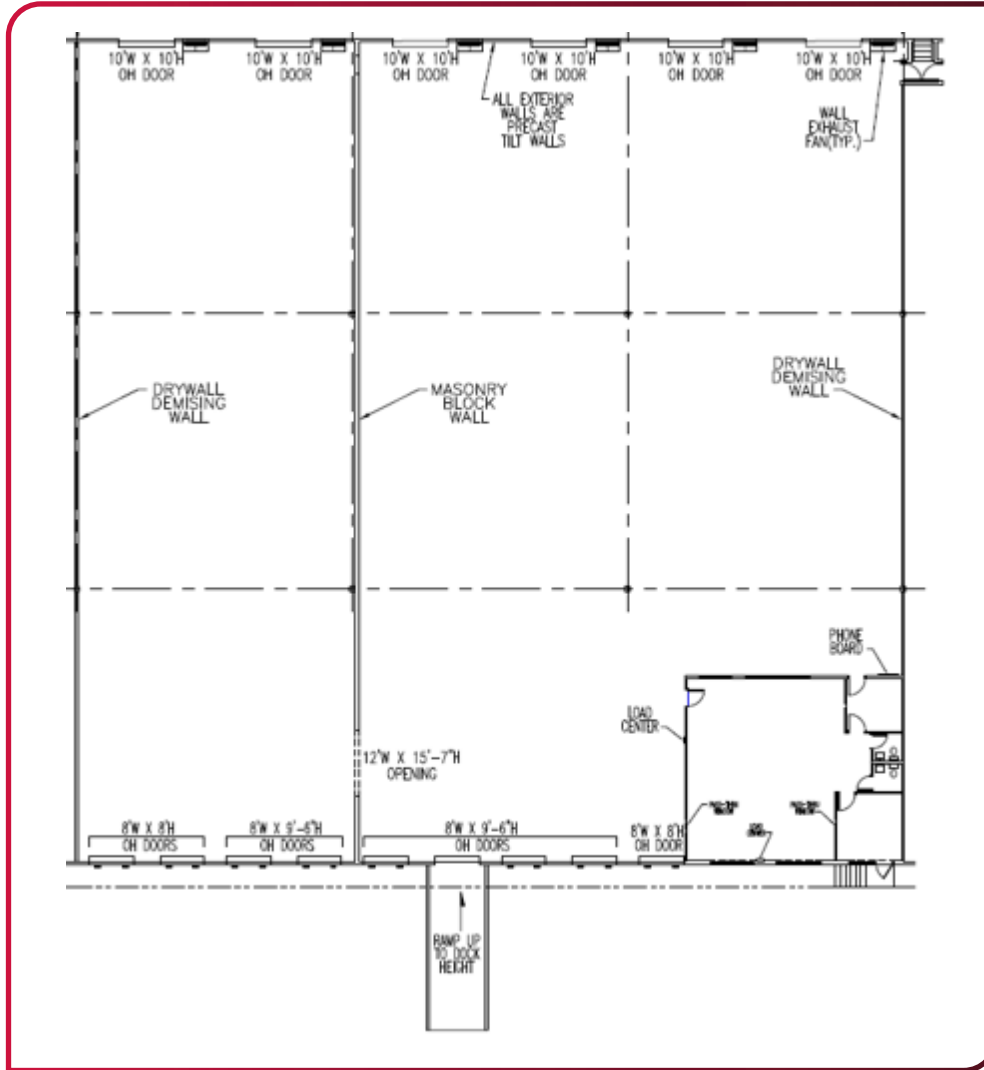


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BUILDING 2 | SUITE 4737

- PREMISE SIZE:** 22,500 SF
- OFFICE** ±1,326 SF
- CLEAR HEIGHT:** 20 FT
- COLUMN SPACING:** 50' x 50'
- LOADING:** 8 Dock High Doors & 1 Ramp
- 3-PHASE POWER:** LV1 - 120/208v 150 Amp
LV2 - 120/208v 100 Amp
HV1 - 277/480v 400 Amp
- SUBLEASE TERM:** Through 8/31/2028
- SPRINKLERED:** Yes
- RATE:** \$10.95/NNN

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