

# Freestanding Westshore Warehouse for Lease

5409 S Westshore Blvd, Tampa, FL 33611

EXECUTIVE SUMMARY



## Summary:

Asking Rent:	\$21,400/month (\$10.00 PSF NNN + \$4.50 OPEX)
Availability:	February 1 <sup>st</sup> , 2025
Space Size:	17,738 SF Warehouse (30% office+/-)
Lot Size:	2 Acres/Fenced Outside Storage
Ceiling Heights:	10'+/-
Power:	3 Phase Electrical
Doors:	Two Dock Doors (one with a ramp)
Location:	Westshore Yacht Club Area
Zoning:	IG/Industrial General
FLU:	Heavy/Light Industrial
Construction:	Concrete Block
Utilities	Water/Sewer City of Tampa Electric: Tampa Electric

## Overview:

FOR LEASE!! This free-standing dock high industrial building, located in South Tampa by Tampa's Westshore Yacht Club, offers a versatile space suitable for various business operations, including warehousing, light manufacturing, and distribution. The property features a large fenced laydown yard allowing for good outside storage and easy access for trucks and deliveries. The office space is approximately 5,000 SF and the warehouse features HVAC ducting (non active HVAC) if your need requires climate control.

Key highlights include:

- **Size and Layout:** Ample square footage to accommodate storage, distribution or light manufacturing.
- **Location:** Strategically situated by the Gandy Bridge this location provides immediate access to South Tampa, St Petersburg/Pinellas, the Selmon Expressway, Interstate 275 and the Westshore Business District. Close retail support includes Hula Bay Club Grill, Salt Shack and Port 32 Marina for your dry/wet boat slip.
- **Amenities:** Good sized fenced yard for outside storage, 3 phase power, dock high loading with loading platform, multiple dock doors, concrete block construction, 10' clear heights, concrete block construction, and a 5,000 office.

This facility is ideal for businesses looking for a warehouse and corporate office combo in a great South Tampa location.

Bill Besselieu, CCIM  
Mobile/Direct: 813-263-5854  
[besselieu@gmail.com](mailto:besselieu@gmail.com)

Greg Andretta, SIOR  
813-263-4833  
[greg@andrettaproperties.com](mailto:greg@andrettaproperties.com)

Andretta Properties  
Licensed Real Estate Broker  
550 N. Reo St. #300 Tampa, FL 33609  
Office: 813-889-0889  
[www.andrettaproperties.com](http://www.andrettaproperties.com)

# Freestanding Westshore Warehouse for Lease

5409 S Westshore Blvd, Tampa, FL 33611

PICTURES 



Bill Besselieu, CCIM  
Mobile/Direct: 813-263-5854  
[besselieu@gmail.com](mailto:besselieu@gmail.com)

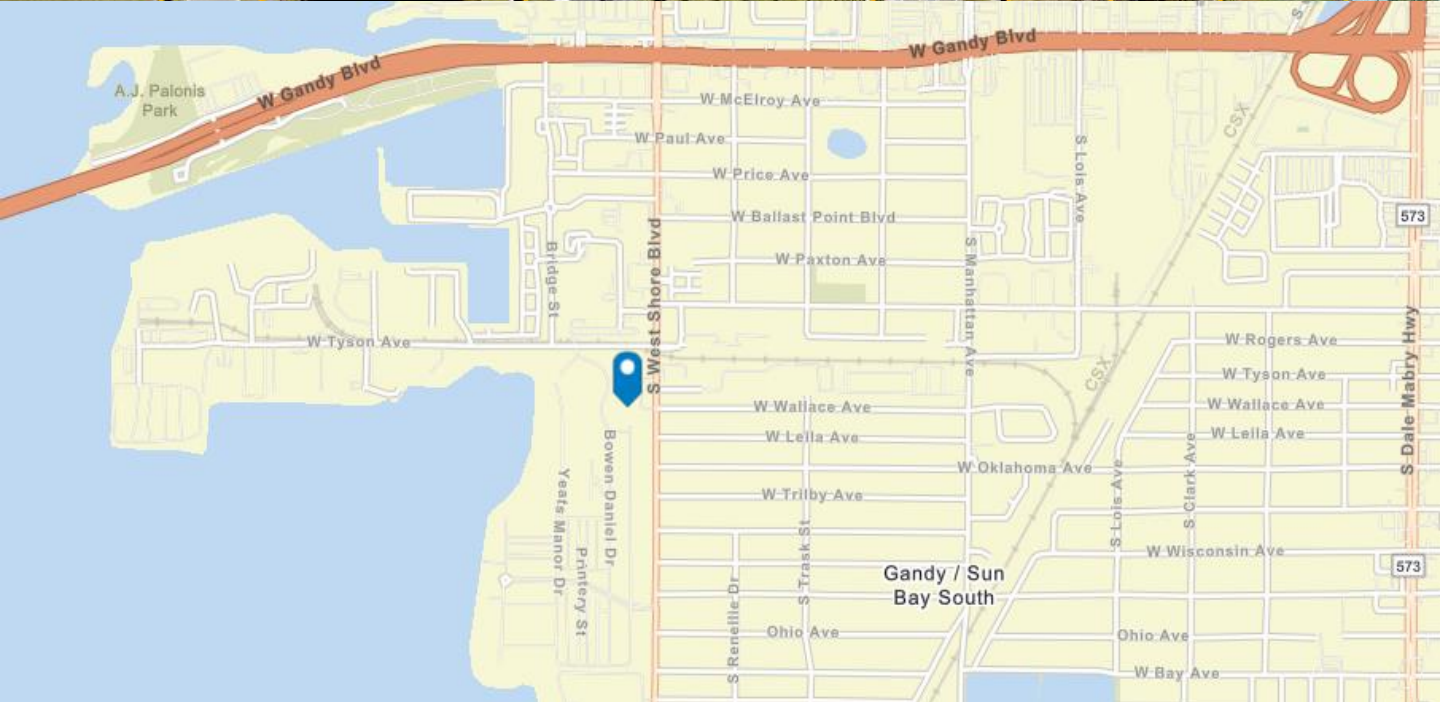
Greg Andretta, SIOR  
813-263-4833  
[greg@andrettaproperties.com](mailto:greg@andrettaproperties.com)

Andretta Properties  
Licensed Real Estate Broker  
550 N. Reo St. #300 Tampa, FL 33609  
Office: 813-889-0889  
[www.andrettaproperties.com](http://www.andrettaproperties.com)

# Freestanding Westshore Warehouse for Lease

5409 S Westshore Blvd, Tampa, FL 33611

AERIAL & AREA MAP



Bill Besselieu, CCIM  
Mobile/Direct: 813-263-5854  
[besselieu@gmail.com](mailto:besselieu@gmail.com)

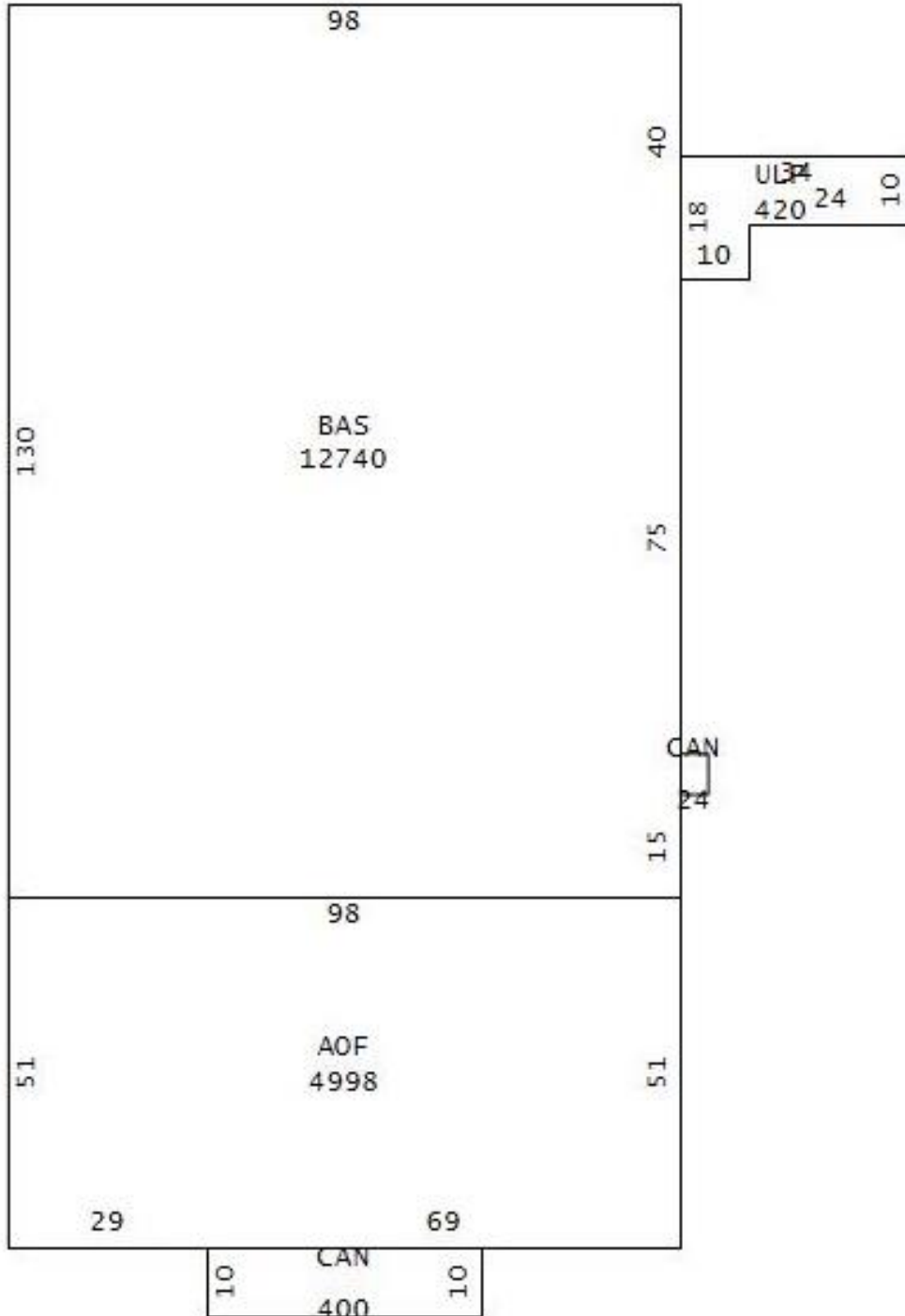
Greg Andretta, SIOR  
813-263-4833  
[greg@andrettaproperties.com](mailto:greg@andrettaproperties.com)

Andretta Properties  
Licensed Real Estate Broker  
550 N. Reo St. #300 Tampa, FL 33609  
Office: 813-889-0889  
[www.andrettaproperties.com](http://www.andrettaproperties.com)

# Freestanding Westshore Warehouse for Lease

5409 S Westshore Blvd, Tampa, FL 33611

FLOOR PLAN



Bill Besselieu, CCIM  
Mobile/Direct: 813-263-5854  
[besselieu@gmail.com](mailto:besselieu@gmail.com)

Greg Andretta, SIOR  
813-263-4833  
[greg@andrettaproperties.com](mailto:greg@andrettaproperties.com)

Andretta Properties  
Licensed Real Estate Broker  
550 N. Reo St. #300 Tampa, FL 33609  
Office: 813-889-0889  
[www.andrettaproperties.com](http://www.andrettaproperties.com)