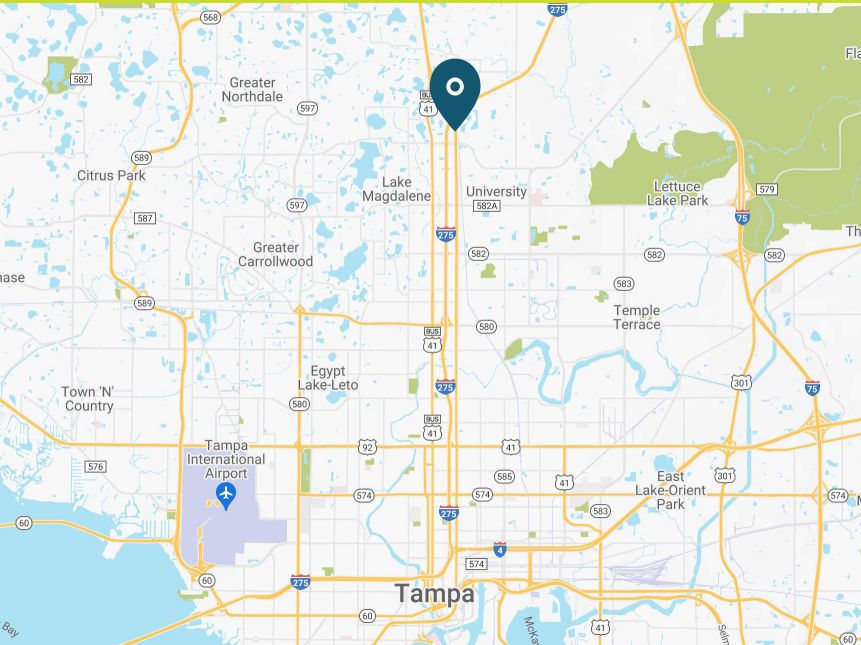


# 15604 NORTH NEBRASKA AVENUE



15604 N Nebraska Ave  
Lutz, FL 33549

## Office/Warehouse For Lease



## PROPERTY HIGHLIGHTS

- **23,457 SF Single Tenant Flex Building on 1.5 acres**
- Total Office: 6,906 SF includes:
  - 3 private offices & 6 demountable offices
  - 3 break-out rooms
  - 1 large board room
  - 3 sets of interior restrooms
- Total Warehouse: 16,551 SF includes:
  - Warehouse 13,887 SF
  - Mezzanine: 2,664 SF
  - Warehouse Ceiling: 20'+
  - 2 Dock-High Loading docks; 1 OH Door, ability to add additional
- Parking: 33 parking spaces that are access controlled via security gate
- Power: 3 phase 480 volts & 1200 amps
- Easy access to I-275 & US-41

**LORENZO GONZALEZ**

Senior Associate

813.793.8461

Lorenzo.Gonzalez@FranklinSt.com



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Office:	6,906 SF
Warehouse:	16,551 SF
<b>Total:</b>	<b>23,457 SF</b>

