

FOR SALE OR LEASE

1030 S 86TH STREET | TAMPA, FL 33619

JULIA SILVA, SIOR 813.230.8008 | ERIKA THOMPSON, SIOR 813.215.4342
ED KILLMER 813.309.2805

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NEW OWNERS



LISTING DATA

AVAILABLE SF: 28,230

OFFICE SF: 4,000±

ACRES: 1.56

ZONED: Manufacturing

CONSTRUCTION: Block and Metal

CLEAR HEIGHT: 16'8" - 19'5"

POWER: 3-Phase, 1,200 AMPS, 480v

LOADING: 1 | Dock Well with Pit Leveler
2 | Oversized Grade-Level Doors

PRIME VISIBILITY ON THE SELMON EXPRESSWAY



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Julia Silva, SIOR
jsilva@lee-associates.com
D 813.230.8008

Erika Thompson, SIOR
ethompson@lee-associates.com
D 813.215.4342

Ed Killmer
ekillmer@lee-associates.com
D 813.309.2805

lee-associates.com
1646 West Snow Ave. Suite 6
Tampa FL 33606



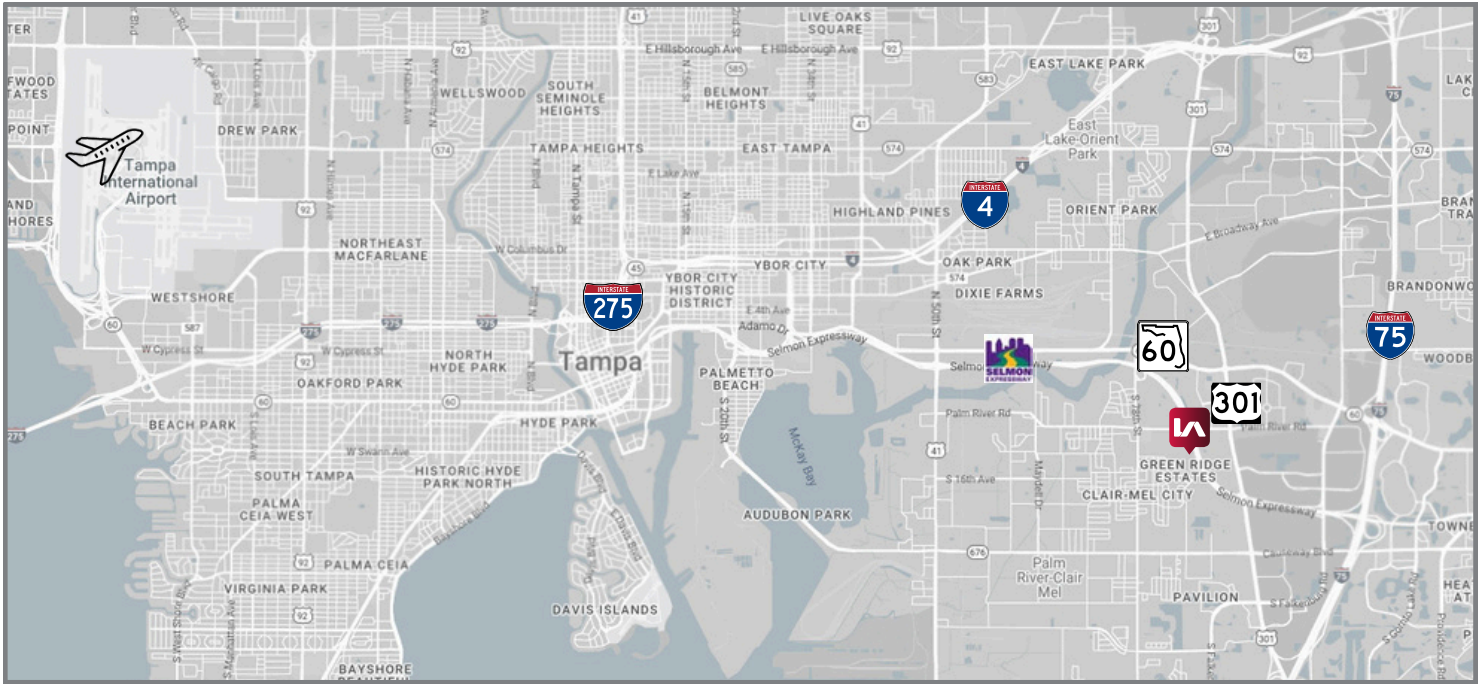
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DISTANCES

-  0.5 miles
-  1.3 miles
-  1.4 miles
-  2 miles
-  4.3 miles
-  5.1 miles
-  7.1 miles
-  13.6 miles

28,230 SF Single Story Building



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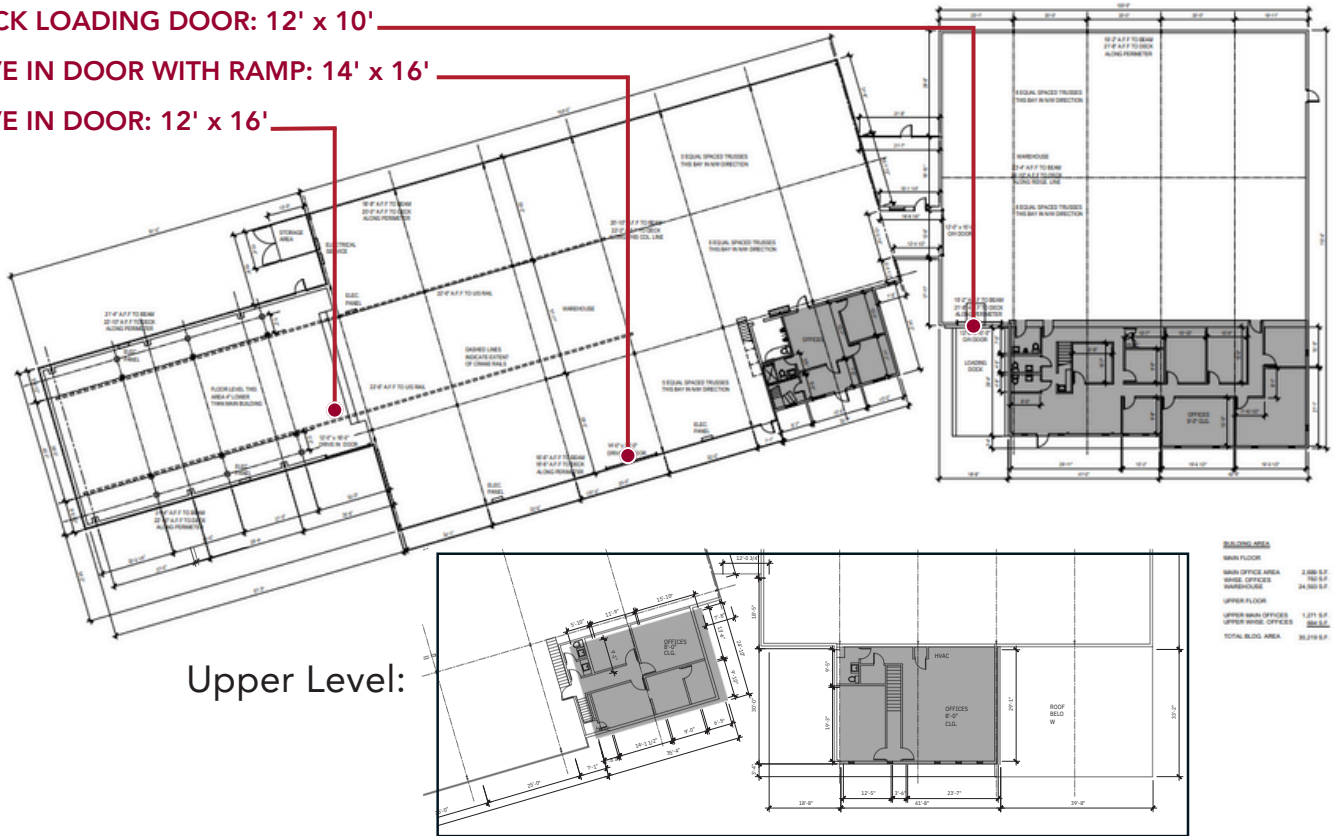
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TRUCK LOADING DOOR: 12' x 10'

DRIVE IN DOOR WITH RAMP: 14' x 16'

DRIVE IN DOOR: 12' x 16'



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CONSTRUCTION IMPROVEMENTS

DEMO & CLEANING

AREA #1 OFFICE

- Demo Existing Interior Spaces as Highlighted per Plan
- Modify MEPFP in Demo'd Spaces
- Patch & Repair Demo Scars at Drywall Locations
- Patch & Repair Demo Scars at Existing Concrete Slab
- Remove Existing Light Fixtures
- Remove Flooring
- Remove Signage in Upstairs Conference Room Ceiling
- Remove Unused Wires in Data Room
- Repair Misc CMU in Warehouse & Repair Concrete at Demo Location

WAREHOUSE

- Remove Elevator Lift
- Remove Existing Crane & Crane Structure (Include Removal of Footings)
- Remove Exhaust / Ventilation Pipes at Paint Booth Location
- Remove Old Fan Unit above Door on East side of Warehouse
- Remove Ladder on East Side of Warehouse
- Remove Flooring
- Modify MEPFP in Demo'd Spaces Relocating Existing Transformer
- Patch & Repair Demo Scars at Drywall Locations Patch & Repair
- Demo Scars at Existing Concrete Slab Remove Existing Light Fixtures
- Remove Abandoned Electrical Conduit / Wires

STRUCTURAL STEEL

- Repair Exterior Metal Siding & Down Spouts as Required prior to Painting

DFH

- Replace Door Hardware & Lock into Kitchen Area #2

ELECTRICAL

- Modify Fire Alarm System as Required
- Install New LED Light Fixtures

HVAC

- Replace Split Systems & Ductless Systems

PLUMBING

- Replace Non-ADA Compliant Vanities / Sinks
- Reinstall Toilets to ensure ADA Compliant
- Replace Area #2 Toilet in Upper Office

SANITARY

- Furnish & Install Sanitary Sewer Line - Connect to Existing Lift Station
- Patch at Sanitary Line

THERMAL INSULATION

- Replace Damaged Ceiling Tiles
- Patch Damaged Insulation

FLOORING

- Furnish & Install New LVT and Vinyl Base in Miscellaneous Rooms

PAINTING

- Paint Interior & Exterior - High Reflective White
- Paint Interior and Exterior Doors & Frames

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