

**SOUTH TAMPA AREA PROFESSIONAL OFFICE - WAREHOUSE BUILDING****10,934 SQUARE FEET ±****2609 WEST DELEON STREET, TAMPA, FLORIDA 33629****FIRST QUARTER 2026 OCCUPANCY**

The Carastro Engineering Building

The Carastro Engineering building is located at the northeast corner of West DeLeon Street at South Audubon Avenue midway between South MacDill Avenue and South Howard Avenue adjacent to the HCA Florida South Tampa Hospital campus. The SoHo District with many shops, bars and restaurants is located four blocks to the east, and Hyde Park Village is another 9 blocks east of the property.

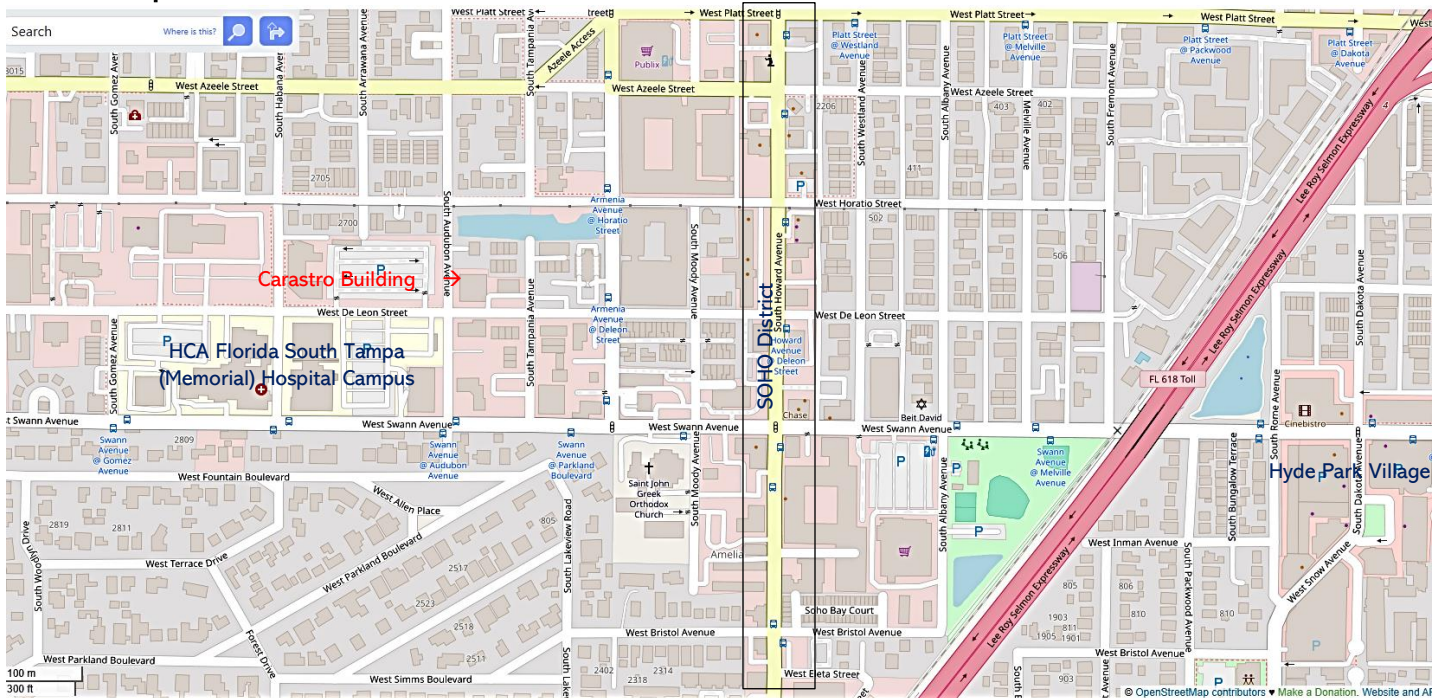
The building was built in 1965 to house Carastro Engineering and it has been fully renovated several times, most recently in 2014, to meet the firms needs as it grew into one of the leading engineering firms in the Tampa Bay Area. In 2023, BSA Life Structures, a national engineering firm, acquired Carastro & Associates, and they leased the Carastro Building following the acquisition thru December 2025.

*For additional information, please call:* Joe Jacob 813-758-5282 or Jim Jacob 813-245-7717  
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**FOR LEASE**

**SOUTH TAMPA – PALMA CEIA PINES OFFICE WAREHOUSE – 10,934 SQ.FT. ±**  
**2609 West DeLeon Street, Tampa, Florida 33629 - Occupancy 4<sup>th</sup> QTR 2025**

**Location Map:**



**Access:** Access to the property is off of both DeLeon Street and Audubon Avenue. The property features on street parking in the front of the building and on the west side.

**Parking:** The building has approximately 40 regular parking spaces plus two handicap spaces. The north side parking lot is accessed off of Audubon Avenue and is fenced and gated.



Audubon Avenue – West Side of Building



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<b>Taxes:</b>	<b>Folio #:</b> 117045.0000	<b>2024 Assessed Value:</b>	<b>\$ 953,605.00</b>
		<b>2024 Taxes:</b>	<b>\$ 15,794.77 or \$ 1.44 per sq. ft.</b>
		<b>2025 Assessed Value:</b>	<b>\$ 960,448.00</b>
<b>Zoning:</b>	City of Tampa, CI, Commercial Intensive Zoning District. This district provides areas for intense commercial activity, permitting heavy commercial and service uses.		
<b>Land Use Plan Des:</b>	Community Commercial-35, under the City of Tampa 2040 Comprehensive Plan, allows a maximum development density of 35 dwelling units per gross acre or commercial development with a maximum Floor Area Ratio of 2.0.		
<b>Land Area:</b>	0.60 acres or 25,969.48 square feet with 135 feet of frontage on DeLeon Street and 192 feet of frontage on Audubon Avenue.		
<b>Bldg. Area:</b>	<b>Office:</b>	8,092 square feet ± of airconditioned office space, mostly open plan.	
	<b>Warehouse:</b>	2,784 square feet ± of conditioned warehouse space.	
<b>Flood Zone:</b>	The site sits at approximately 20 feet above mean sea level, and is designated as being in Flood Zone X, an area that is determined to be outside the 1% and 0.2% chance floodplains, by the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map Program, 120114, Panel # 12057C0353J dated10/07/2021. During the recent hurricanes in late 2024, the subject property did not flood.		
<b>Building Info:</b>	<p>According to the Hillsborough County Property Appraiser's records, the building was built in 1965 of steel reinforced concrete block on a monolithic slab. The flat roof is supported by structural steel framing with a lightweight gypsum deck and is covered by a TPO membrane roof installed in 2016 above the offices and in 2019 and above the warehouse areas of the building. The eave heights for the front offices (south 55 feet of the building) is 10 feet and for the back offices and warehouse (north 48 feet of the building) is 16 feet.</p> <p>There is a small mezzanine area used for file and plans storage. The building features zoned central heat and air units, a mini-split system serving the C suite, solar panels with an energy management system, a 600 amp, three phase electric service with an EV charging system added in 2020.</p> <p>The warehouse has a 12 foot high by 10 foot wide overhead door with a van high loading dock. The warehouse has a dedicated HVAC system, and ceiling fans with 8 foot fluorescent lighting. There are acoustic baffles installed as well as commercial shelving for file storage.</p> <p>The interior lighting uses all efficient LED fluorescent fixtures and the interior finishes are current.</p>		
<b>Furniture:</b>	Some of the furniture may be available for a future tenant's use or purchase.		
<b>Asking Rent:</b>	The building is offered at \$38.00 per square foot on a triple net basis. The operating expenses payable as additional rent includes real estate taxes, maintenance, management and insurance.		

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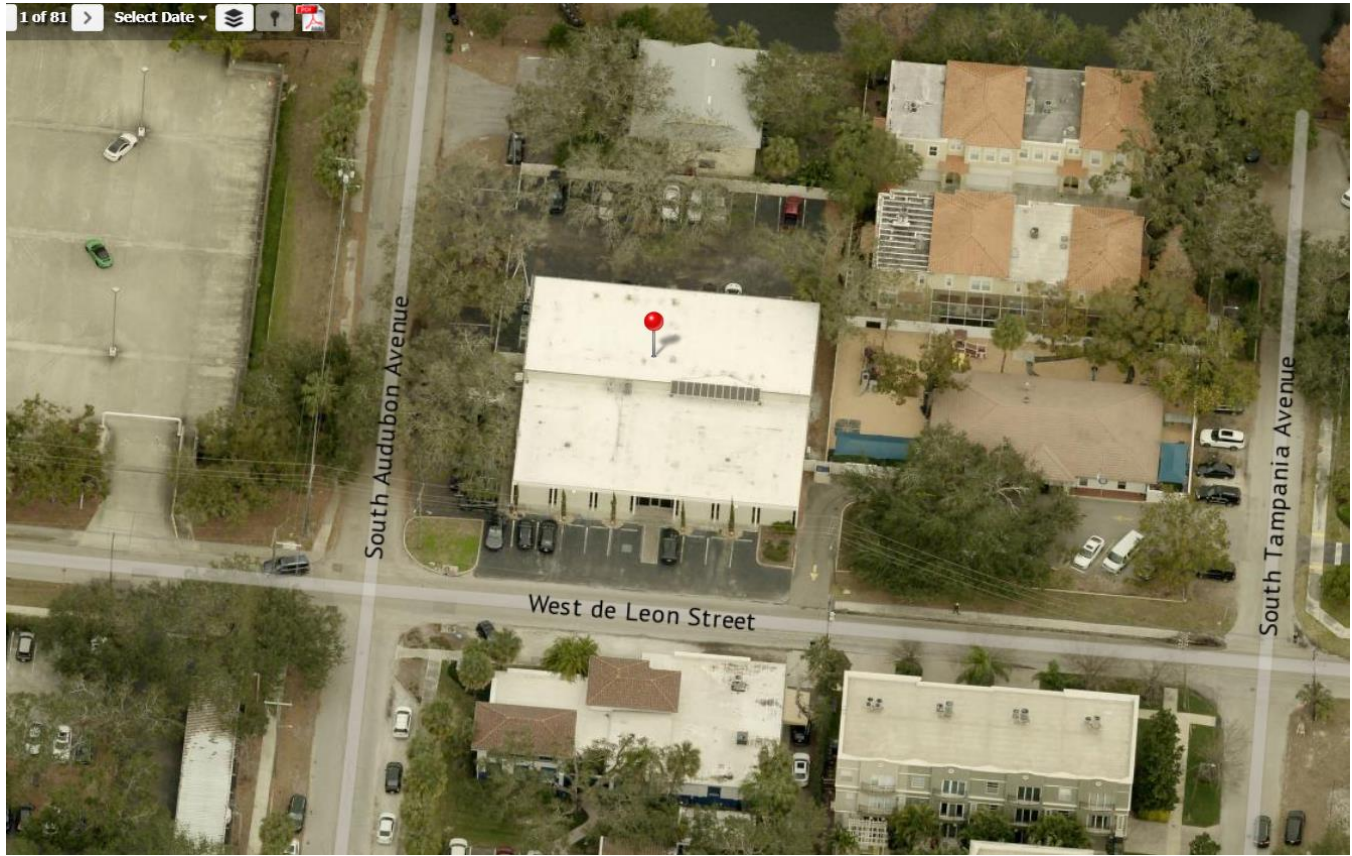
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Aerial Photos are from [www.hcpafl.org](http://www.hcpafl.org) Pictometry dated January 8, 2025

