

FOR LEASE

5453-5557
SWEETWATER
BUSINESS CENTER

Sweetwater Business Center

Flex Warehouse & Office Space Available

5455-5557 West Waters Avenue, Tampa, FL

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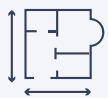
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Colliers



Property Highlights



9 Buildings Totaling
±226,528 SF



Up to ±9,509 SF of
Flex Warehouse/Office
Space Available



12' Clear Height



Immediate Access to
Suncoast Expressway
(SR-589), SR 597 and
I-275



Parking Ratio of
±4.0/1,000 SF



Grade-Level
Loading Doors



On-site property
management




On-site
day care

Site Plan



Availabilities

Suite	Size
Building 5555 Suite 604	9,509 SF
Building 5553 Suite 307	7,700 SF
Building 5463 Suite 825	4,875 SF
Building 5553 Suite 310	2,000 SF

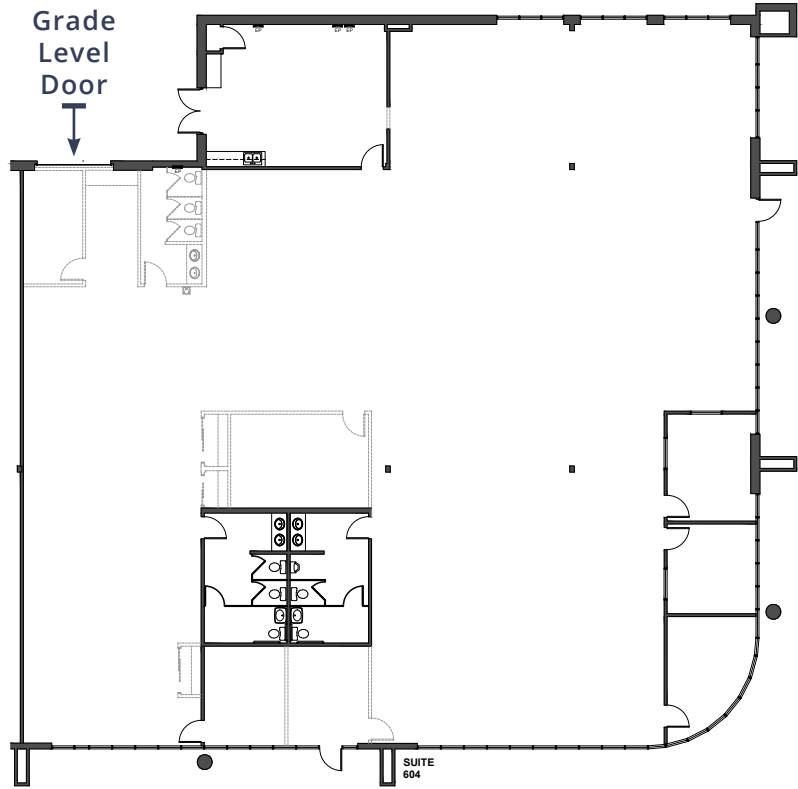
Owned and Managed by


Floor Plan

BUILDING 5555

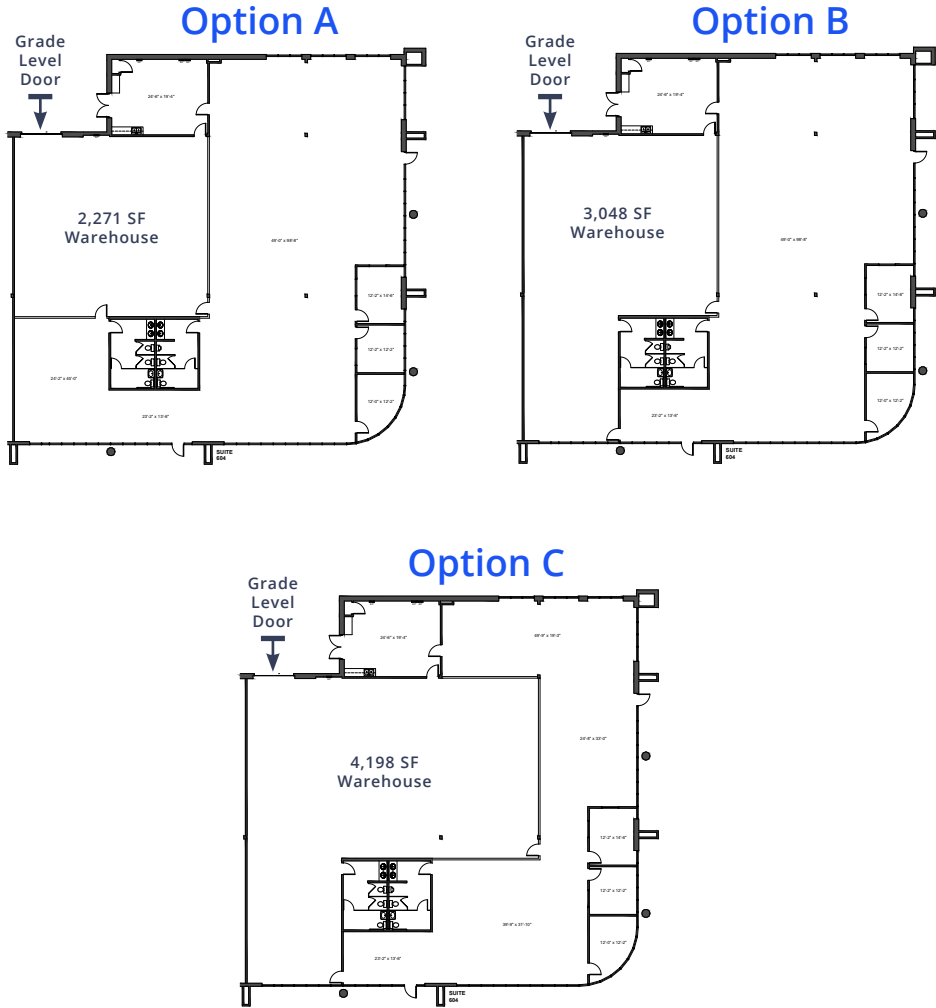
Suite 604

Available SF:	9,509 SF
Warehouse SF:	N/A (Build to Suit)
Office SF:	9,509 SF
Clear Height:	12'
Loading:	1 Grade Level Door
Available:	Now



*Ability to convert to warehouse.

SPECULATIVE WAREHOUSE BUILDOUTS

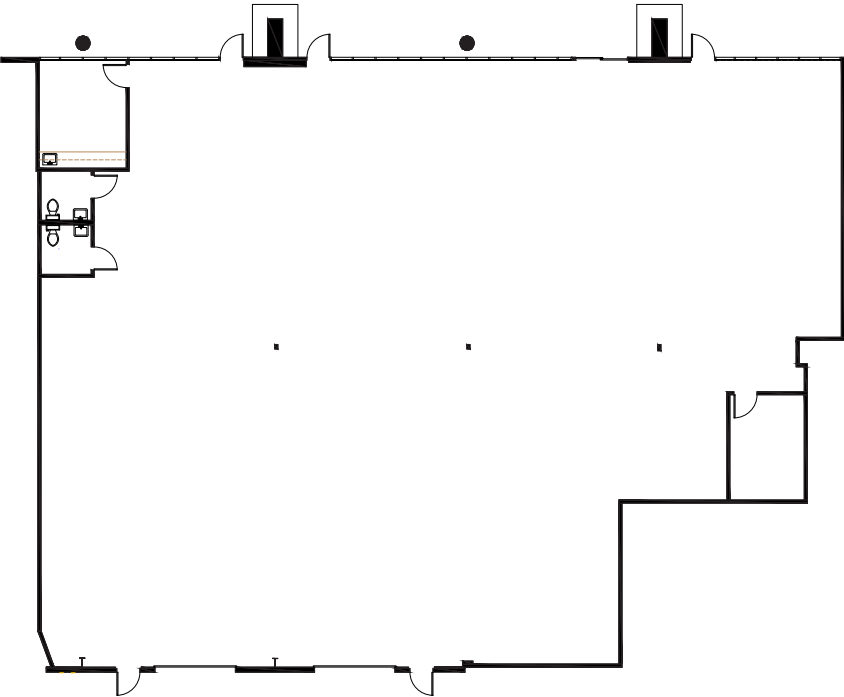


Floor Plan

BUILDING 5553

Suite 307

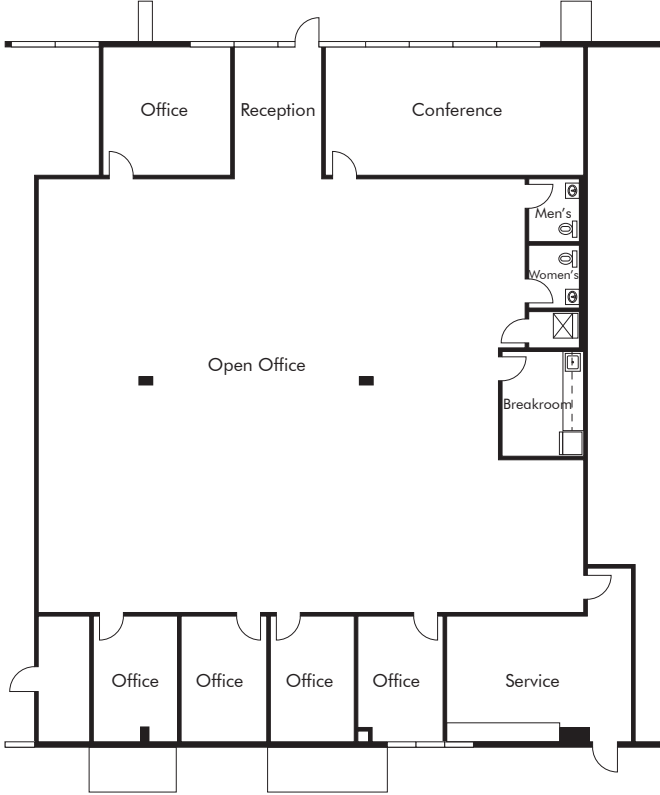
Available SF:	7,700 SF
Warehouse SF:	7,200 SF
Office SF:	500 SF
Clear Height:	12'
Loading:	2 Grade Level Doors
Available:	7/31/2026



BUILDING 5463

Suite 825

Available SF:	4,875 SF
Warehouse SF:	N/A
Office SF:	4,875 SF
Clear Height:	12'
Loading:	N/A
Available:	5/1/2027

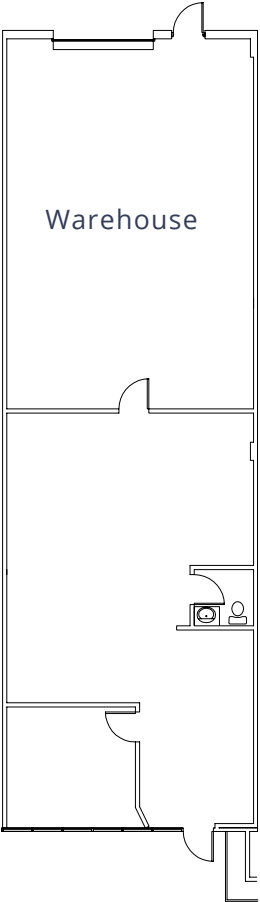


Floor Plan

BUILDING 5553

Suite 310

Available SF:	2,000 SF
Warehouse SF:	1,000 SF
Office SF:	1,000 SF
Clear Height:	12'
Loading:	1 Grade Level Door
Available:	Now



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