

# AVAILABLE NOW | FOR LEASE

1030 S 86TH STREET . TAMPA, FL 33619

JULIA SILVA, SIOR 813.230.8008 . ERIKA THOMPSON, SIOR 813.215.4342  
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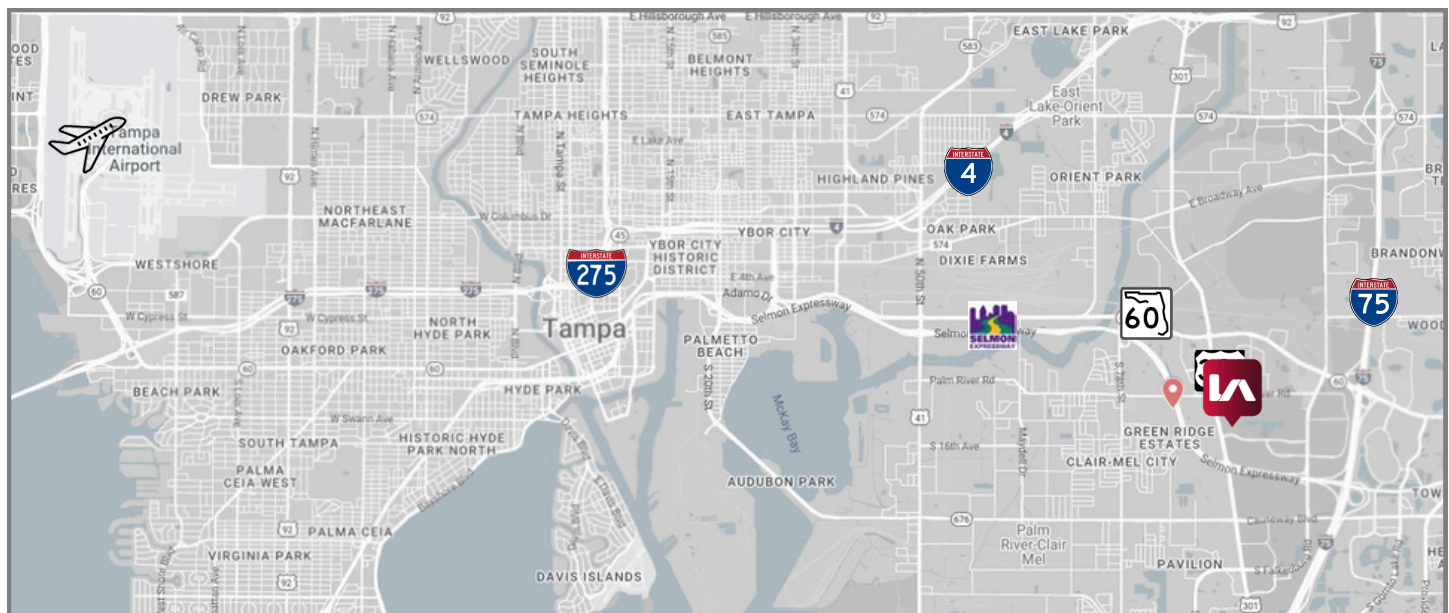
## 28,064 SF CAN BE SUBDIVIDED



**Property is located in an opportunity zone**

### DISTANCES

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





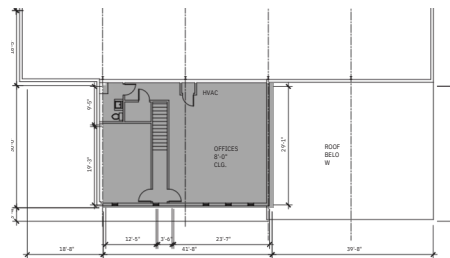
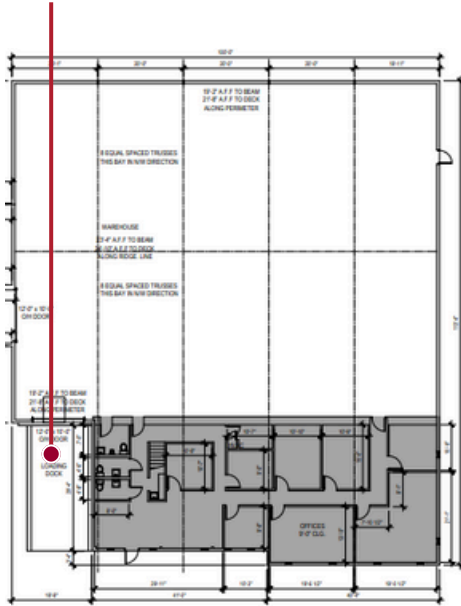
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## SUITE 1 | 10,742 SF

TRUCK LOADING DOOR: 12' x 10'



UPPER LEVEL



### NEWLY RENOVATED

OFFICE SF: 4,000±

CONFERENCE ROOM: 2nd Floor

LOADING: (1) Dock High Door

ZONED: Manufacturing

CONSTRUCTION: Block and Metal

CLEAR HEIGHT: 19'2" - 23'4"

POWER: 3-Phase, 1,200 AMPS, 480v Can be split



## PRIME VISIBILITY ON THE SELMON EXPRESSWAY





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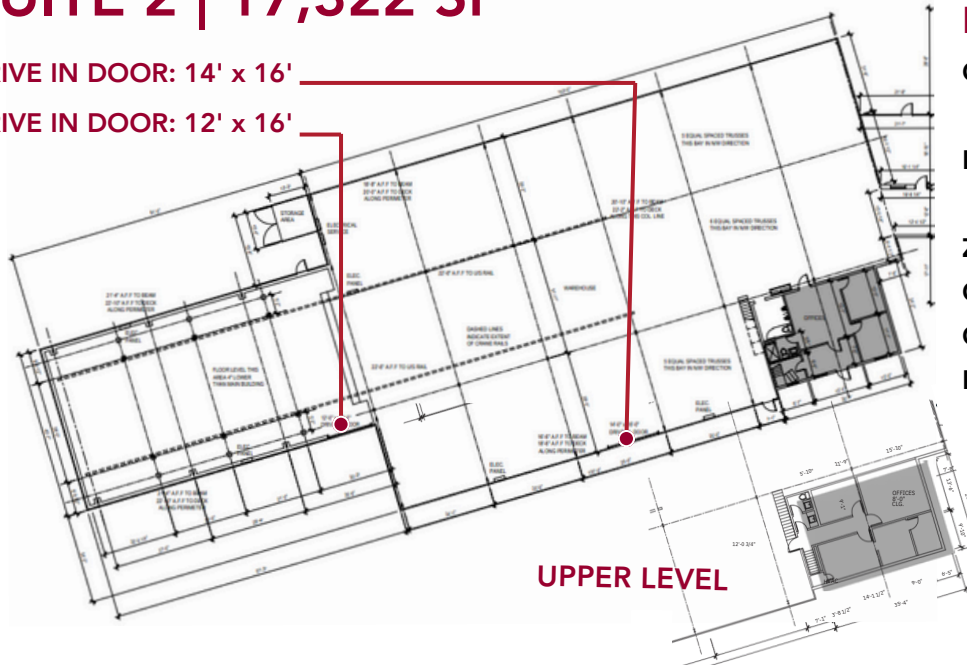
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## SUITE 2 | 17,322 SF

DRIVE IN DOOR: 14' x 16'

DRIVE IN DOOR: 12' x 16'



### NEWLY RENOVATED

OFFICE SF: ±840 1st Floor

±840 2nd Floor

LOADING: (2) Grade Level Doors

Can add more door positions

ZONED: Manufacturing

CONSTRUCTION: Block and Metal

CLEAR HEIGHT: 16'6" - 21'4"

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

Can be split



## PRIME VISIBILITY ON THE SELMON EXPRESSWAY



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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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