

FREESTANDING OWNER-USER OPPORTUNITY

9610 Harney Rd | Thonotosassa, FL 33592 | East Hillsborough



UNIQUE COMMERCIAL FACILITY OFFERING FREEDOM, PRIVACY, CONTROL, AND ROOM TO OPERATE

9610 Harney Rd | Thonotosassa, FL (East Hillsborough County)

Property Description

Lamm Properties is pleased to present 9610 Harney Road, a rare opportunity to acquire a two-building, freestanding commercial property situated on approximately 1.80 acres in eastern Hillsborough County.

The property consists of approximately **21,864 SF across two (2) buildings** and offers a unique combination of privacy, functionality, and regional accessibility. Unlike properties located within crowded business parks, 9610 Harney Road provides a private setting with **freedom, control, and room to operate**, while maintaining excellent access to Tampa Bay's major transportation corridors.

Strategically located approximately **1.2 miles from Interstate 75, 1.3 miles from US Highway 301, and 4 miles from Interstate 4**, the property provides convenient access to Tampa, Brandon, Temple Terrace, New Tampa, and the greater Tampa Bay region.

Recent capital improvements include a **2017 roof replacement with transferable warranty, newer HVAC systems, and significant office renovations**. County water is available along Harney Road, providing future utility flexibility.

Ideal for corporate or regional headquarters, contractor offices, service companies, equipment sales and service businesses, trade schools, medical or professional offices, nonprofit organizations, and other commercial flex users seeking a freestanding facility with room to operate and grow.

Contact for more information:

Jeff Lamm | 813.300.5266 | jeff.lamm@lammproperties.net

Website: www.lammproperties.net

Tampa Office: 100 S Ashley Dr, Suite 600-2505, Tampa, FL 33602

Lic. Real Estate Broker

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FENCED ±1.80 ACRES | 21,864 SF | 2-BUILDING FACILITY



FREESTANDING BUSINESS CAMPUS WITH IMMEDIATE ACCESS TO I-75, I-4 & US 301

PROPERTY HIGHLIGHTS

Features

- ±21,864 SF Freestanding Owner-User Facility
- Two (2) Building Configuration
- Building 1 Constructed in 1977
- Building 2 Constructed in 1984
- Approximately 3,388 SF of Renovated Office Areas
- Mezzanine Office/Storage Area
- CG Zoning (Commercial General)
- ±1.80 Acres (Fenced)
- Covered Dock-High Loading Area Between Buildings
- ±14'-16' Clear Heights
- Significant On-Site Parking Capacity
- Full Campus Security System
- New Roof Installed in 2017
- Transferable 30-Year Roof Warranty
- HVAC Systems Installed Within Last 3 Years
- Well Water & Septic Currently Serving Property
- County Water Available Along Harney Road
- Approximately 1.2 Miles to I-75
- Approximately 1.3 Miles to US Highway 301
- Approximately 4 Miles to Interstate 4

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Loading

- Two (2) Dock-High Doors w/ Covered Loading between the 2 buildings
- Two 8' x 10' Grade-Level Doors
- Two 8' x 9' Grade-Level Doors

Ideal Uses

- Corporate/Regional Headquarters
- Service Companies
- Contractor Offices
- Equipment Sales & Service
- Trade Schools
- Medical or Professional Offices
- Nonprofit Organizations
- Research Activities

Capital Improvements

- New Roof Installed in 2017
- Transferable 30-Year Roof Warranty
- HVAC Systems Installed Within Last 3 Years
- Significant Office Renovations Completed

WATCH DRONE VIDEO >

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AERIALS



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WAREHOUSE & LOADING



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OFFICES



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REGIONAL CONNECTIVITY THROUGHOUT TAMPA BAY & CENTRAL FLORIDA

9610 Harney Road offers a rare combination of **privacy, control, and regional accessibility**. Located approximately 1.2 miles from Interstate 75, 1.3 miles from US Highway 301, and approximately 4 miles from Interstate 4, the property provides convenient access throughout the Tampa Bay region while offering the flexibility and operational freedom many users cannot find in traditional industrial parks.

Location Advantages

- Approximately 1.2 Miles (2-Minutes) to I-75
- Approximately 1.3 Miles (3-Minutes) to US Highway 301
- Approximately 4 Miles (6-Minutes) to I-4
- 13 Miles (15-20 Minutes) to Downtown Tampa
- 18 Miles (20-25 Minutes) to Tampa International Airport
- Convenient Access to Tampa, Brandon, Temple Terrace & New Tampa
- Freestanding Campus Environment
- Strategic Access to Tampa Bay's Major Transportation Corridors
- Efficient Connectivity to Central Florida Markets
- Well Positioned for Corporate, Service & Commercial Flex Users
- Convenient Access to Port Tampa Bay via I-75 & Selmon Expressway
- Accessible to a Large Tampa Bay Labor Pool
- **Avoids Congestion Commonly Found in Urban Business Parks**
- **Private Campus Environment (No immediate neighbors)**



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