

# For Lease

Colliers

6850 Cross Bayou Drive  
Seminole, FL 33777



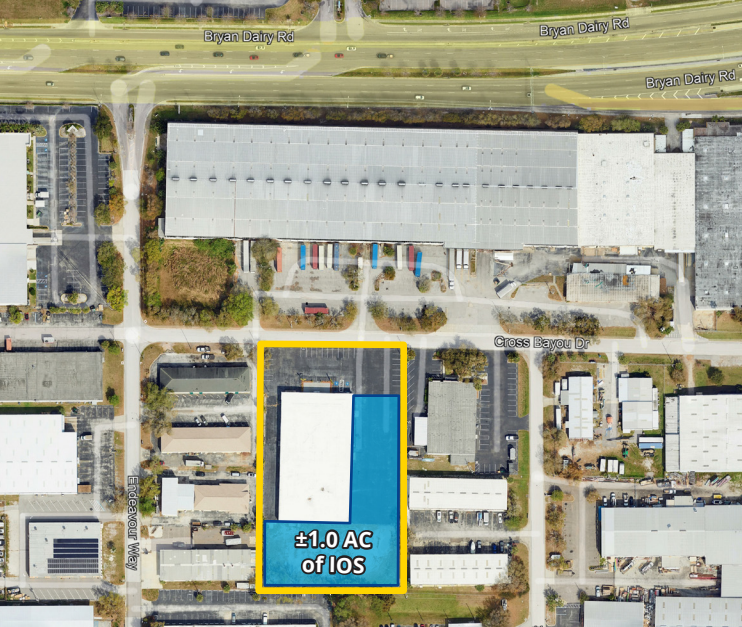
**Dominic Hewitt**

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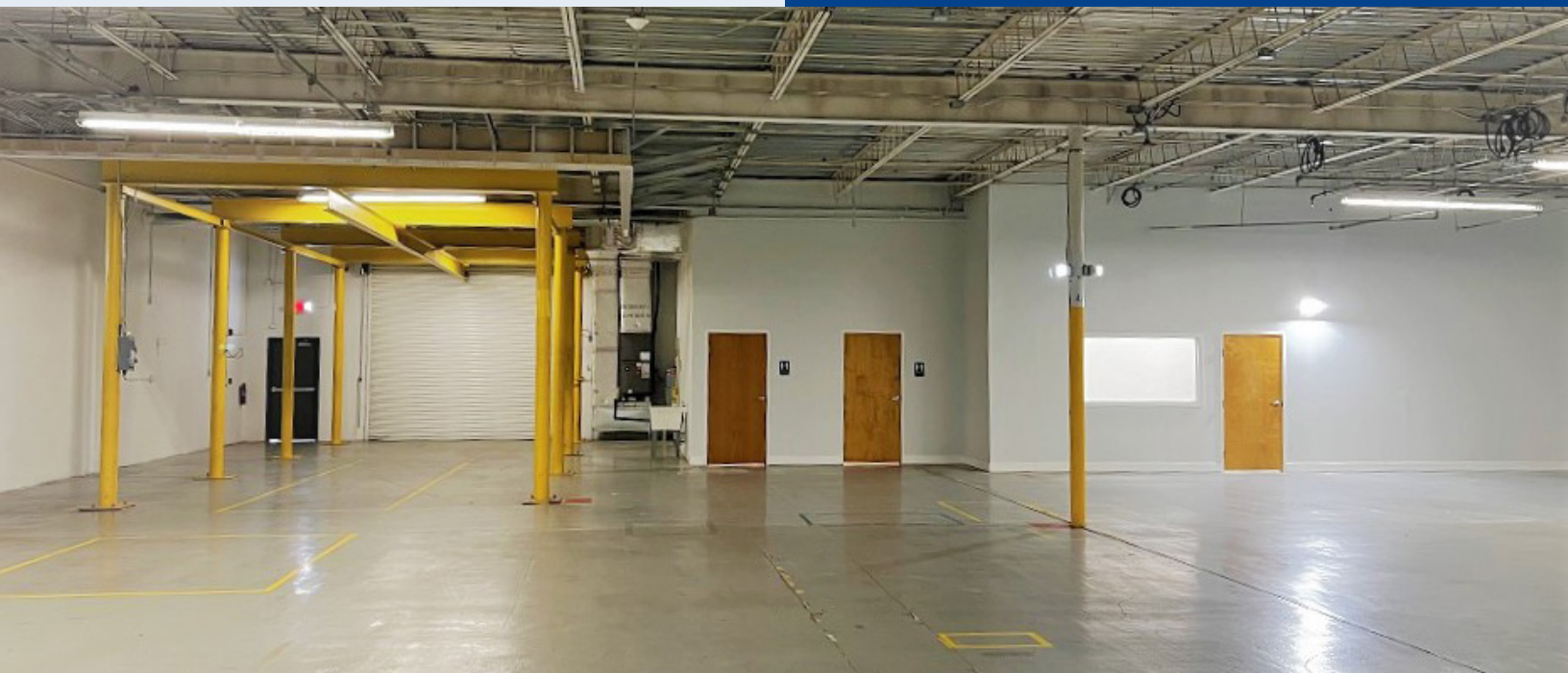
4830 West Kennedy Blvd.  
Suite 300  
Tampa, FL 33609  
P: +1 813 221 2290



## Property Overview

- Direct access to major roadways including Bryan Dairy Road, US-19 and I-275
- Climate Controlled Warehouse
- Heavy Power
- 68 parking spaces
- Move-In Ready Space
- Availability – Immediately
- Inquire for Lease Rate

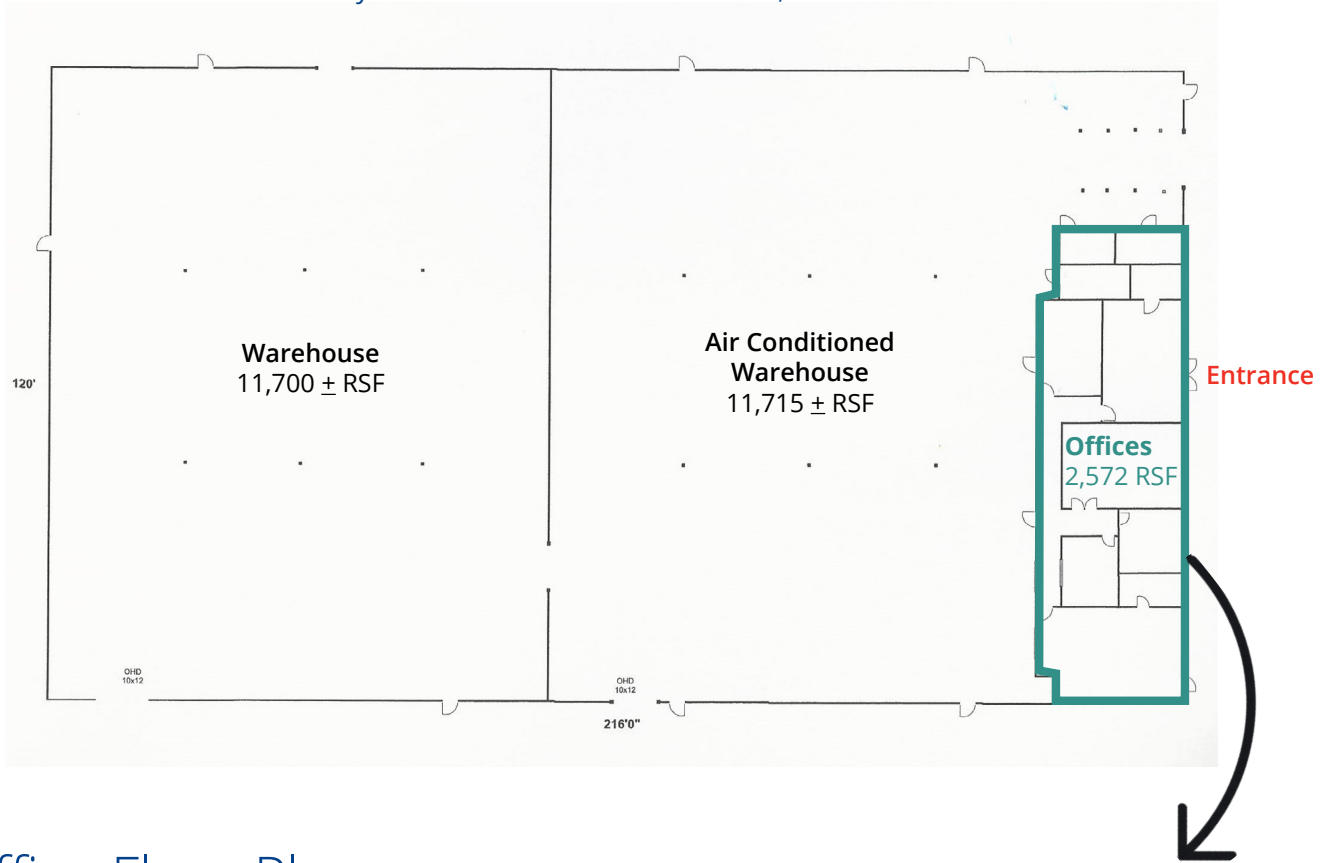
<b>Building Size:</b>	25,987 SF
<b>Lot Size:</b>	2.17 Acres
<b>Year Built:</b>	1963
<b>Office SF:</b>	±2,572 SF
<b>Warehouse SF:</b>	±23,415 SF
<b>Loading:</b>	3 Grade Level Doors 1 Oversized Grade Level Door (Ability to add a truck well for dock high loading)
<b>Clear Height:</b>	14.5'
<b>Outside Storage:</b>	±1.0 Acre
<b>Power:</b>	400 Amps, 277/480 Volts
<b>HVAC:</b>	4 AC Units
<b>Zoning:</b>	IH (Heavy Industrial)
	<i>Click <a href="#">here</a> for permitted &amp; conditional uses</i>



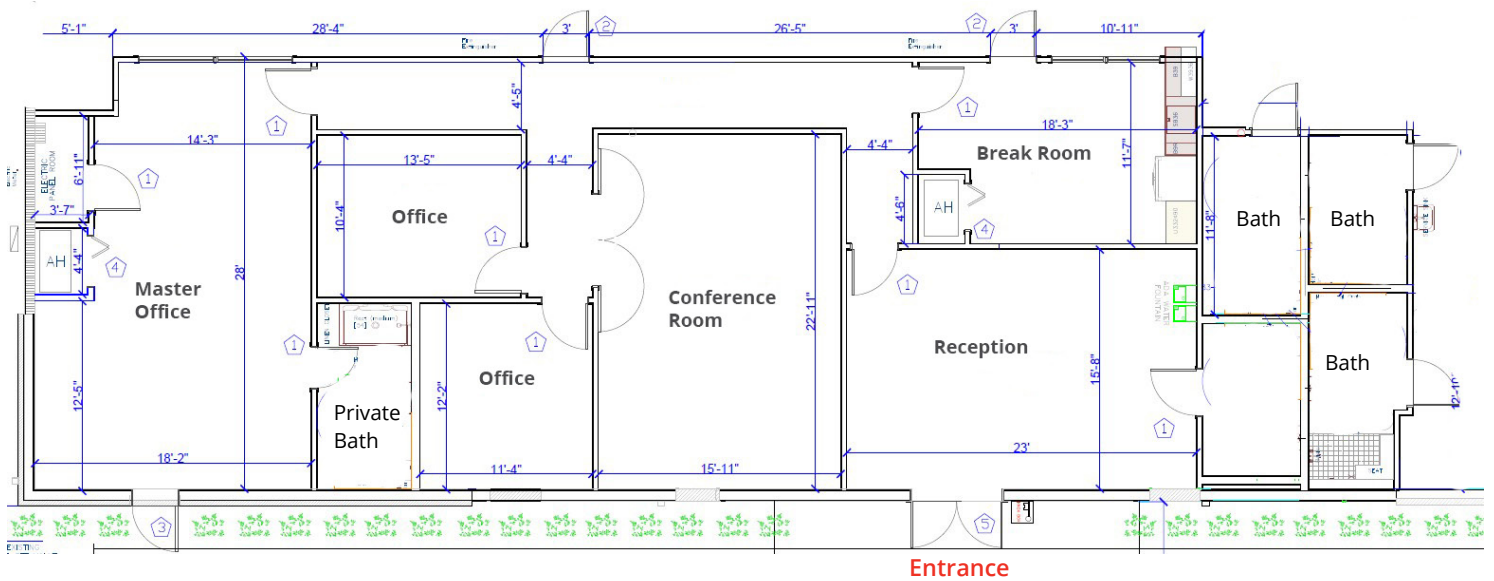
# Floor Plan



\*Ability to Air Condition an additional 11,700 SF of Warehouse\*



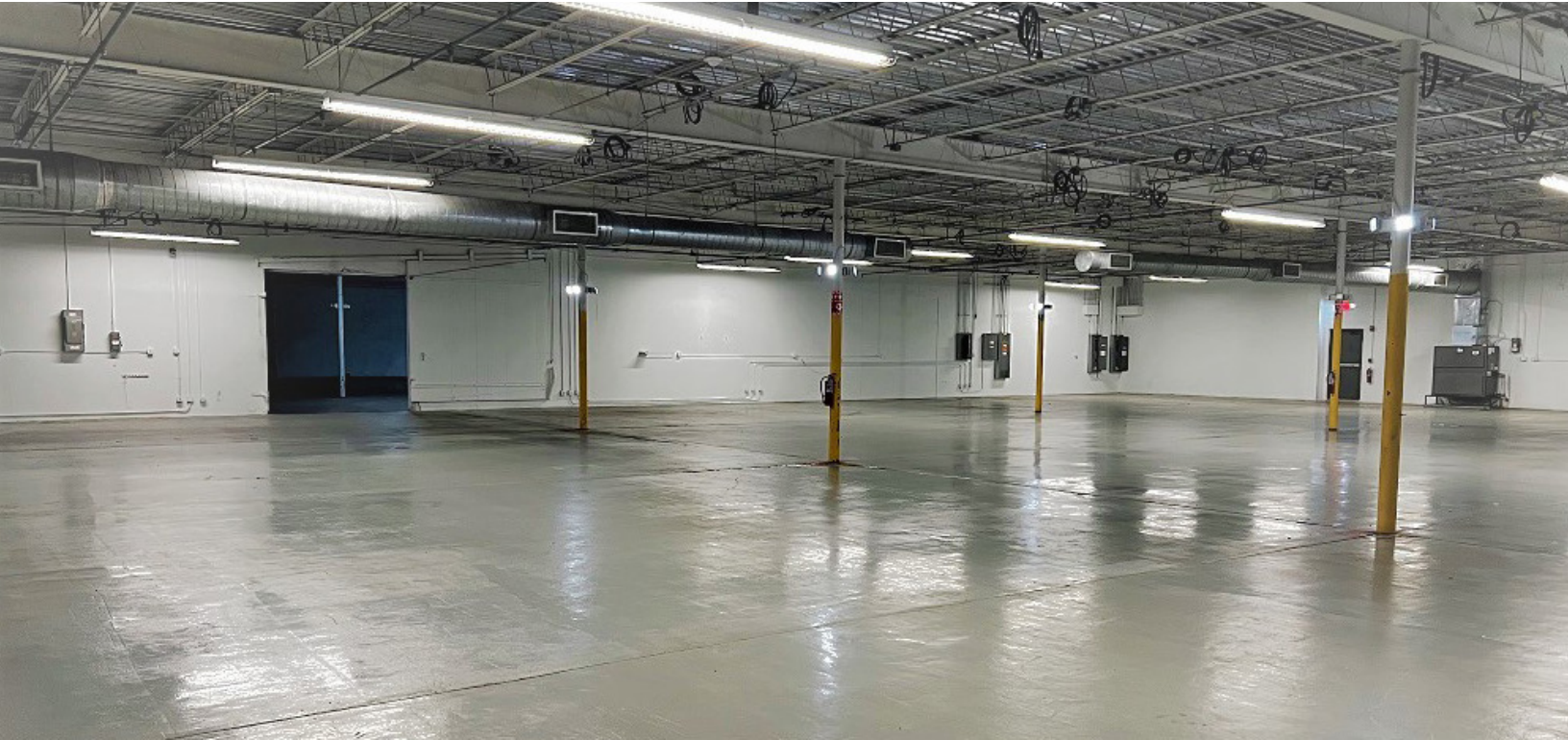
# Office Floor Plan



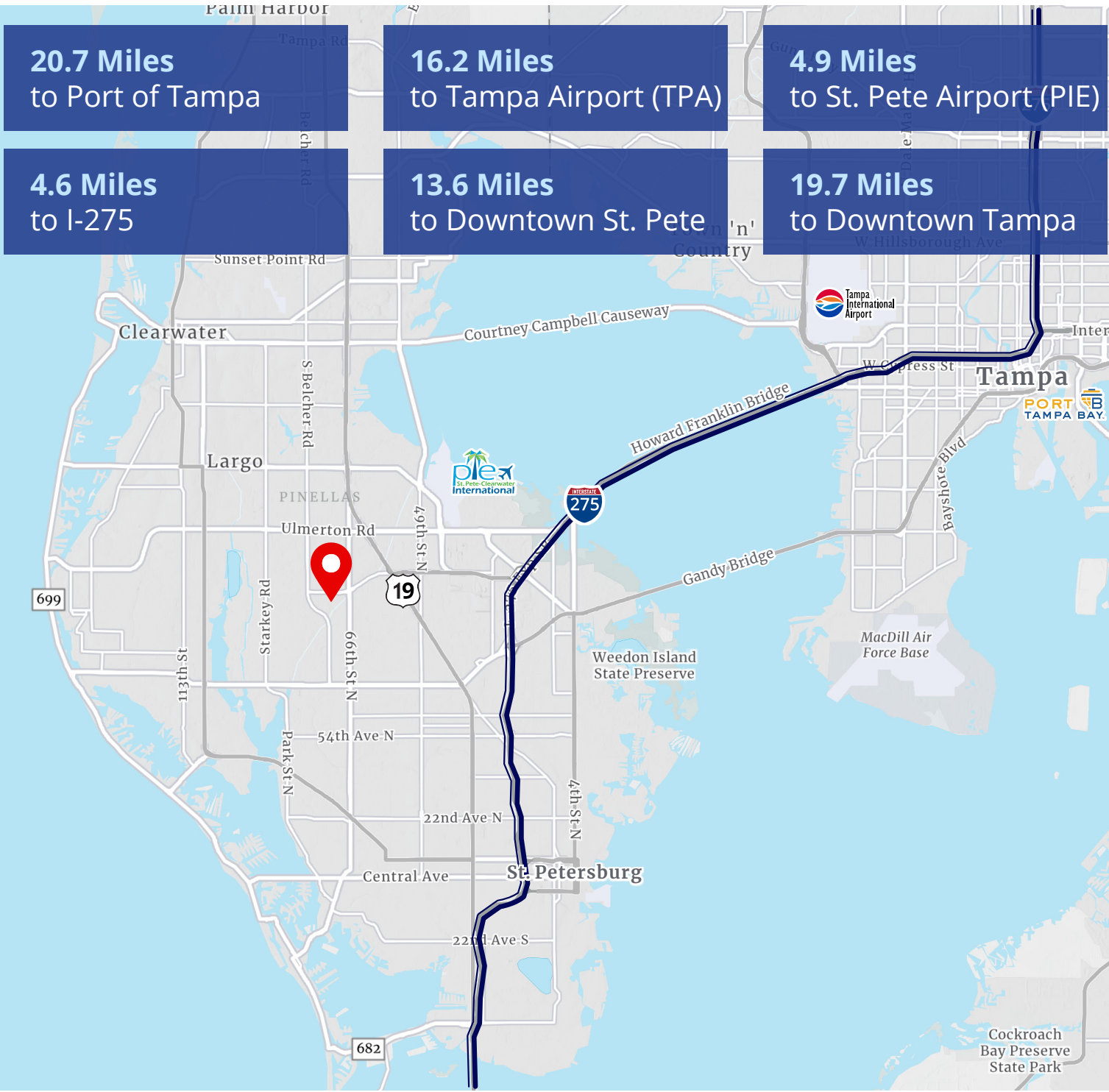


Cross Bayou Drive

±1.0 AC  
of IOS



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