

Falkenburg Road Flex Space for Lease

105 N Falkenburg Rd, Suite C Tampa, FL 33619



EXECUTIVE SUMMARY



Summary:

| | |
|----------------------|--|
| Price: | \$4,990/Month (\$15 PSF NNN + \$5 PSF Opex) |
| Available | Immediately |
| Space Size: | 2,998 +/- |
| Parking | Ample |
| Ceiling Heights | 12' +/- |
| Immediate Past Use | Office/Flex |
| Loading | Two Grade Level Doors |
| Signage: | Building |
| Daily Traffic Counts | 28,000 AADT |
| Year Built | 1985 |
| Construction: | Block |
| Power: | Single phase |
| Utilities: | County Water & Septic |

Overview:

FOR LEASE!! This is a 2,998 SF space located at the north side of a multi tenant flex building along the Falkenburg Rd corridor. The building has good visibility with traffic counts over 28,000 AADT. The property is zoned Manufacturing. The building has been well maintained and features block construction. The space was most recently used as office but with a rear loading door could be used more for storage.

Key highlights include:

- Size and Layout: Layout features, reception, two bathrooms, three private offices, a production room and a small warehouse area.
- Location: Strategically located just a short drive to State Road 60, Interstate 75 this location provides access to Lakeland, Orlando and beyond.
- Amenities: Good visibility, single phase power, grade level loading door, and air-conditioned office/production space.

This facility is ideal for businesses looking for a flex space in a great location.

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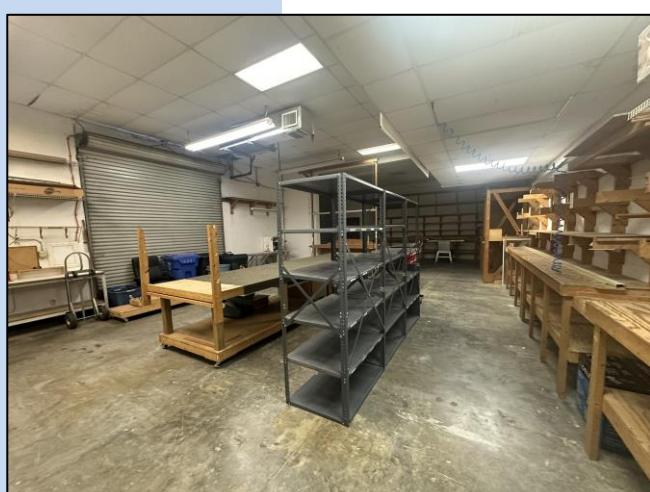
Andretta Properties
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PICTURES



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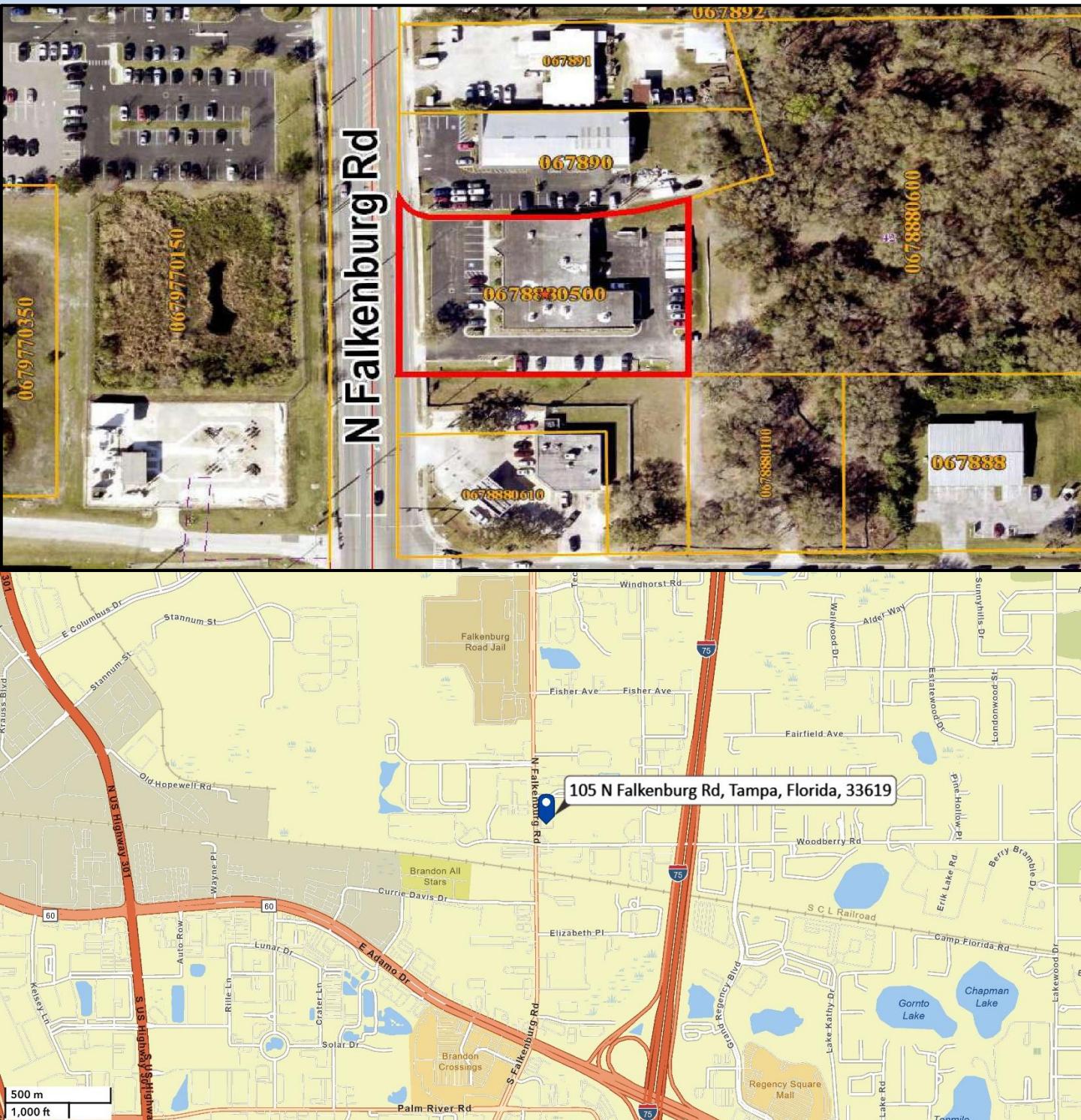
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AERIAL & AREA MAP



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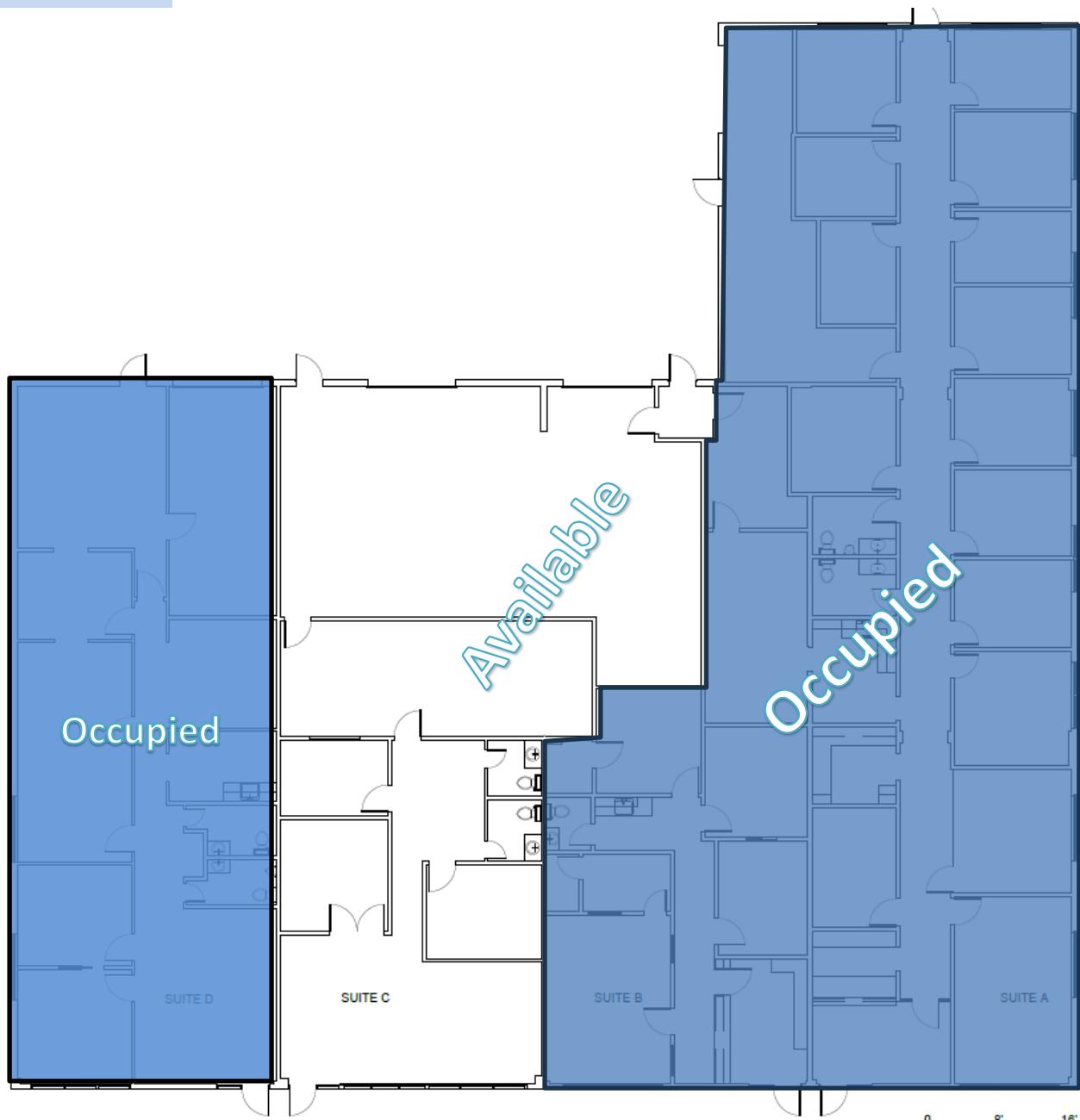
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FLOOR PLAN



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