



# Executive Summary

4402 W CREST AVE & 5012 N COOLIDGE AVE, TAMPA, FL 33614 | INDUSTRIAL PROPERTY FOR LEASE



## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
NNN:	\$6.40
Building Size:	59,210 SF
Available SF:	1750-3500 SF
Lot Size:	3.21 Acres
Zoning:	Industrial General (IG)
Market:	Tampa Airport

## PROPERTY OVERVIEW

Premier, 7 building, 59,210 SF small-bay industrial park for lease. Drew Park Commerce Center offers butler style construction and is located in the heart of Tampa's premier Airport submarket.

The property is situated along W Crest Ave, adjacent to Air Cargo Road. This asset offers excellent connectivity to the Tampa International Airport (TIA), SR 589 Veterans Expressway, I-4, I-75, and I-275, providing effortless connectivity to the state's main transportation sources. The proximity to Tampa Bay's logistics hub, Port of Tampa, and population core make it ideal for manufacturing, ecommerce, and distribution.

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Boutique Firm | National Reach



# Additional Photos

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# Aerial Map

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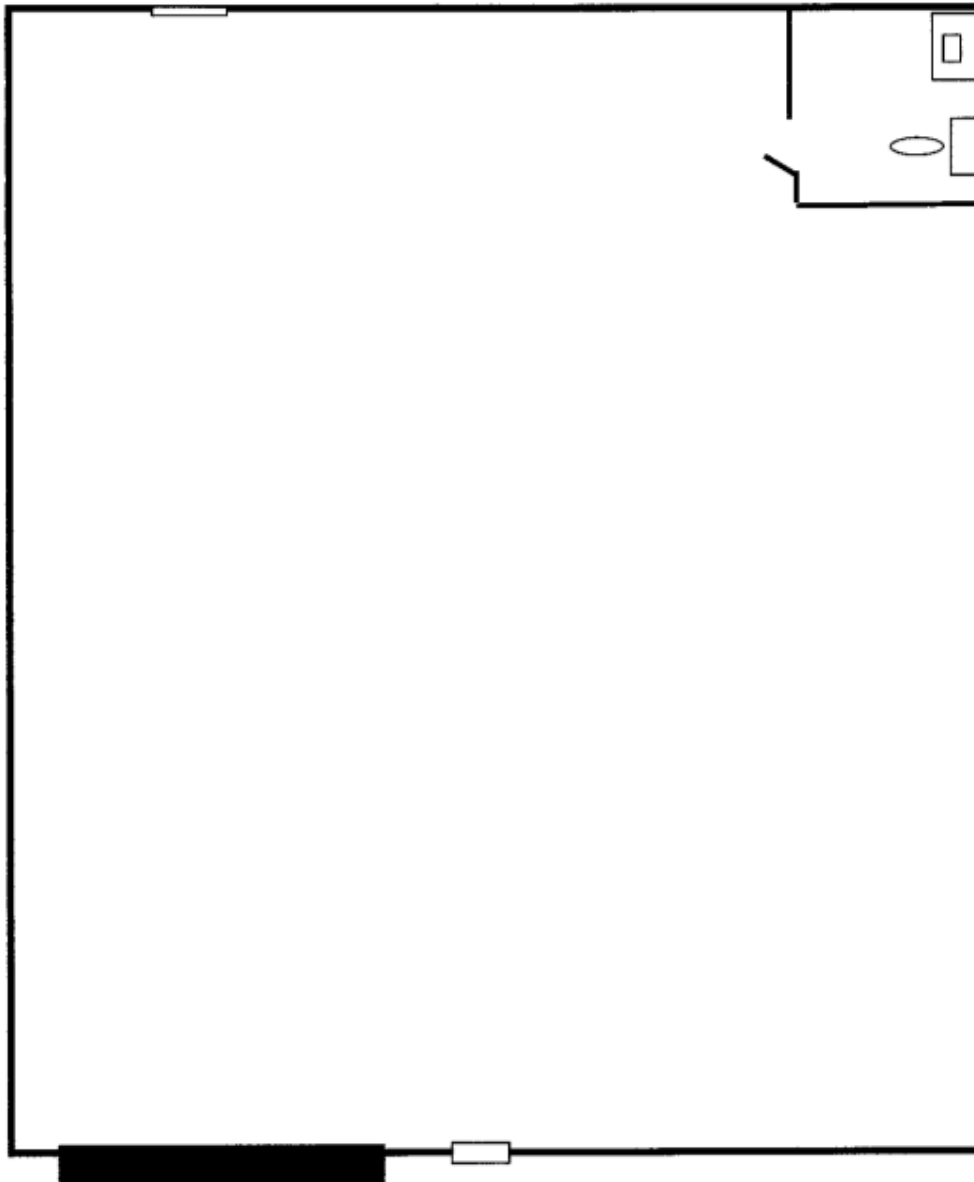
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# Floor Plans

4402 W CREST AVE & 5012 N COOLIDGE AVE, TAMPA, FL 33614 | INDUSTRIAL PROPERTY FOR LEASE

5012 N Coolidge Ave.  
Bldg 4 Unit "B"



(1) Glass Man Doors (1) Grade Level Overhead Door (1) ADA Bathroom, with tiled floors

50' +/- x 60' +/- / 3,000 sf mol (Actual unit may be a mirror image).

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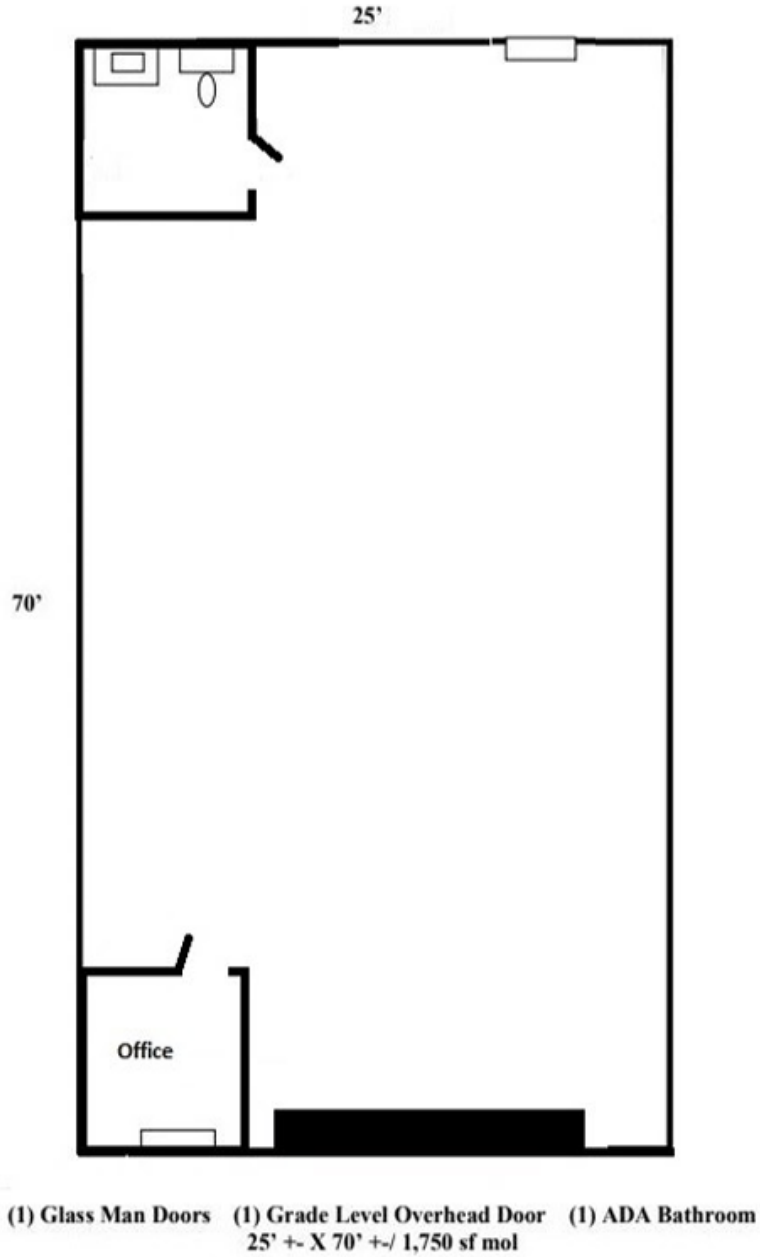


# Floor Plans

4402 W CREST AVE & 5012 N COOLIDGE AVE, TAMPA, FL 33614 | INDUSTRIAL PROPERTY FOR LEASE

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5020 N Coolidge Ave.  
Building #1  
SUITE “\_D\_”



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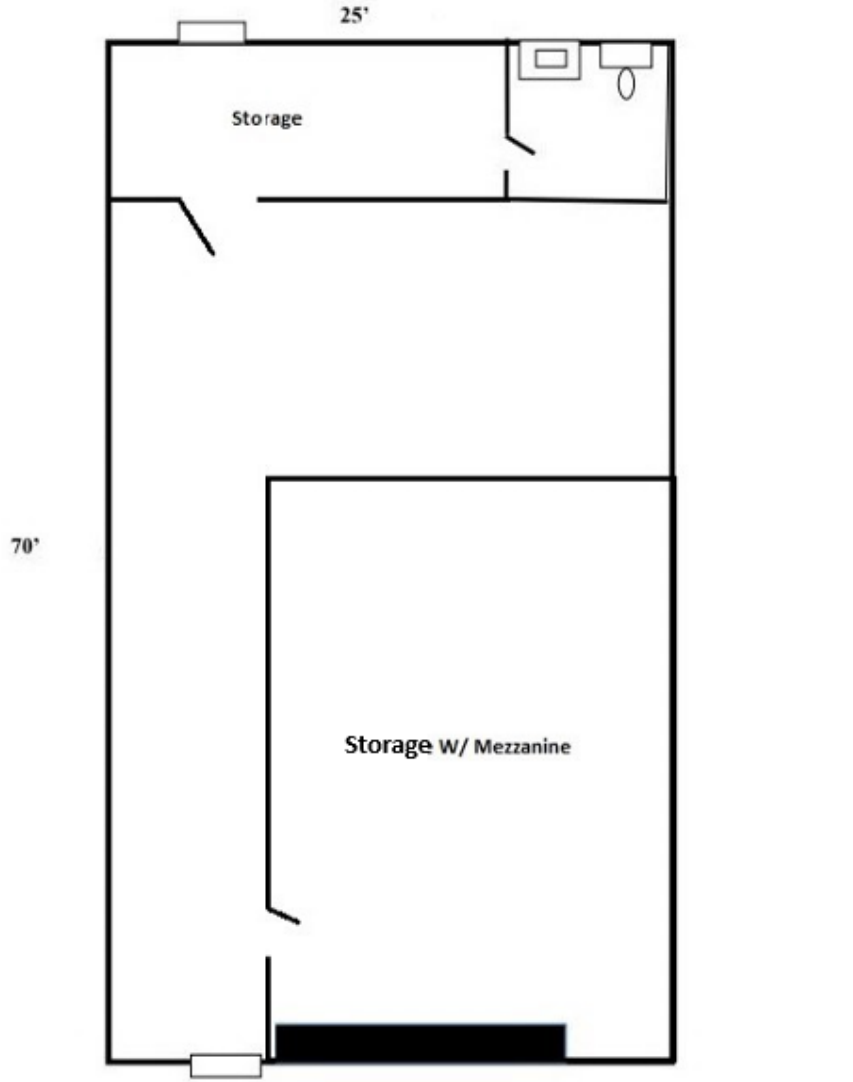
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# Floors Plans

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5020 N Coolidge Ave.  
Building #1  
SUITE “\_E\_”



(1) Glass Man Doors (1) Grade Level Overhead Door (1) ADA Bathroom  
25' +/- X 70' +/- 1,750 sf mol

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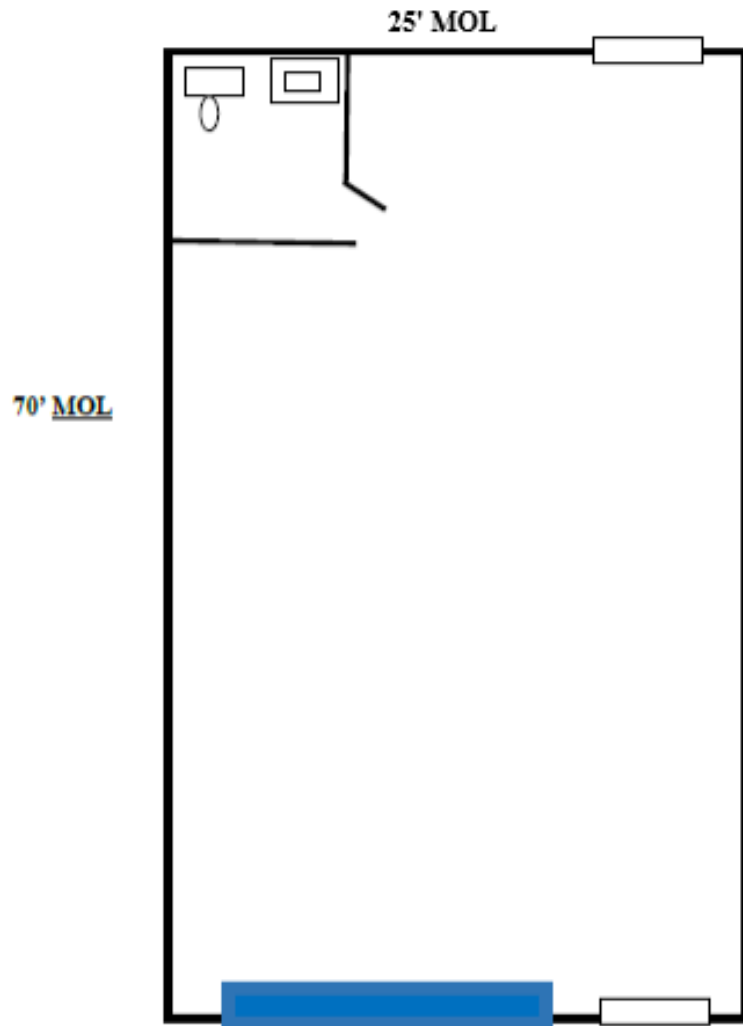
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# Additional Photos

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5012 N Coolidge Ave  
Bldg 4 Unit "A"



(1) Glass Man Doors (1) Grade Level Overhead Door (1) ADA Bathroom  
25' +/- X 70' +/- 1,750 sf mol

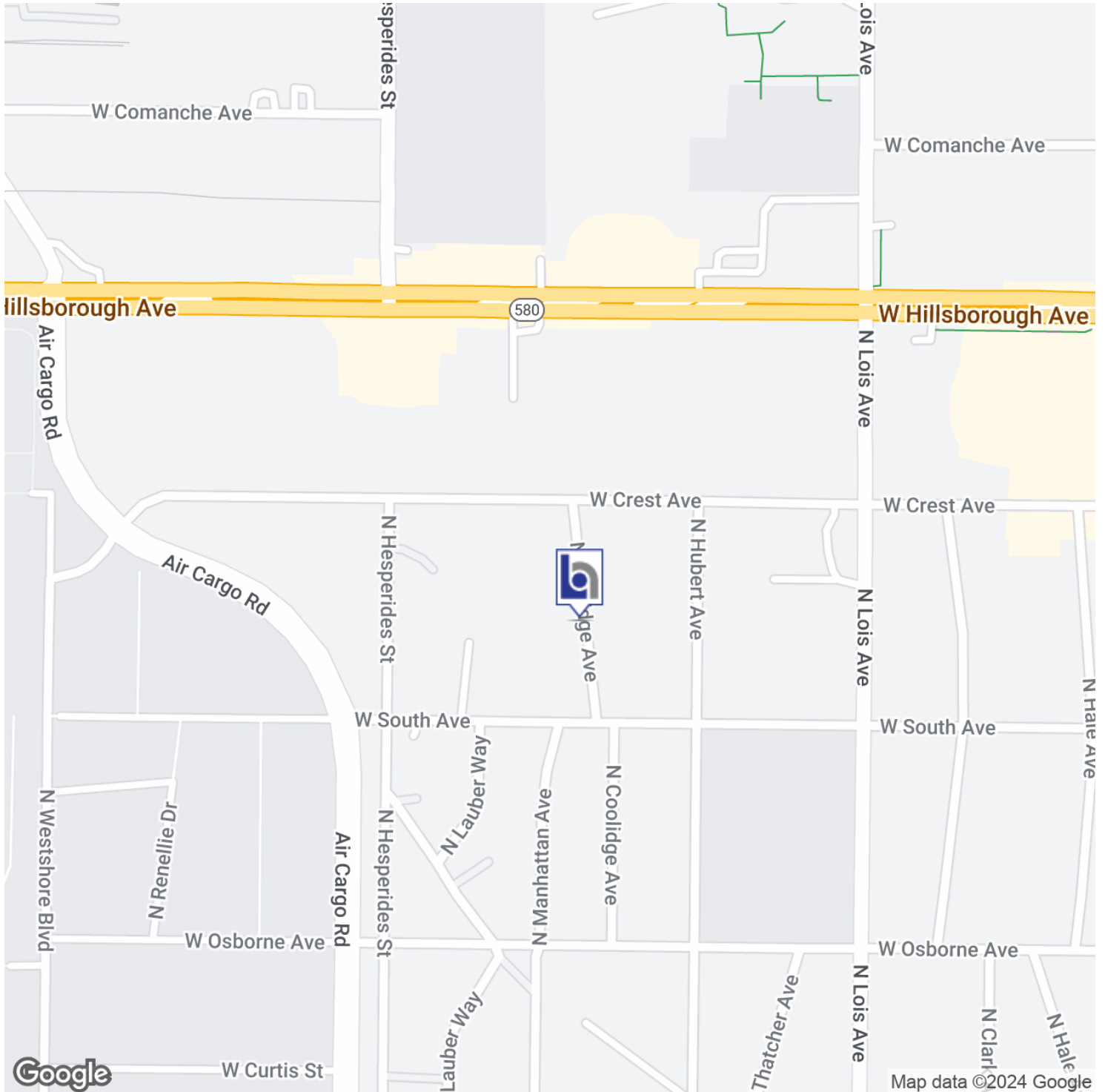
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# Location Map

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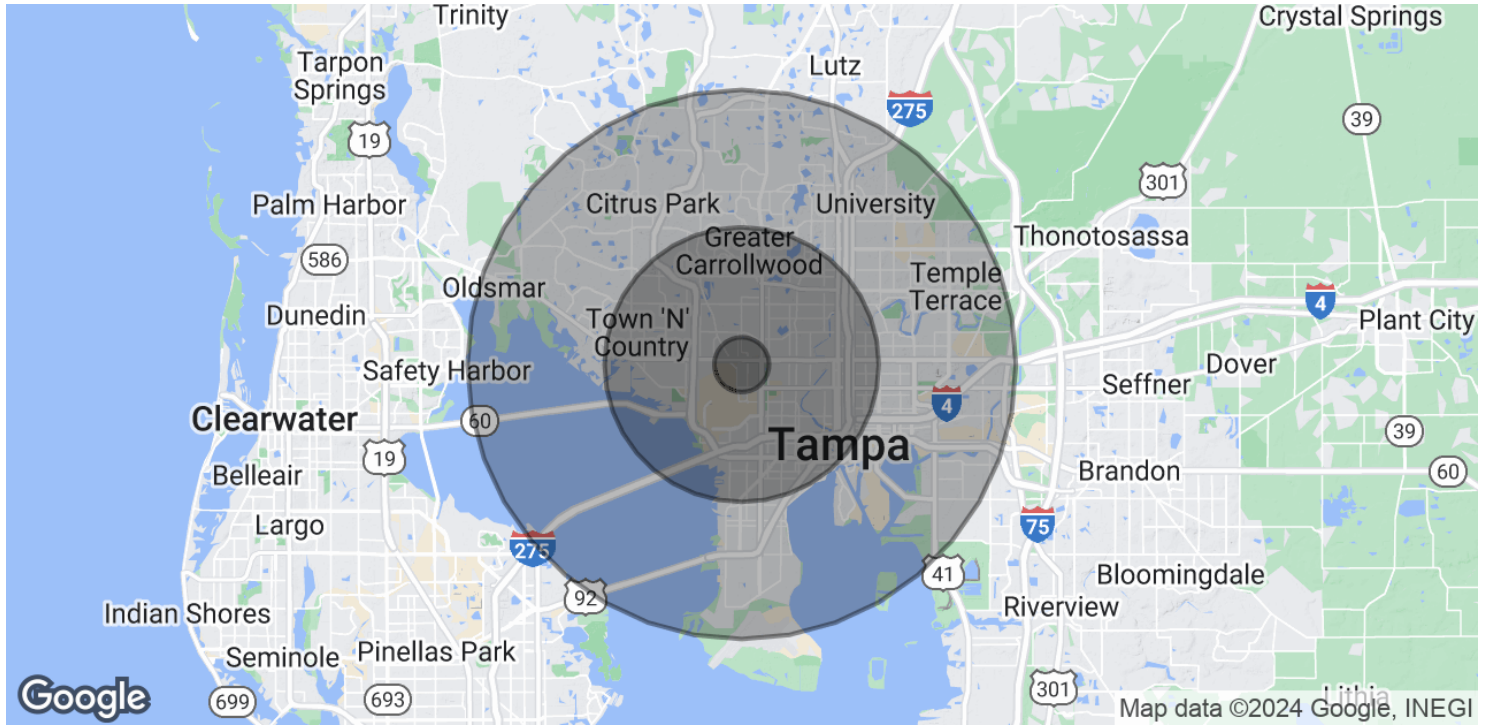
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# Demographics Map & Report

4402 W CREST AVE & 5012 N COOLIDGE AVE, TAMPA, FL 33614 | INDUSTRIAL PROPERTY FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,579	260,060	696,551
Average Age	41.0	36.1	35.8
Average Age (Male)	39.9	34.7	34.5
Average Age (Female)	41.0	37.6	37.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,331	105,464	279,456
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$42,195	\$60,077	\$64,209
Average House Value	\$154,473	\$254,591	\$277,670

\* Demographic data derived from 2020 ACS - US Census

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