

FOR LEASE

17,000 SF AVAILABLE
5007 S WEST SHORE BLVD.
TAMPA, FLORIDA 33611

LOBER
INDUSTRIAL REAL ESTATE ADVISORY



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PROPERTY OVERVIEW

- **17,000 SF BUILDING AVAILABLE**
- **+/- 981 SF of Class A OFFICE** (plans submitted for permit)
- **20' CLEAR HEIGHT (MOSTLY CLEAR SPAN)**
- **4 DOCK HIGH DOORS +1 RAMPED DOOR**
- **COVERED DOCK LOADING PLATFORM (5K SF)**
- **RENOVATED: 2024**
- **POWER: 400 AMPS, 480 VOLT, 3 PHASE**
- **PARKING: 10-12 SPACES**
- **SINGLE TENANT FREE STANDING BUILDING**
- **SECURED & FENCED OUTSIDE STORAGE**
- **EXCELLENT SIGNAGE & VISIBILITY- 14,800 AADT**
- **MAJOR RENOVATIONS UNDERWAY!!!**



MARKETED BY:

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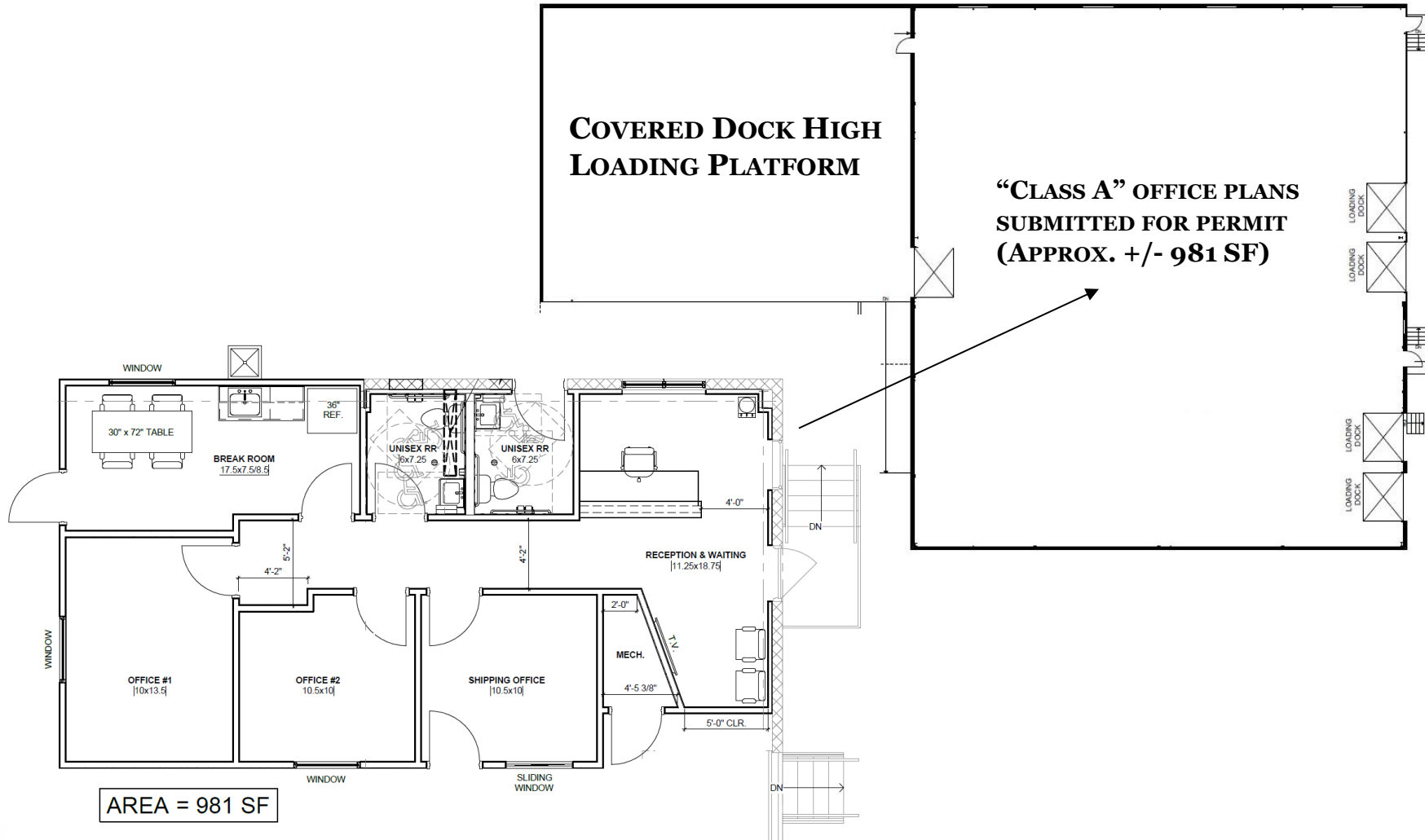
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BUILDING FLOOR PLAN



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**UPGRADED
LIGHTING**

UPGRADED 3-PHASE POWER

**BRAND NEW INDUSTRIAL
GRADE PAINT**

**+/- 981 SF CLASS A OFFICE (OFFICE
PLANS SUBMITTED FOR PERMIT)**

**PRESSURED CLEANED
WAREHOUSE FLOORS**

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EXCELLENT SIGNAGE, VISIBILITY, AND
EXPOSURE ON WEST SHORE BLVD

BRAND NEW
EXTERIOR LED
LIGHTING

BRAND NEW FAÇADE AWNING

BRAND NEW EXTERIOR PAINT

14,800 VEHICLES PER DAY

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SECURED + FENCED OUTDOOR STORAGE WITH
COVERED DOCK HIGH LOADING PLATFORM



BRAND NEW CRUSHED CONCRETE + FORKLIFT
RAMP W/ACCESS INTO WAREHOUSE



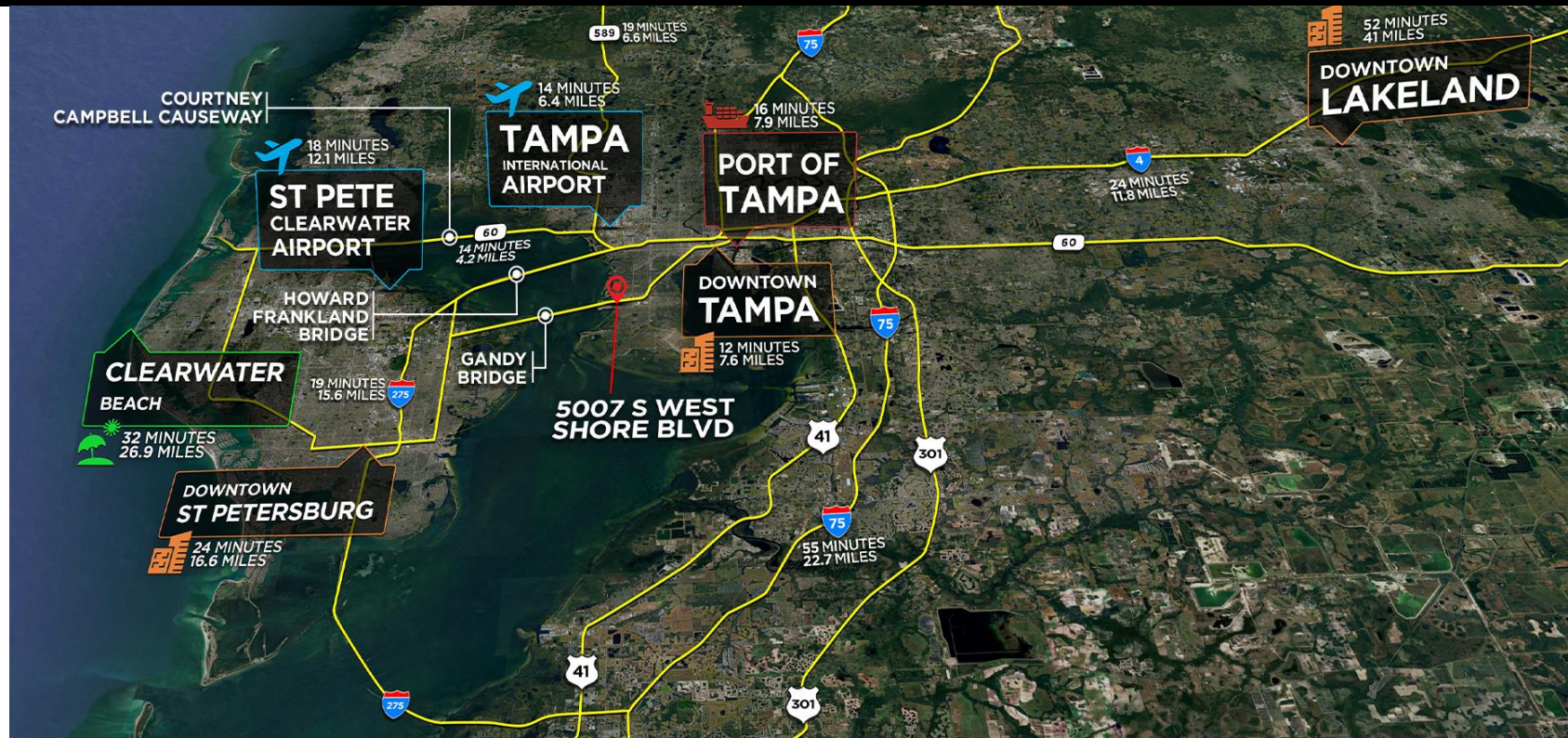
Your Sign Here

BRAND NEW EXTERIOR LED LIGHTS

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Location Benefits: 5007 S West Shore Blvd offers manufacturers and distributors unmatched benefits, with **direct access to major roadways** and transportation arteries. The property is just minutes from the **Gandy Bridge, Howard Frankland Bridge, and Courtney Campbell Causeway**, providing crucial connections for **labor pool access, customer reach, and the flow of goods**. Additionally, its proximity to **Tampa International Airport (TPA), St. Petersburg-Clearwater International Airport (PIE), and the Port of Tampa** makes air freight, cargo, and global shipping highly efficient. With **downtown Tampa and downtown St. Petersburg under 20 minutes** away, this location is ideal for businesses seeking rapid connectivity, logistics, and growth potential.

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