

5710 HOOVER BLVD

OWNER/USER OPPORTUNITY
SINGLE-STORY RESEARCH & DEVELOPMENT FACILITY
47,357 SF | TAMPA, FLORIDA



FOR SALE OR LEASE

PROPERTY OVERVIEW

Located immediately north of Tampa International Airport, **5710 Hoover Blvd** (the "Property") presents a rare opportunity for an owner/user to acquire a single-story research & development (R&D) building in one of Tampa's most sought-after submarkets. The Property offers the unique advantage of generating rental income through February 2027, providing income in the short term while designing the space for future occupancy. If needed, the existing owner can negotiate a buy out to provide for immediate occupancy.

The building features a distinctive mix of laboratory, warehouse, and office space, including an 8,000-square-foot nuclear pharmacy and a 7,700-square-foot pain-management pharmacy. It is equipped with Class 10,000 / ISO Class 7 clean rooms and includes one loading door to support logistical needs. Over the past five years, the Property has undergone significant upgrades, including a full roof replacement in 2023 and enhancements to the HVAC systems to meet the standards required for specialized lab operations.

Strategically situated along Hoover Boulevard, just off Hillsborough Avenue, the Property offers effortless connectivity to Tampa International Airport (TPA), Veterans Expressway, and I-275. The surrounding area boasts strong demographics and a robust amenity base, further enhancing the Property's appeal to businesses seeking a long-term, well-connected presence in Tampa's highest barriers to entry submarket.



BRAND NEW ROOF INSTALLED IN 2023 WITH A 20-YEAR WARRANTY



+/- 47,357
TOTAL SQUARE FEET



+/- 4.43
TOTAL ACREAGE



1980
YEAR BUILT



156
PARKING SPACES



3.3 / 1,000
PARKING

2023
ROOF AGE

OFFERING HIGHLIGHTS

RARE PHARMACEUTICAL LABORATORY SPACE

- » 5710 Hoover Blvd includes a 503A compounding pharmacy which is a traditional pharmacy that prepares customized medications for individual patients
- » Over 15,700 square-feet of pharmacy space; two sterile ISO Class 7 rooms, two sterile Hazardous (-) pressure rooms, three non-sterile Hazardous (-) pressure rooms and two non-sterile areas
- » Lab filtration system through a series of HEPA and gel cell HEPA filters
- » Class 10,000/ISO Class 7 cleanrooms. These cleanrooms are work areas in which the air quality, temperature, and humidity are highly regulated in order to protect sensitive medication from contamination. No more than 10,000 particles larger than 0.5 microns exist in any given cubic foot of air. 5710 Hoover Blvd has one of the largest Class 10,000 cleanrooms in the country

RECENT UPDATES TO MAJOR BUILDING SYSTEMS

- » The Property features a brand new TPO roof installed in 2023 with 20-year warranty
- » Major HVAC upgrades include:
 - Installation of new fiberglass ductwork and reconnection to existing air diffusers
 - Installation of a new Loren Cook 2,000 CFM roof-mounted exhaust fan with VFD and curb
 - Installation of two new AACON 100% Outside Air AHU (3,000 CFM, 4 HP fan, 35 kW heater, dual-piped evaporator coil with hot gas reheat)
 - Installation of seven new fan-powered HEPA modules (Price 99.9% efficiency)
 - New ductwork connections
 - New power connections for AACON condensing unit (80 Amp / 480V / 3PH) and AHU (60 Amp / 480V / 3PH)

HIGH BARRIERS TO ENTRY MARKET

- » Construction costs and lack of available development sites within the submarket make inventory expansion unlikely
- » The need for infill, distribution facilities near businesses and population centers continues to grow, and with the need to minimize supply chain disruptions, space is at a premium





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