



4310 E Broadway Ave

4310 E Broadway Ave, Tampa, FL 33605

TACTIC  COMMERCIAL



Chase Taracks

Tactic Commercial
3210 W Cypress St, Tampa, FL 33607
chase@tacticcommercial.com
(727) 488-7932



4310 E Broadway Ave

\$11.00 - \$12.00 /SF/YR

Tactic Commercial is proud to present this Flex space for lease. This property was fully renovated in 2021 and offers excellent access via one grade level door, one ramp door, dock high loading, and additional parking in the front and rear of the property. Property has secured access with a gate and access code to the storefront door into the warehouse. Property has plenty of clear height for stacking at 22' and two separate bathrooms in the warehouse along with a separate front entrance to the office space. Space Breakdown-21,000 SF MOL Warehouse Total Office/Showroom ground floor - 7,600SF MOL 7,600 SF MOL mezzanine additional storage or office. Total Available Office/Warehouse SF- 36,200SF MOL...

- 22' Clear Height
- 3 Phase Power
- Clear Span
- Insulated Concrete Block
- Fully Gated/Secure Access



Rental Rate: \$11.00 - \$12.00 /SF/YR

Total Space Available: 36,200 SF MOL

Max. Contiguous: 28,600.00 SF MOL

Property Type: Flex

Property Subtype: Light Distribution

Building Class: B

Rentable Building Area: 40,071.05 SF

Year Built/Renovated: 1984/2021

CAM/NNN: \$3.81 /SF/YR

Warehouse

Warehouse Space Available	21,000 SF MOL
Rental Rate	\$11.00 /SF/YR
Contiguous Area	28,600 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Tactic Commercial is proud to present this Flex space for lease. This property was fully renovated in 2021 and offers excellent access via one grade level door, one ramp door, dock high loading, and additional parking in the front and rear of the property. Property has secured access with a gate and access code to the storefront door into the warehouse. Property has plenty of clear height for stacking at 22' and two separate bathrooms in the warehouse along with a separate front entrance to the office space.

1

1st Floor Office/Showroom

Space Available	7,600 SF MOL
Rental Rate	\$12.00 /SF/YR
Contiguous Area	28,600 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Office and mezzanine space with air conditioning. Option to also just lease warehouse available with separate entrance.

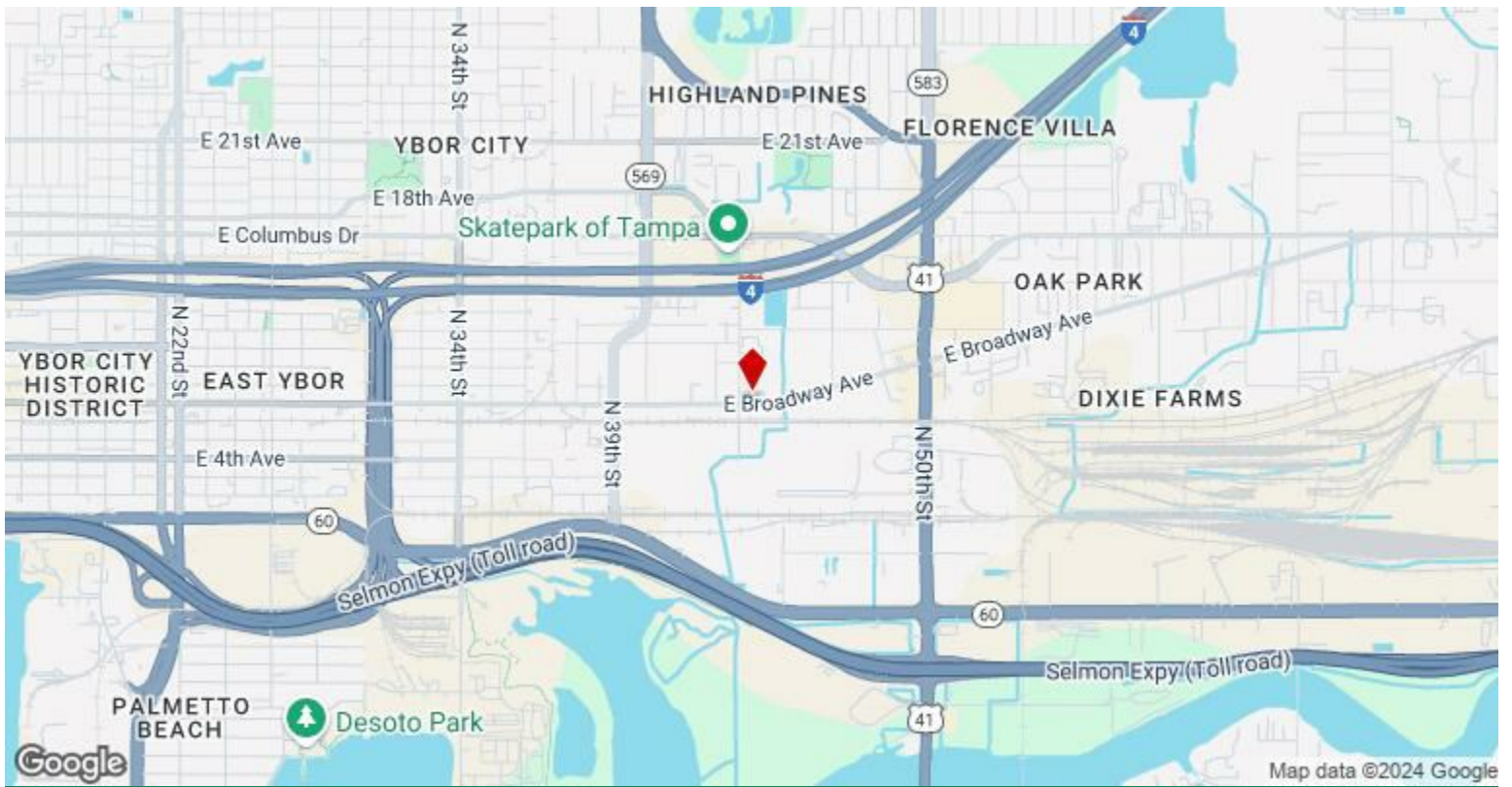
2

Mezzanine

Space Available	7,600 SF MOL
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Mezzanine space can be combined with ground floor office/showroom and warehouse totaling 36,200 SF MOL Flex Space Available.

3



4310 E Broadway Ave, Tampa, FL 33605

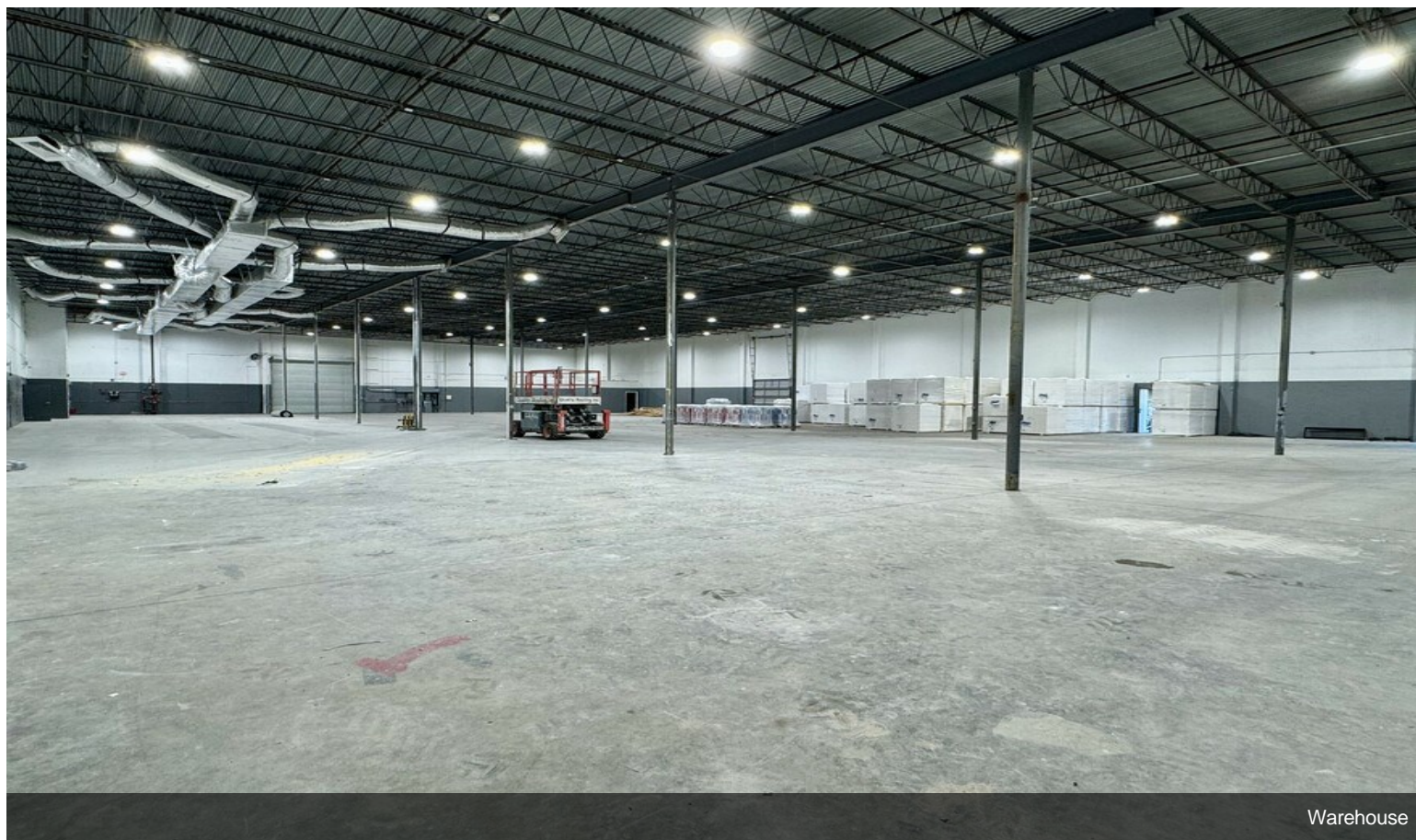
Tactic Commercial is proud to present this Flex space for lease. This property was fully renovated in 2021 and offers excellent access via one grade level door, one ramp door, dock high loading, and additional parking in the front and rear of the property. Property has secured access with a gate and access code to the storefront door into the warehouse. Property has plenty of clear height for stacking at 22' and two separate bathrooms in the warehouse along with a separate front entrance to the office space.

Space Breakdown-
21,000 SF MOL Warehouse
Total Office/Showroom ground floor - 7,600 SF MOL
7,600 SF MOL mezzanine additional storage or office.
Total Available Office/Warehouse- 36,200 SF MOL

Property Photos



Property Photos



Warehouse

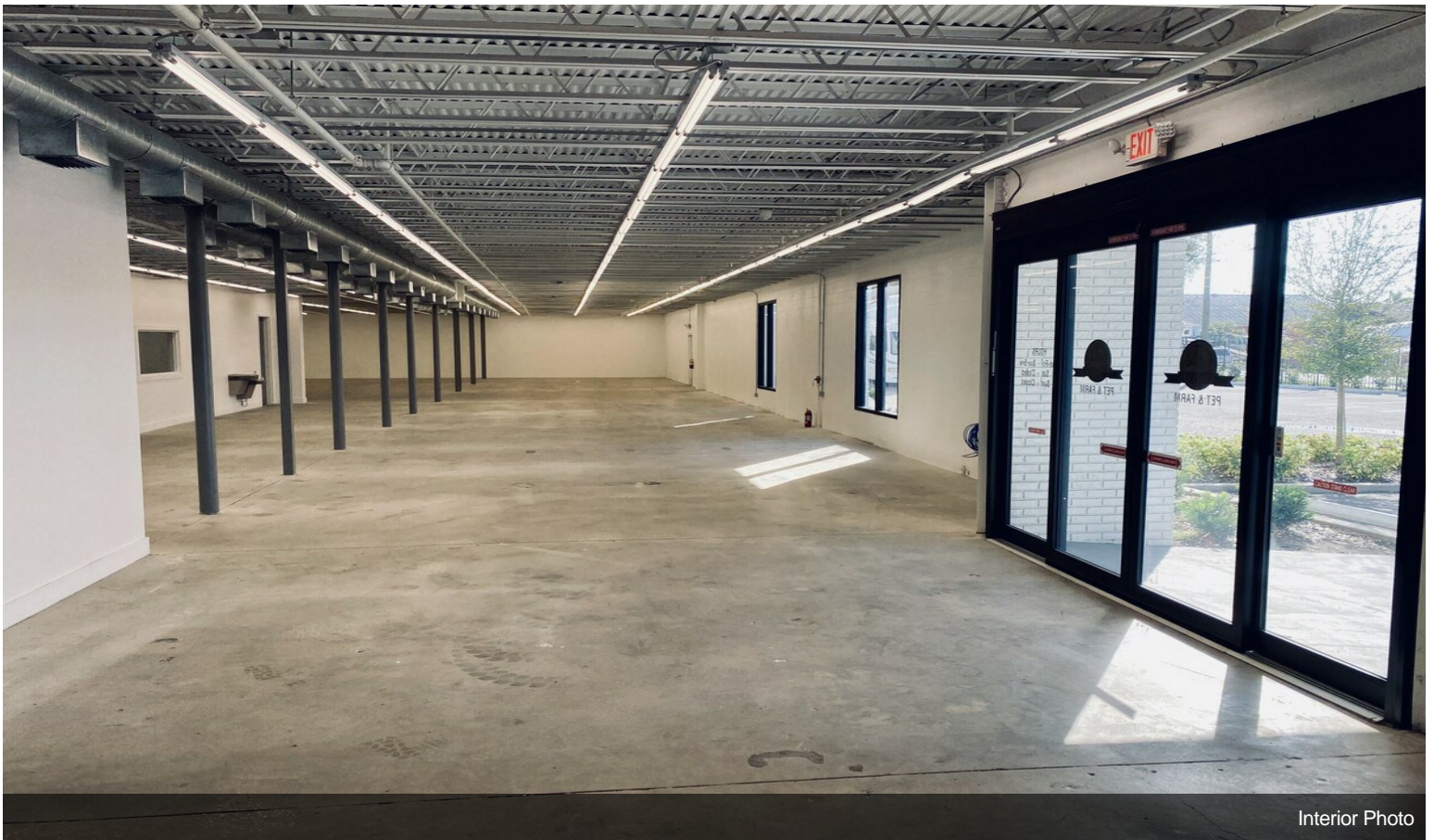


1 of 2 Warehouse Bathrooms

Property Photos

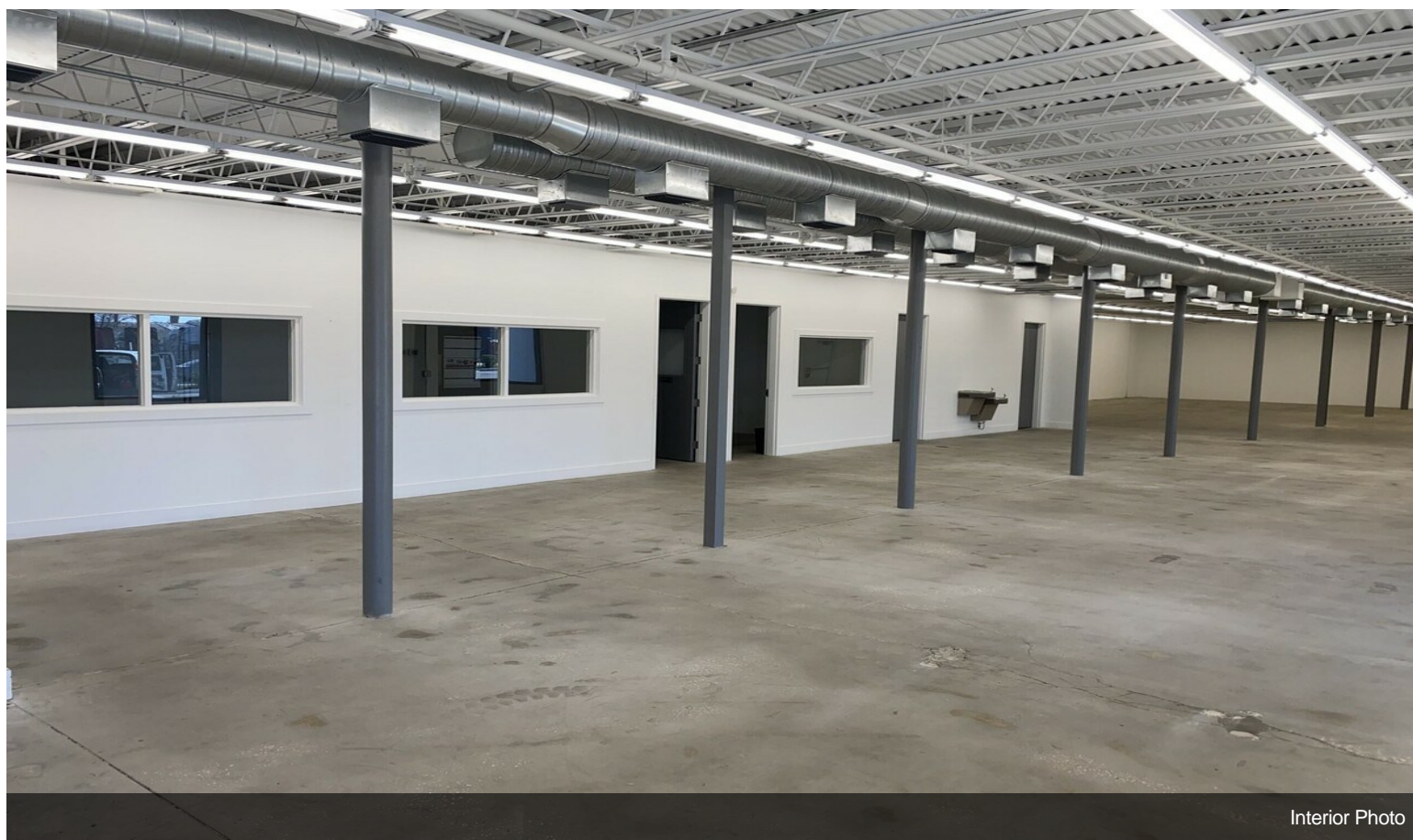


Interior Photo

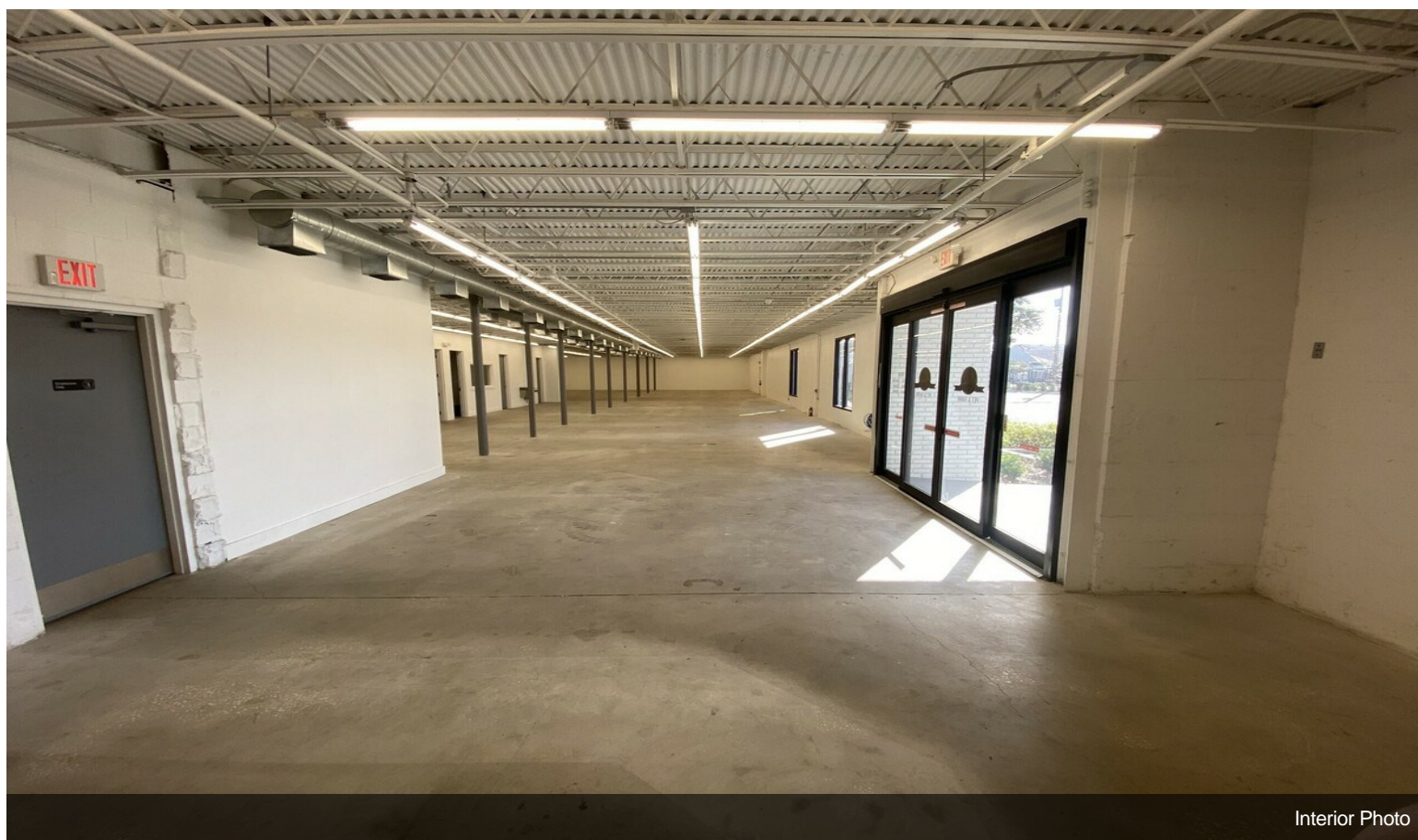


Interior Photo

Property Photos

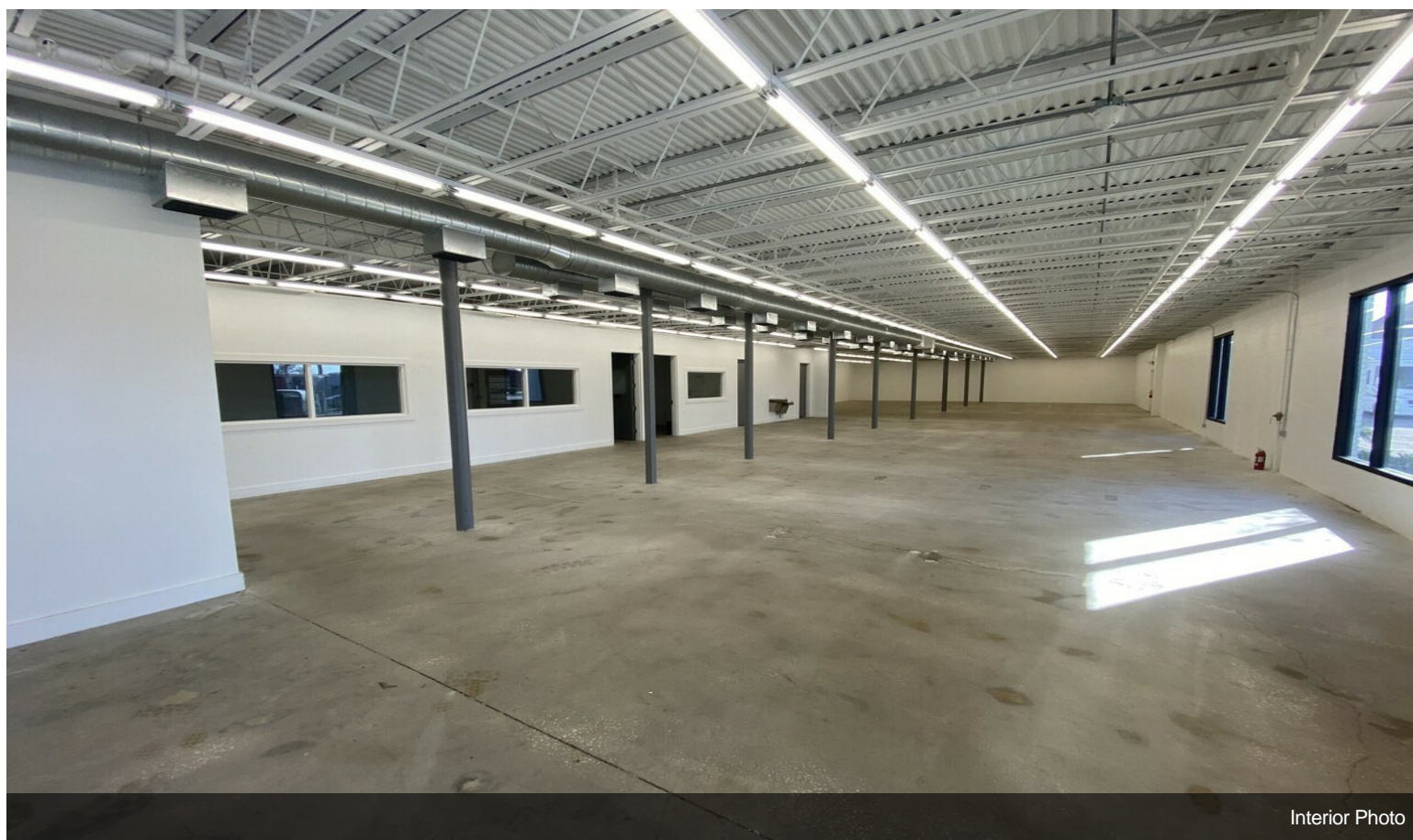


Interior Photo

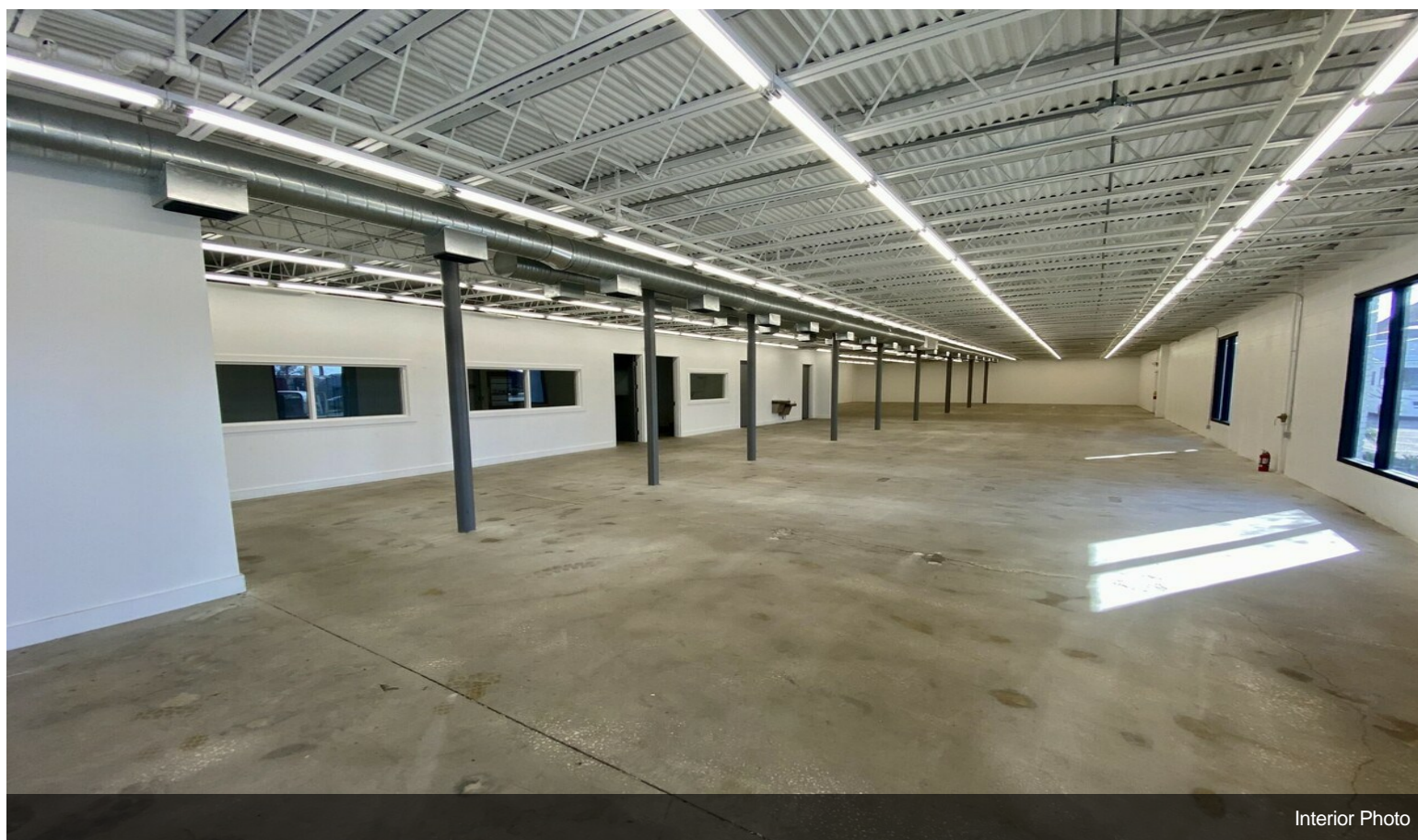


Interior Photo

Property Photos

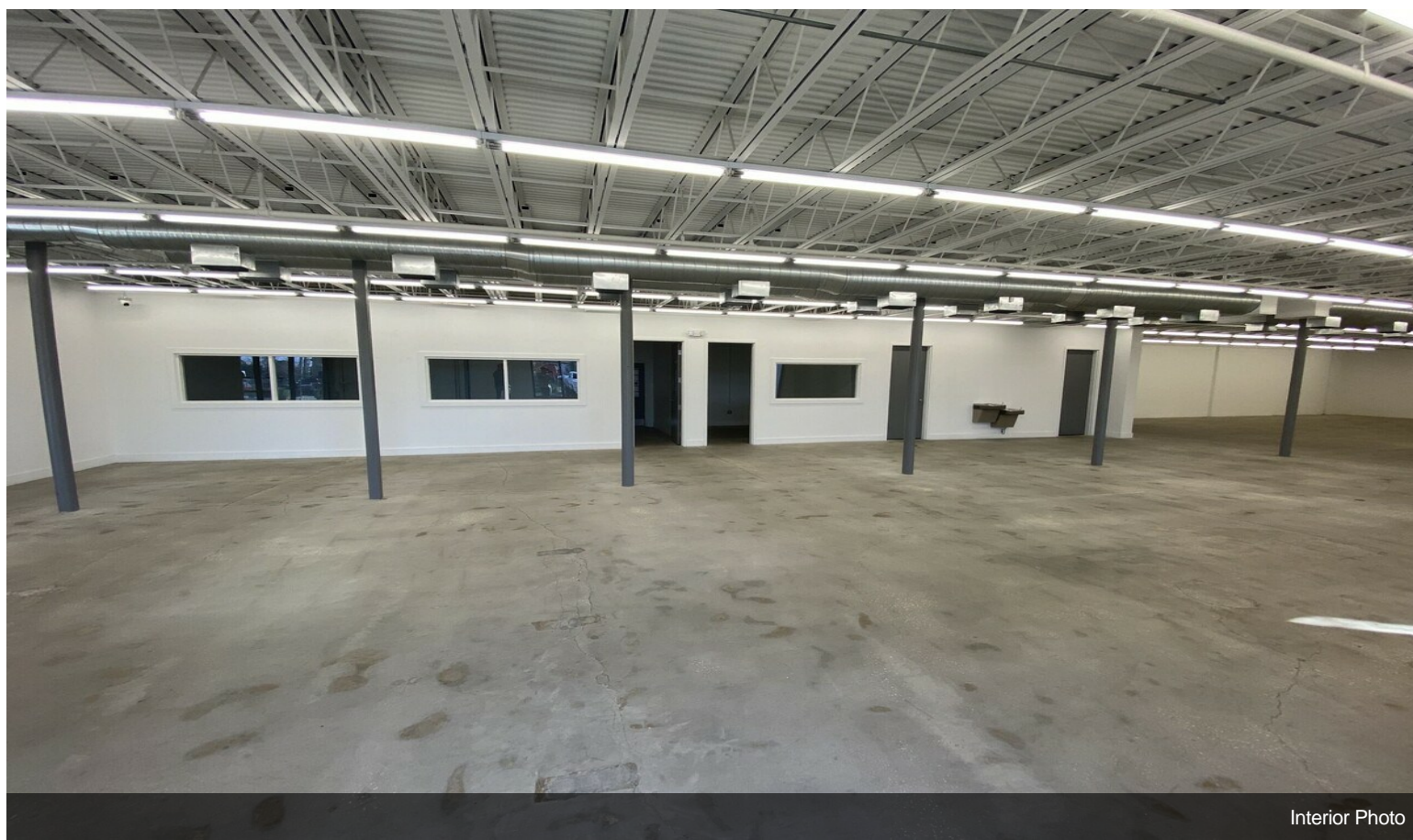


Interior Photo

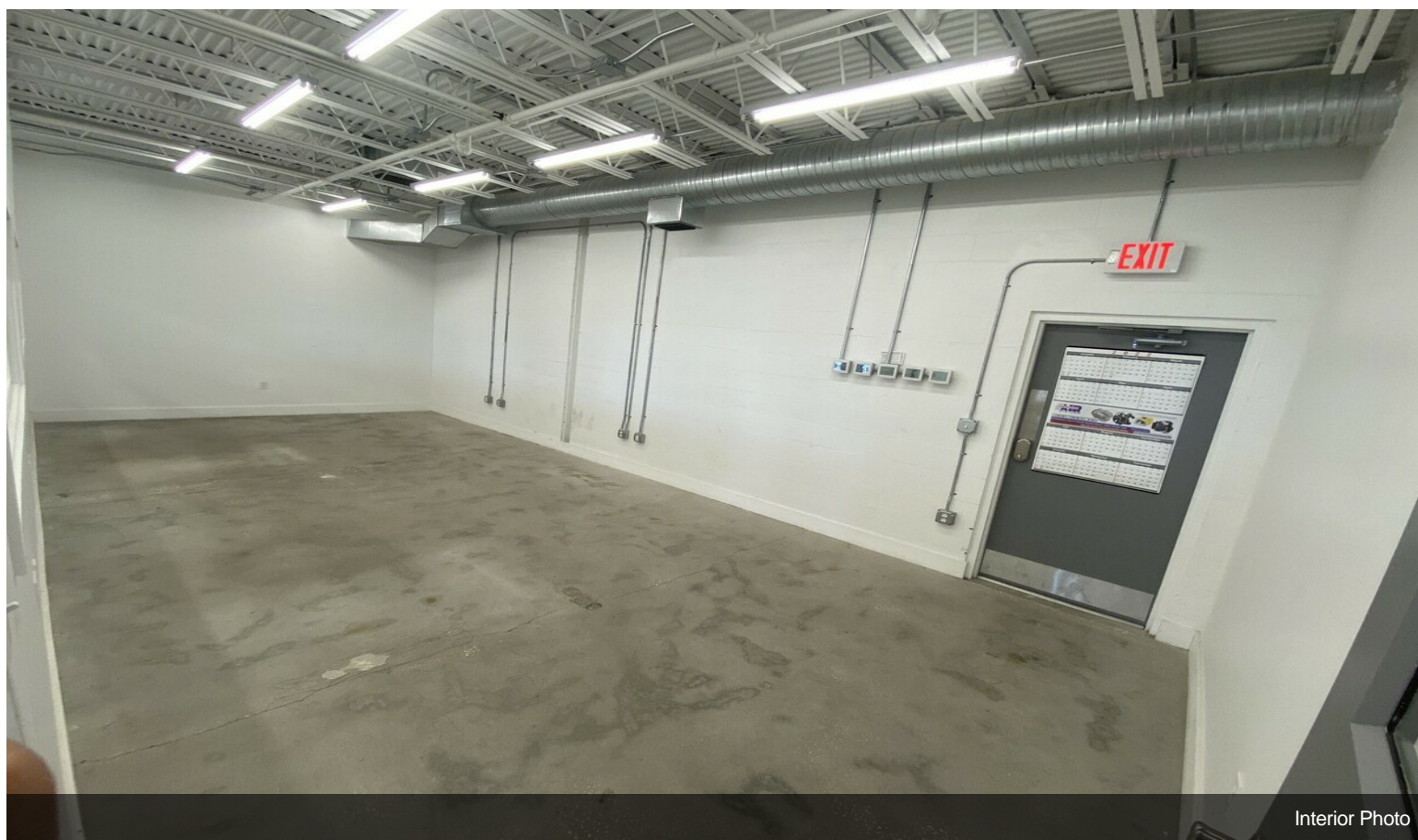


Interior Photo

Property Photos

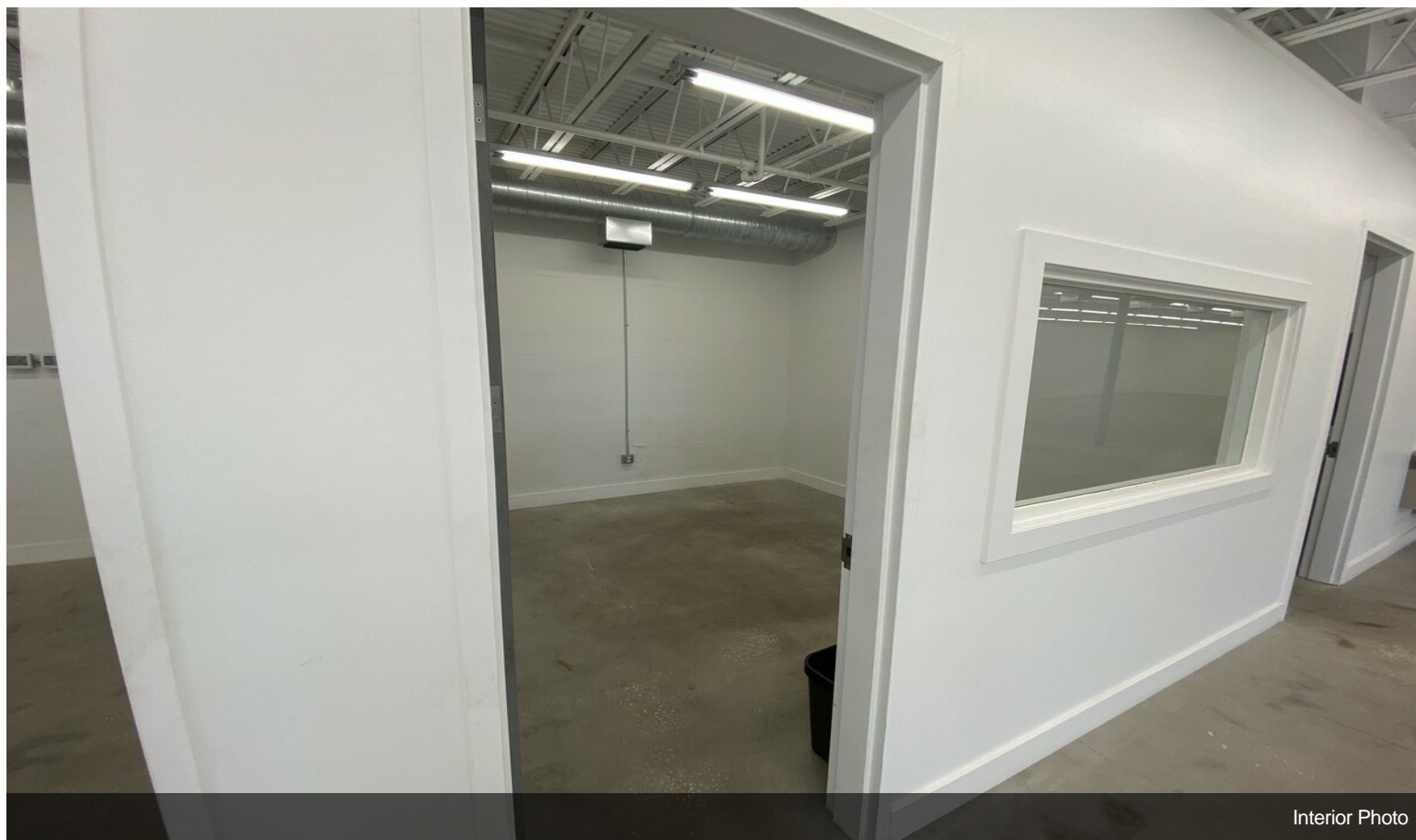


Interior Photo



Interior Photo

Property Photos



Interior Photo

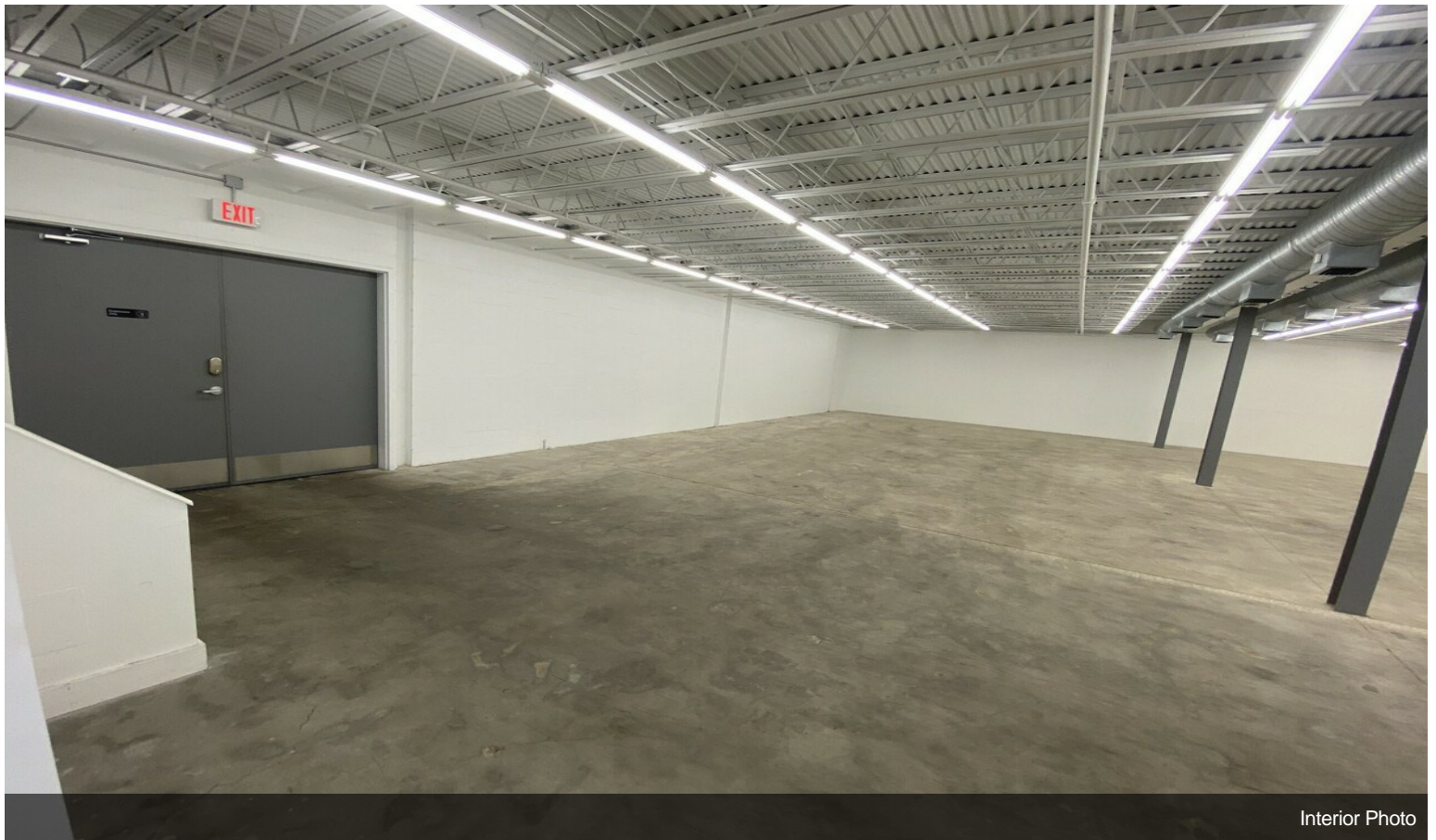


Bathroom

Property Photos

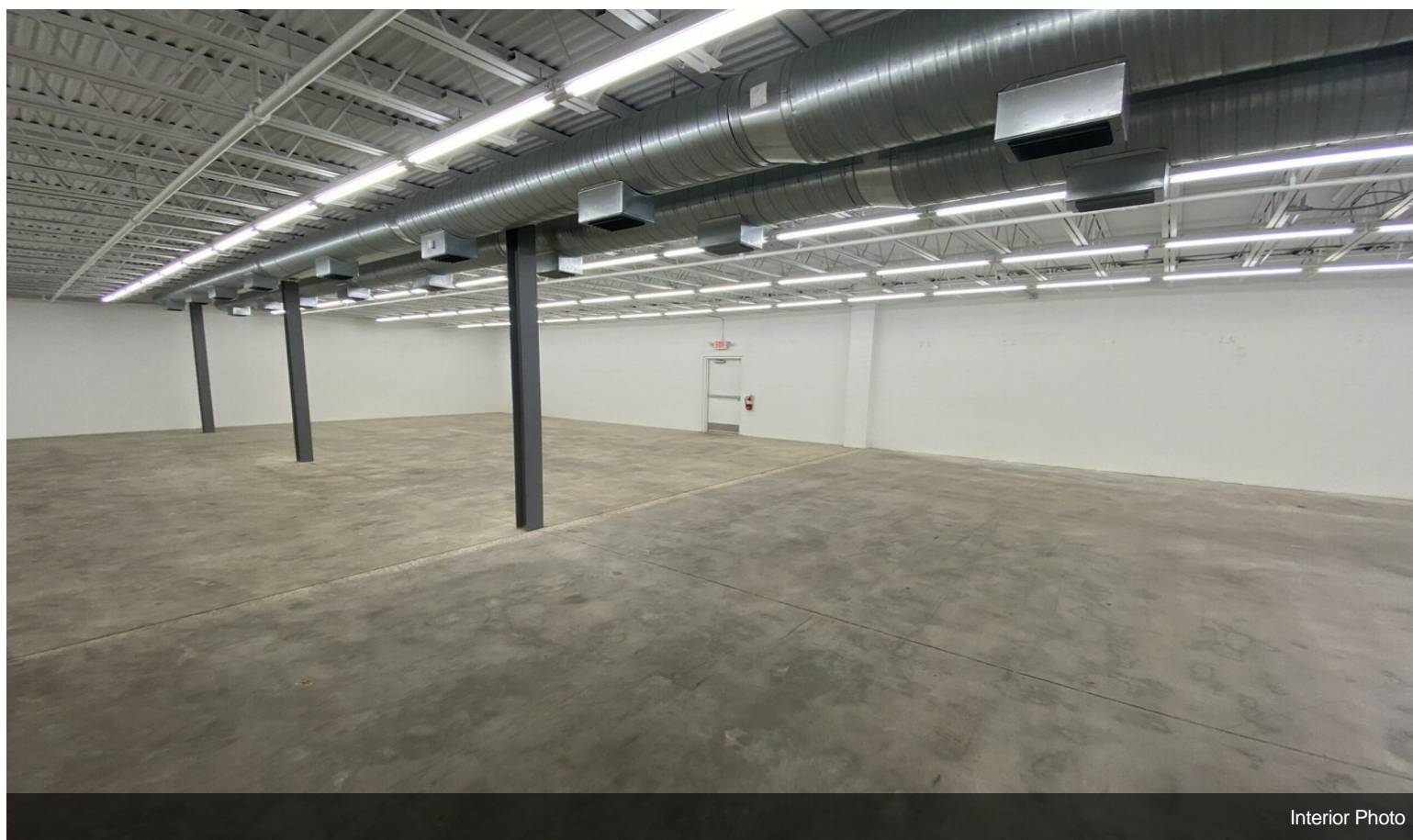


Bathroom

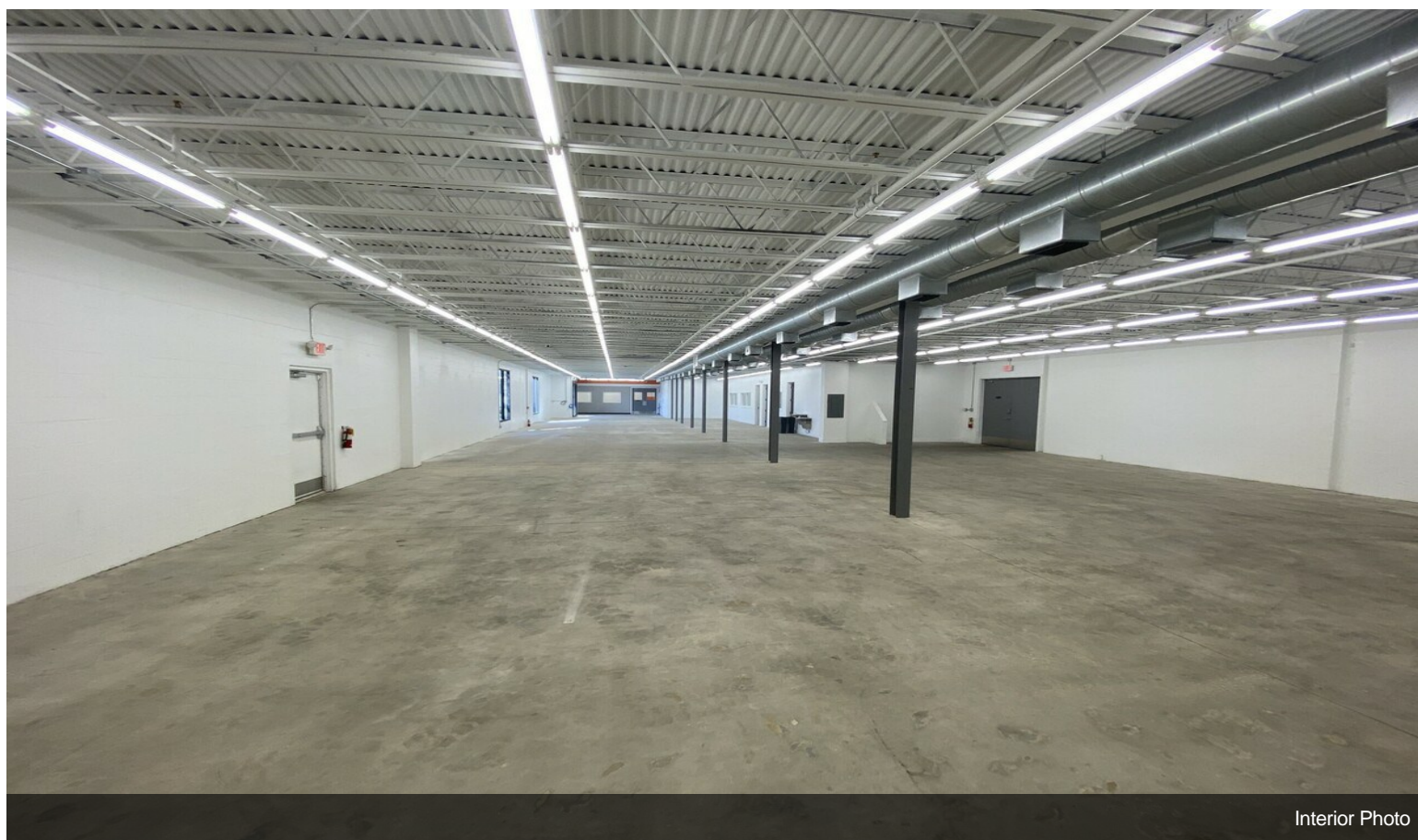


Interior Photo

Property Photos



Interior Photo



Interior Photo

Property Photos

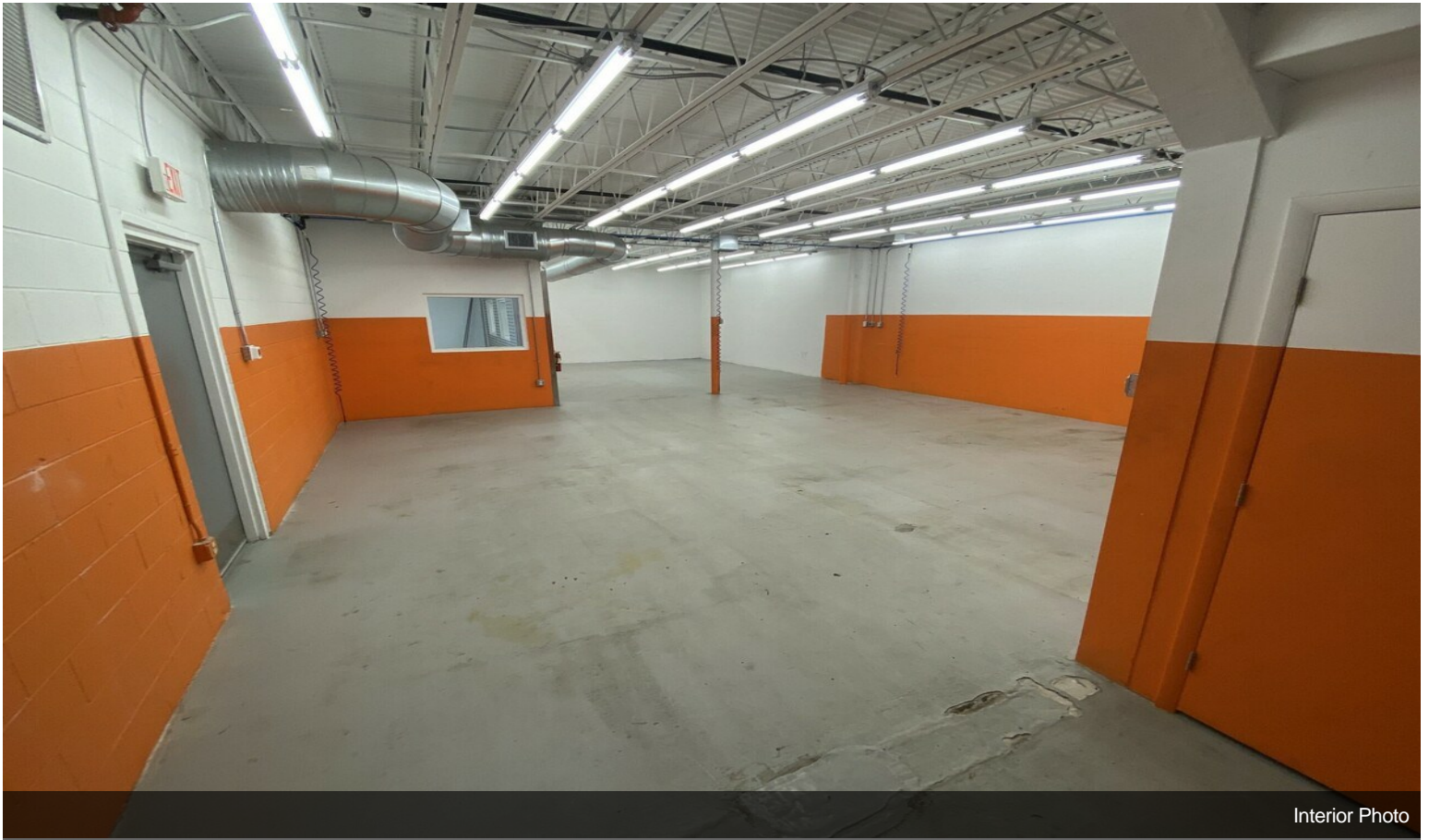


Interior Photo

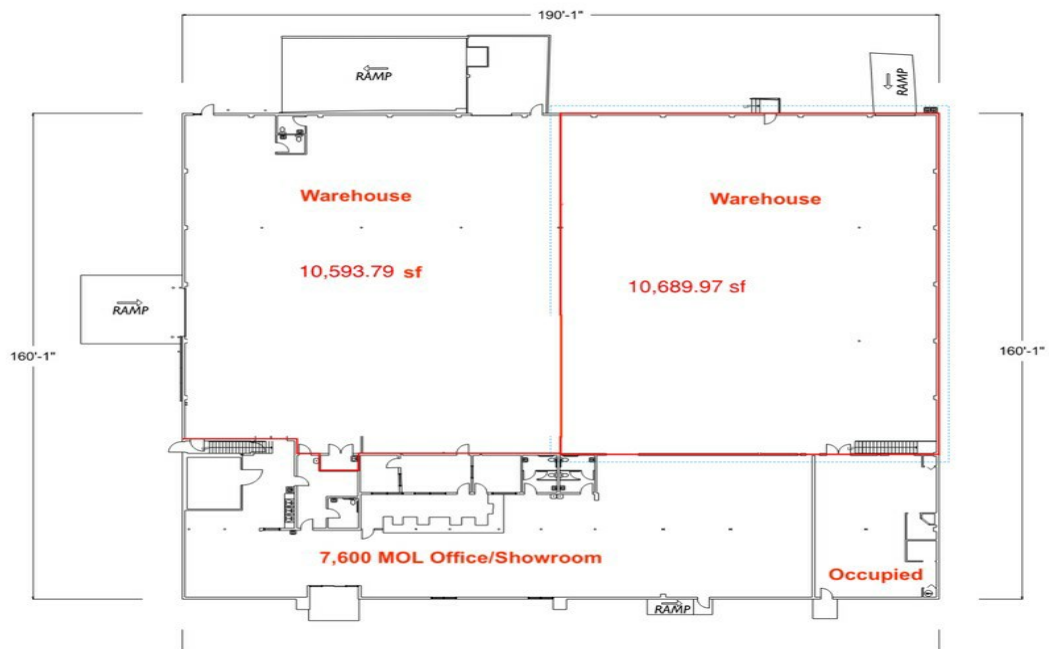


Interior Photo

Property Photos



Interior Photo



Proposed Ground Floor Divisible Floor Plan