



# Executive Summary

3900 W COACHMAN AVE TAMPA, FL | INDUSTRIAL PROPERTY FOR LEASE



## OFFERING SUMMARY

|                  |                        |
|------------------|------------------------|
| Lease Rate:      | Negotiable             |
| CAM:             | \$3.50 PSF             |
| Building Size:   | 82,548 SF +/-          |
| Available SF:    | 22,118 - 82,548 SF +/- |
| Lot Size:        | 5.93 Acres             |
| Number of Units: | 3                      |
| Year Built:      | 1963                   |
| Renovated:       | 2024                   |
| Zoning:          | CI                     |

## PROPERTY OVERVIEW

Ideally located in affluent South Tampa just west of Dale Mabry Highway, Gandy Blvd and the Selmon Expressway, three of Tampa's most important transportation arteries. This property offers spaces ranging from 22,118 SF - 82,548 SF +/- with over 3 acres of parking/outdoor storage.

## PROPERTY HIGHLIGHTS

- Active CSX rail
- All suites feature dock high doors and 1 ramp
- 19' clear height
- 3-Phase - 1,200 AMP - 277/480 V
- ESFR fire suppression
- Column spacing: 19' (w) x 19' (d)
- Under renovation with new solar-ready TPO roof, interior and exterior paint, asphalt parking lot, and LED lighting.

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Boutique Firm | National Reach





# Additional Photos

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# Floor Plan

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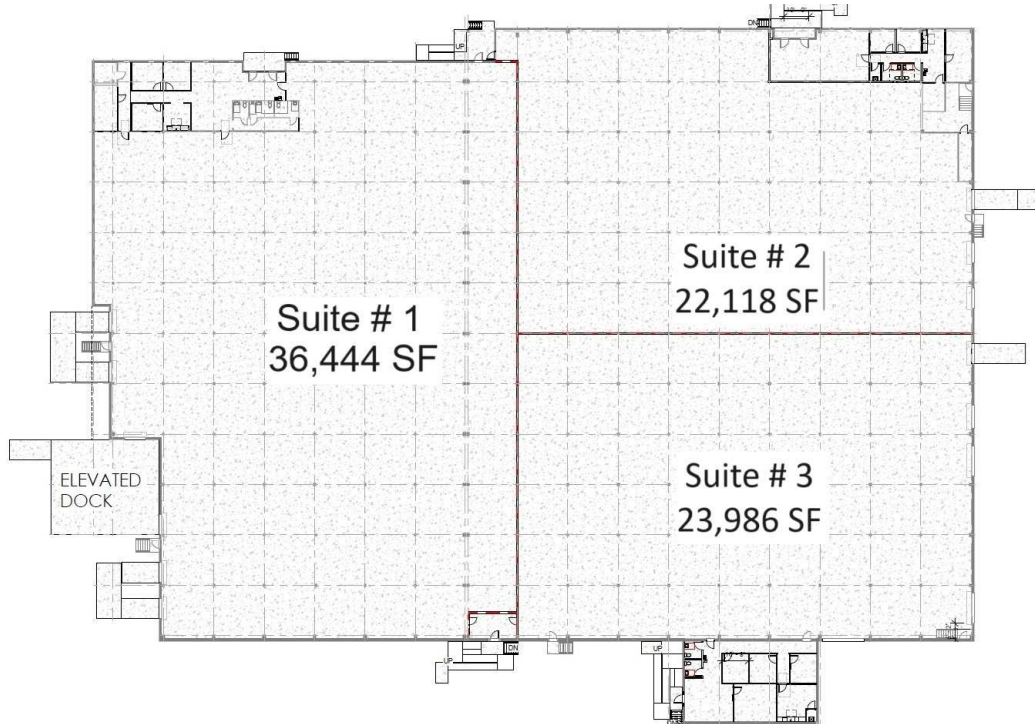
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# Lease Spaces

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## LEASE INFORMATION

|              |                        |             |            |
|--------------|------------------------|-------------|------------|
| Lease Type:  | NNN                    | Lease Term: | Negotiable |
| Total Space: | 22,118 - 82,548 SF +/- | Lease Rate: | Negotiable |

## AVAILABLE SPACES

| SUITE   | TENANT    | SIZE (SF) +/-      | LEASE TYPE | LEASE RATE | DESCRIPTION   |
|---------|-----------|--------------------|------------|------------|---|
| Suite 1 | Available | 36,444 - 82,548 SF | NNN        | Negotiable | 4 Dock High Doors<br>2 Dock on Elevated Dock Platform<br>1 Ramp |
| Suite 2 | Available | 22,118 - 82,548 SF | NNN        | Negotiable | 2 Dock High Doors<br>1 Ramp                                     |
| Suite 3 | Available | 23,986 - 82,548 SF | NNN        | Negotiable | 3 Dock High Doors<br>1 Ramp                                     |

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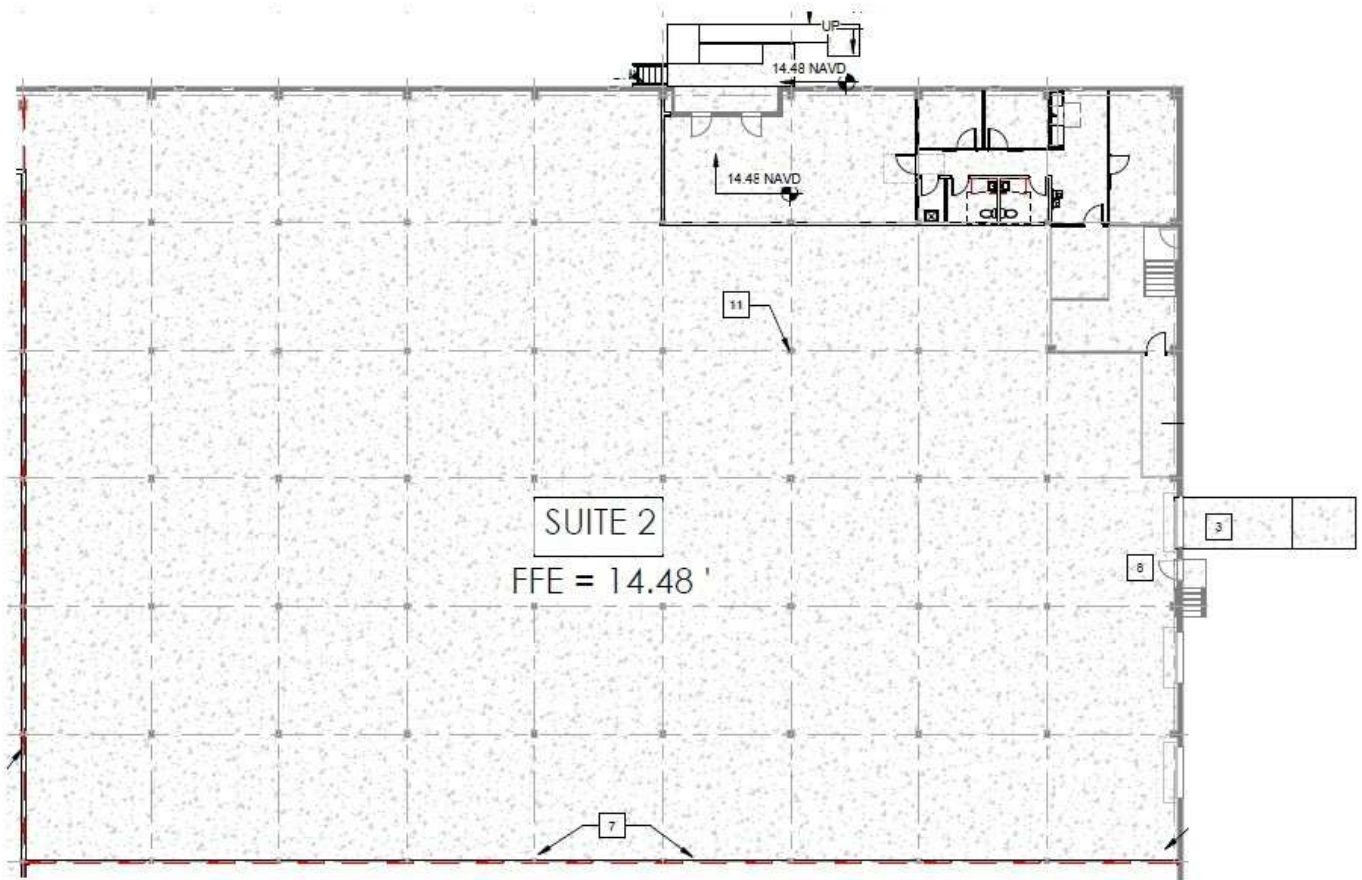






# Floor Plan - Suite 2

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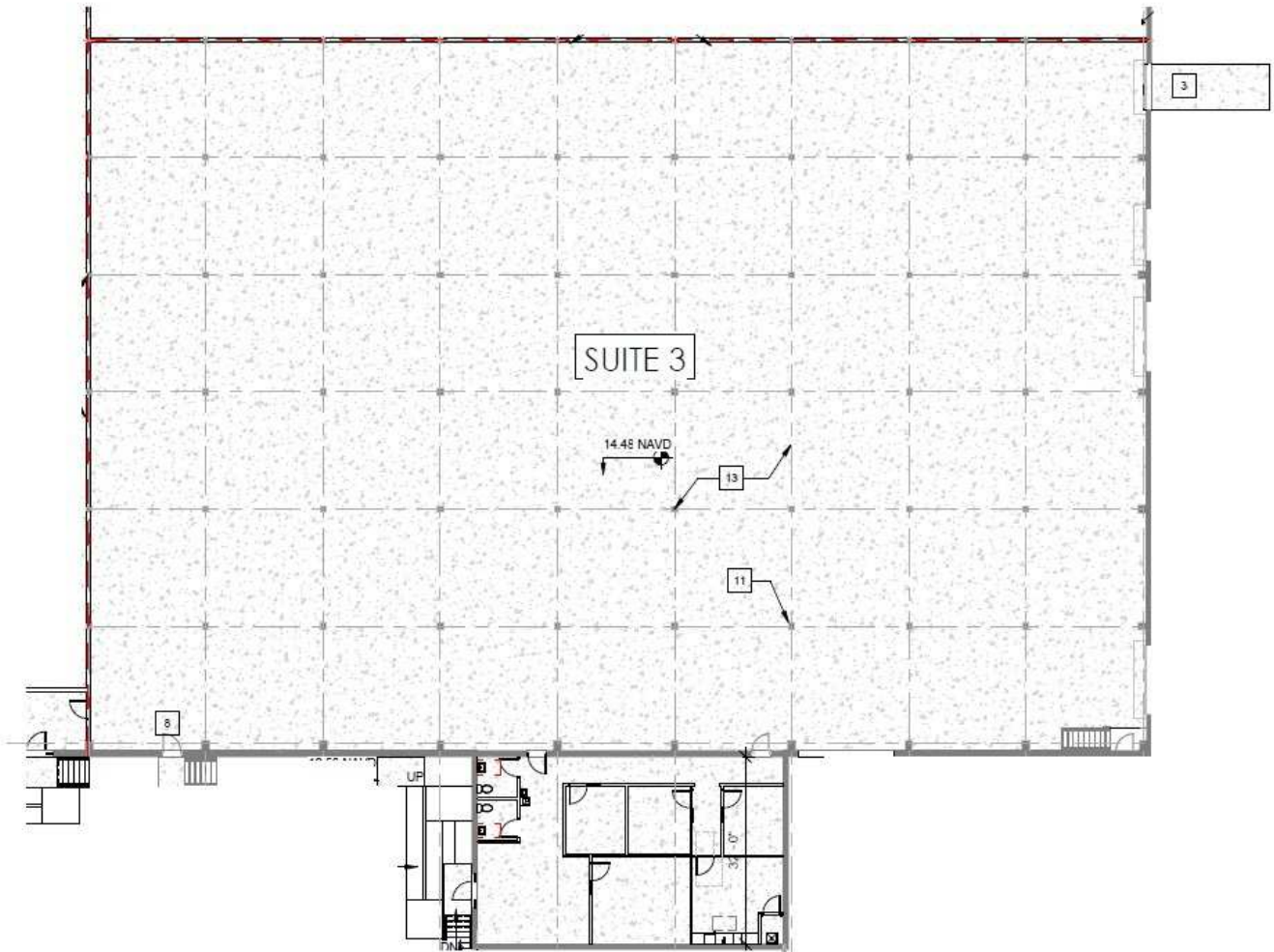
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# Floor Plan - Suite 3

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# Aerial Map

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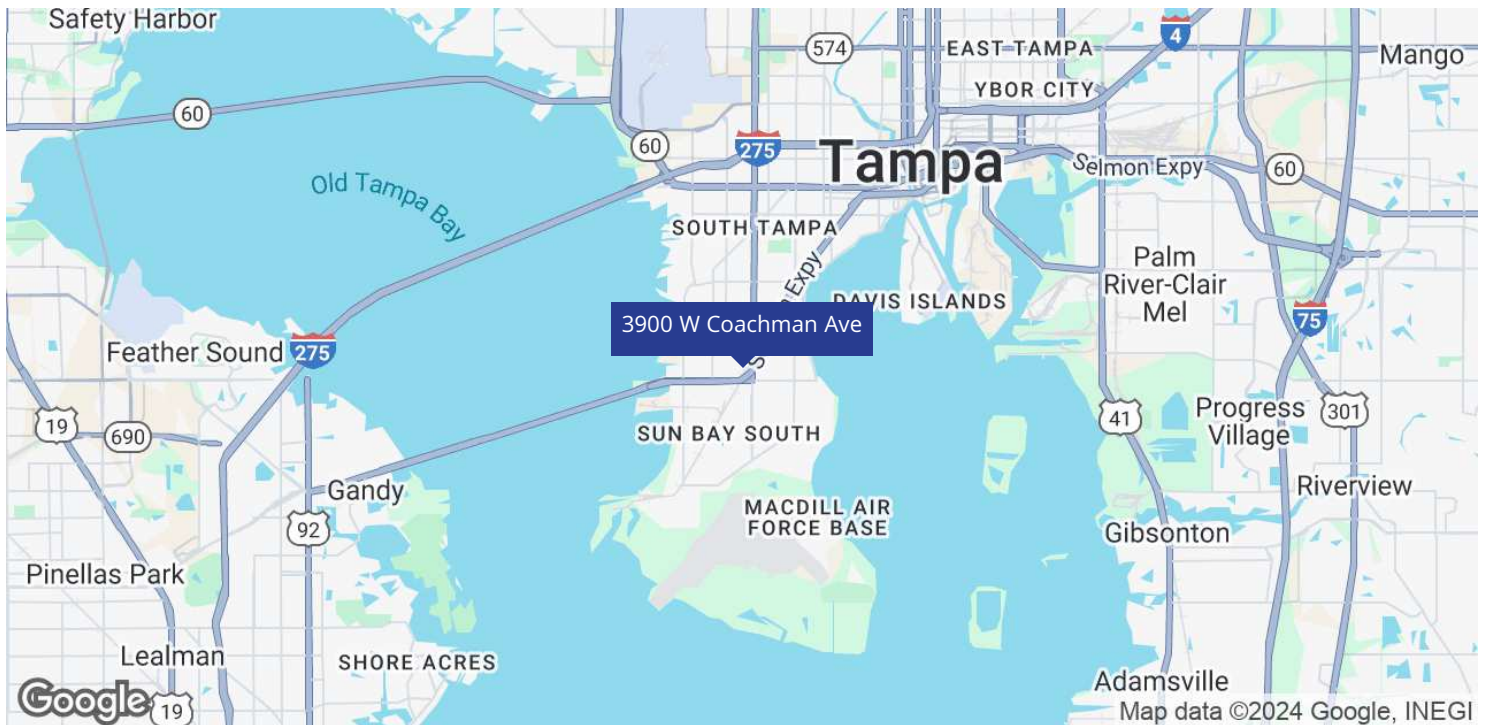
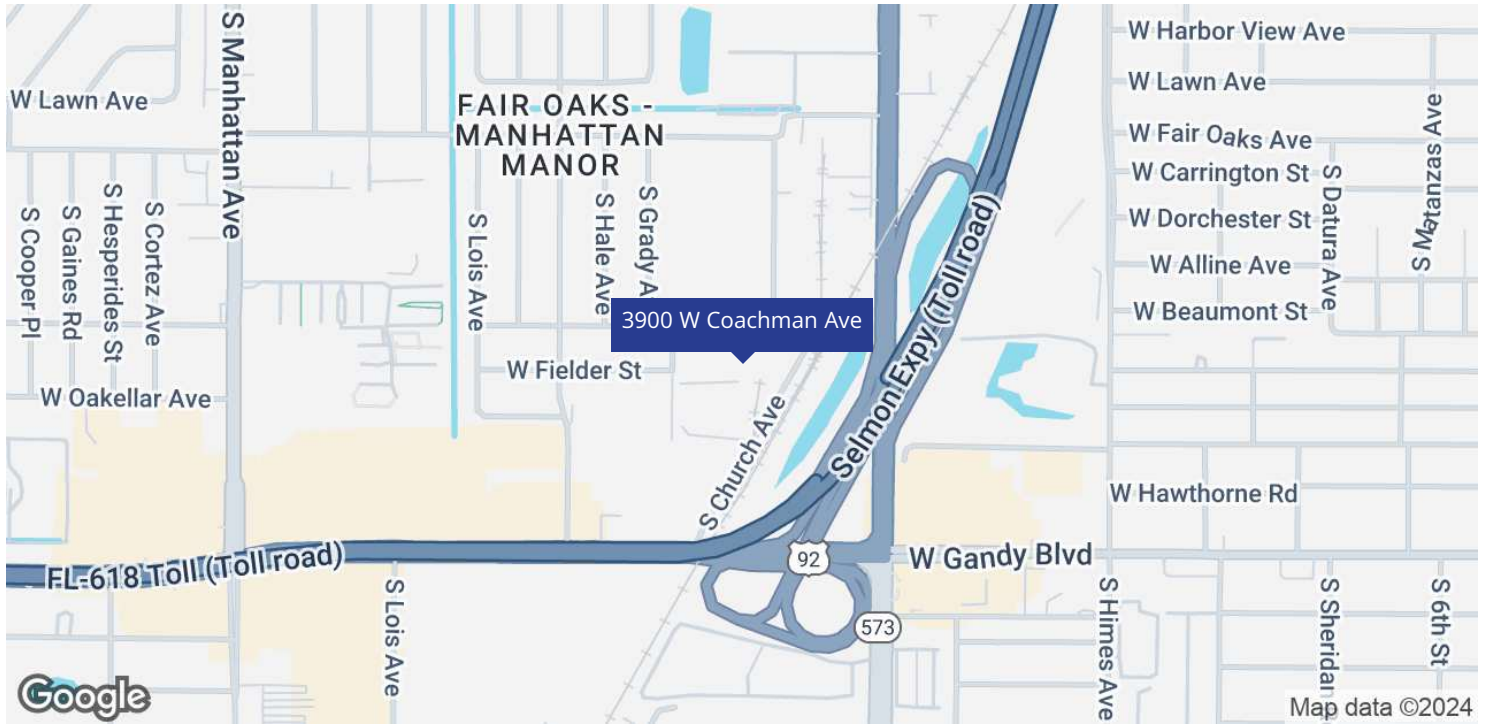
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# Location Map

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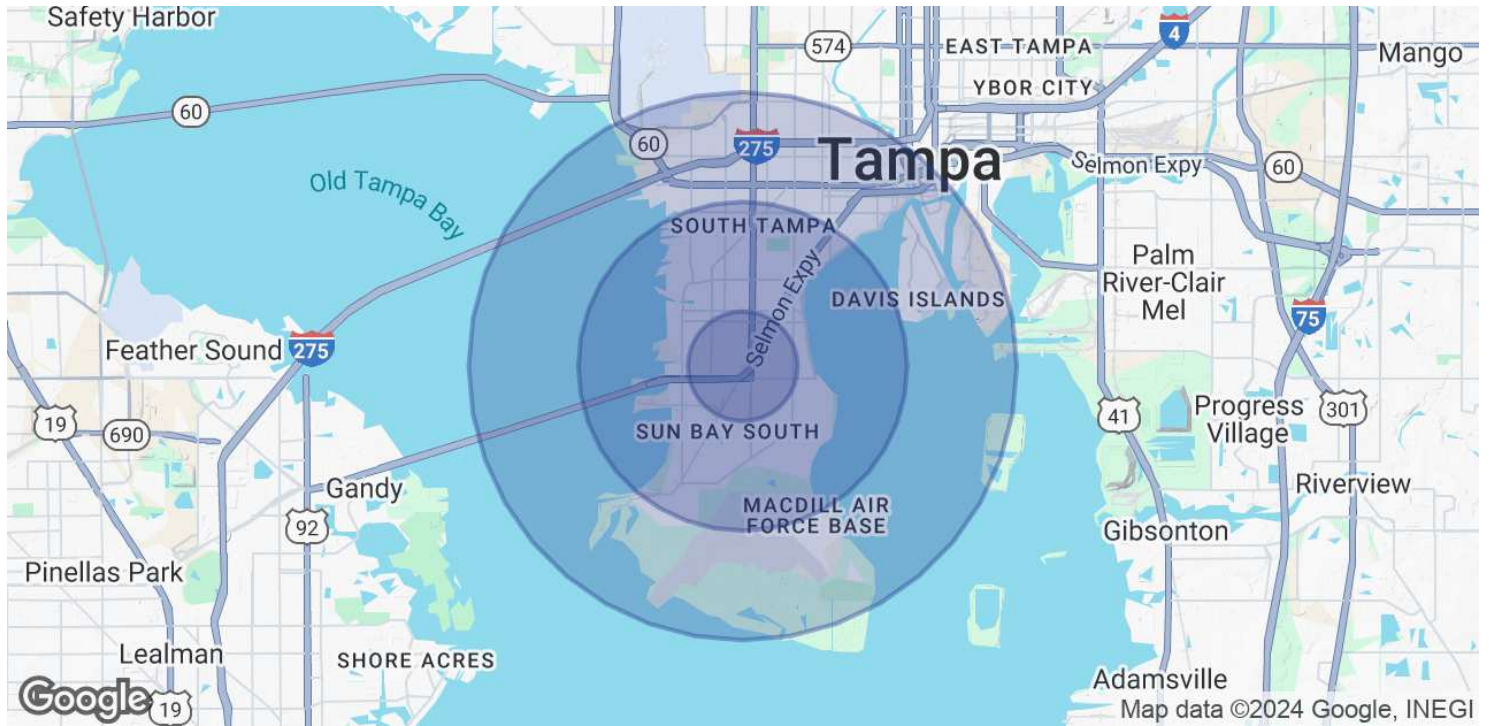
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# Demographics Map & Report

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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 16,912    | 83,953    | 152,871   |
| Average Age          | 42        | 41        | 40        |
| Average Age (Male)   | 41        | 40        | 39        |
| Average Age (Female) | 43        | 42        | 41        |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 7,974     | 37,613    | 69,433    |
| # of Persons per HH  | 2.1       | 2.2       | 2.2       |
| Average HH Income    | \$128,768 | \$161,799 | \$147,855 |
| Average House Value  | \$559,478 | \$721,647 | \$684,521 |

Demographics data derived from AlphaMap

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