

# FOR LEASE

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

**LOBER**  
INDUSTRIAL REAL ESTATE ADVISORY



LEVELAN

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## PROPERTY OVERVIEW

- **17,000 SF BUILDING AVAILABLE**
- **+/- 981 SF of Class A OFFICE**
- **20' CLEAR HEIGHT (MOSTLY CLEAR SPAN)**
- **4 DOCK HIGH DOORS +1 DRIVE-IN RAMP**
- **COVERED DOCK LOADING PLATFORM (5K SF)**
- **YEAR BUILT: 1974**
- **POWER: 400 Amps, 480 v, 3 PHASE**
- **PARKING: 10-12 SPACES**
- **SINGLE TENANT FREE STANDING BUILDING**
- **FENCED OUTSIDE STORAGE AVAILABLE**
- **RETAIL FRONTAGE – 14,800 AADT**
- **MAJOR RENOVATIONS UNDERWAY!**



MARKETED BY:

**LRE**

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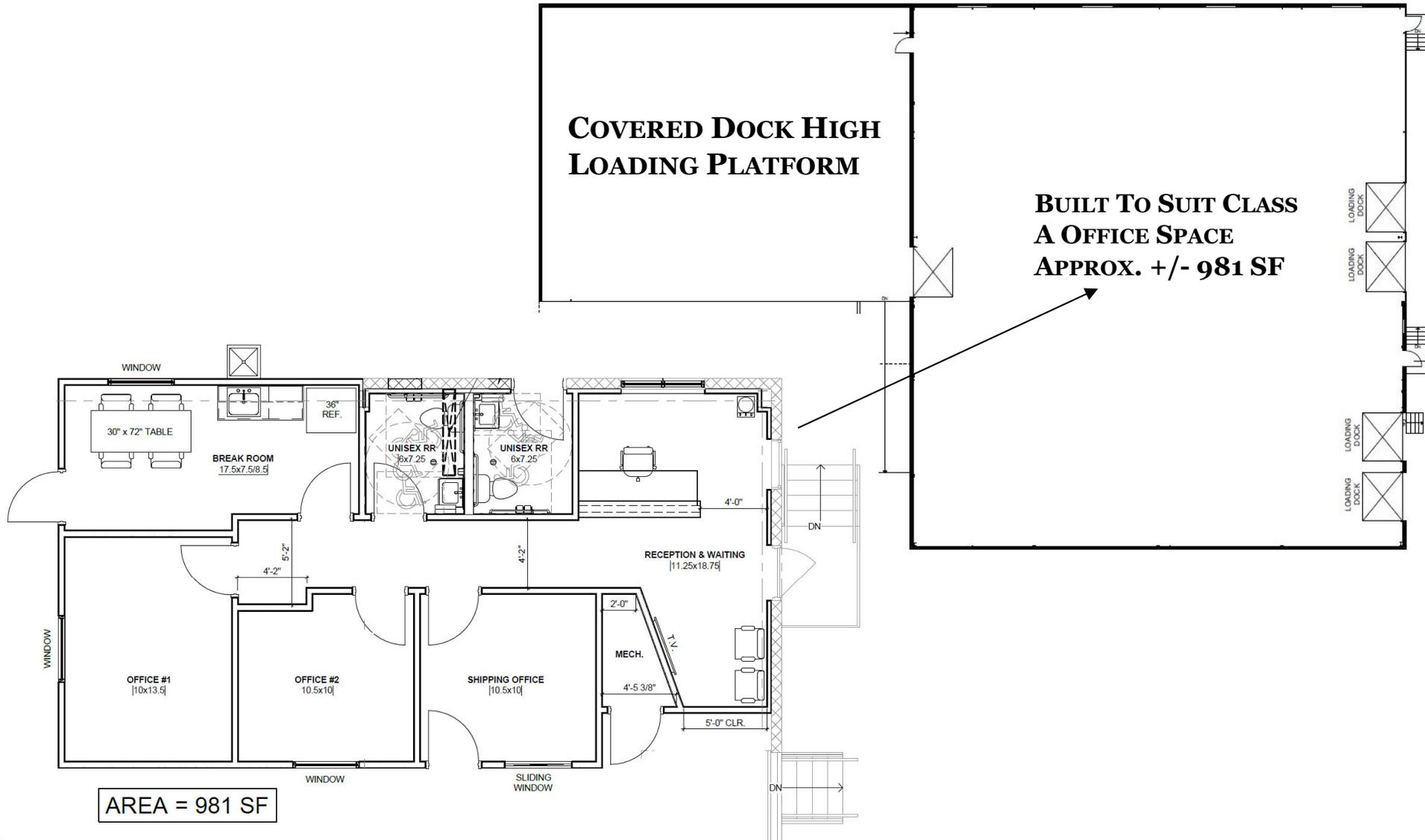
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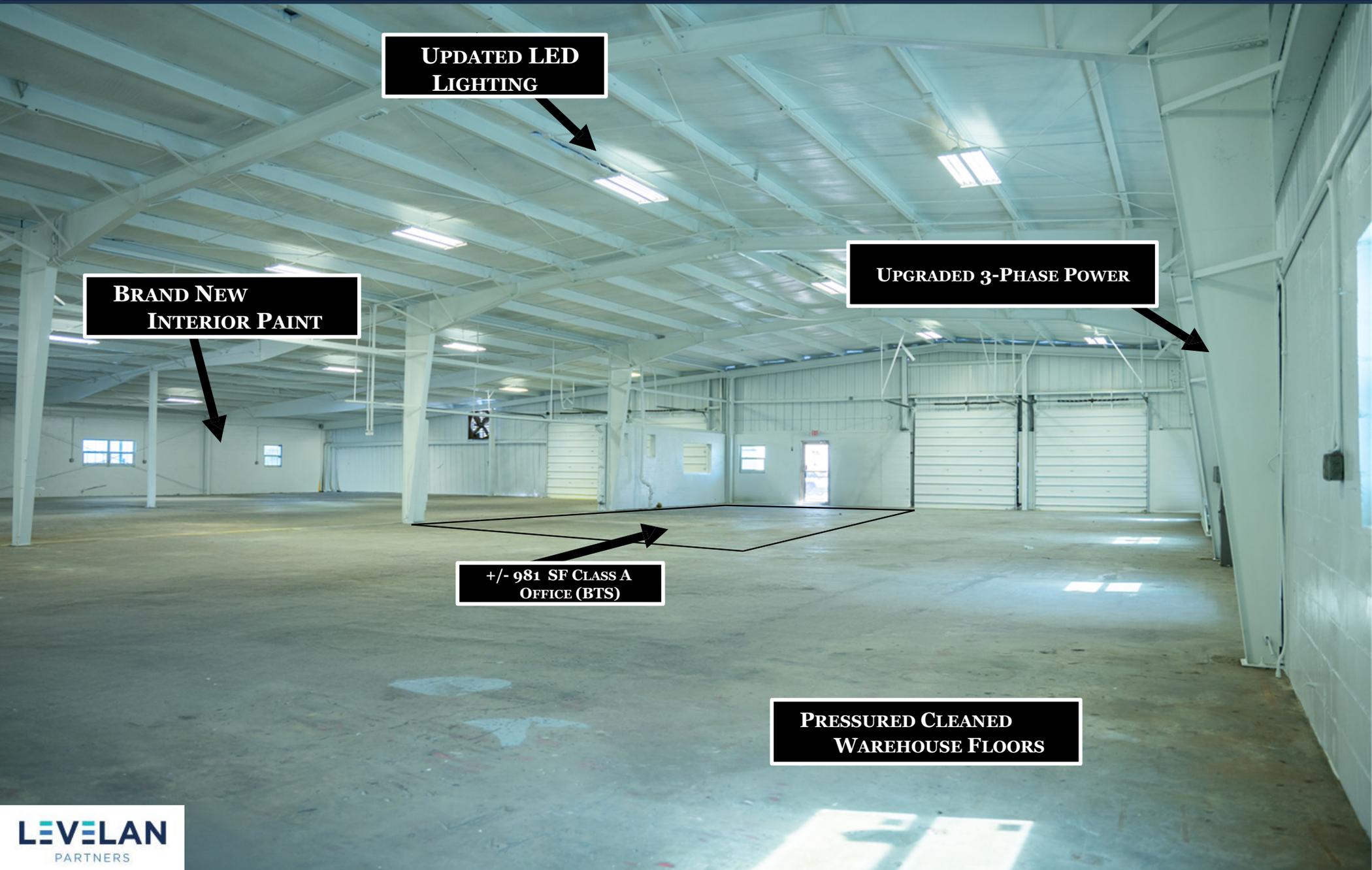
## BUILDING FLOOR PLAN



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**UPDATED LED  
LIGHTING**

**BRAND NEW  
INTERIOR PAINT**

**UPGRADED 3-PHASE POWER**

**+/- 981 SF CLASS A  
OFFICE (BTS)**

**PRESSED CLEANED  
WAREHOUSE FLOORS**

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DIRECT SIGNAGE AND EXPOSURE  
ON WEST SHORE BLVD

BRAND NEW  
EXTERIOR LED  
LIGHTING

BRAND NEW ADA STAIRCASE  
+ FAÇADE AWNING

BRAND NEW EXTERIOR PAINT

14,800 VEHICLES PER DAY

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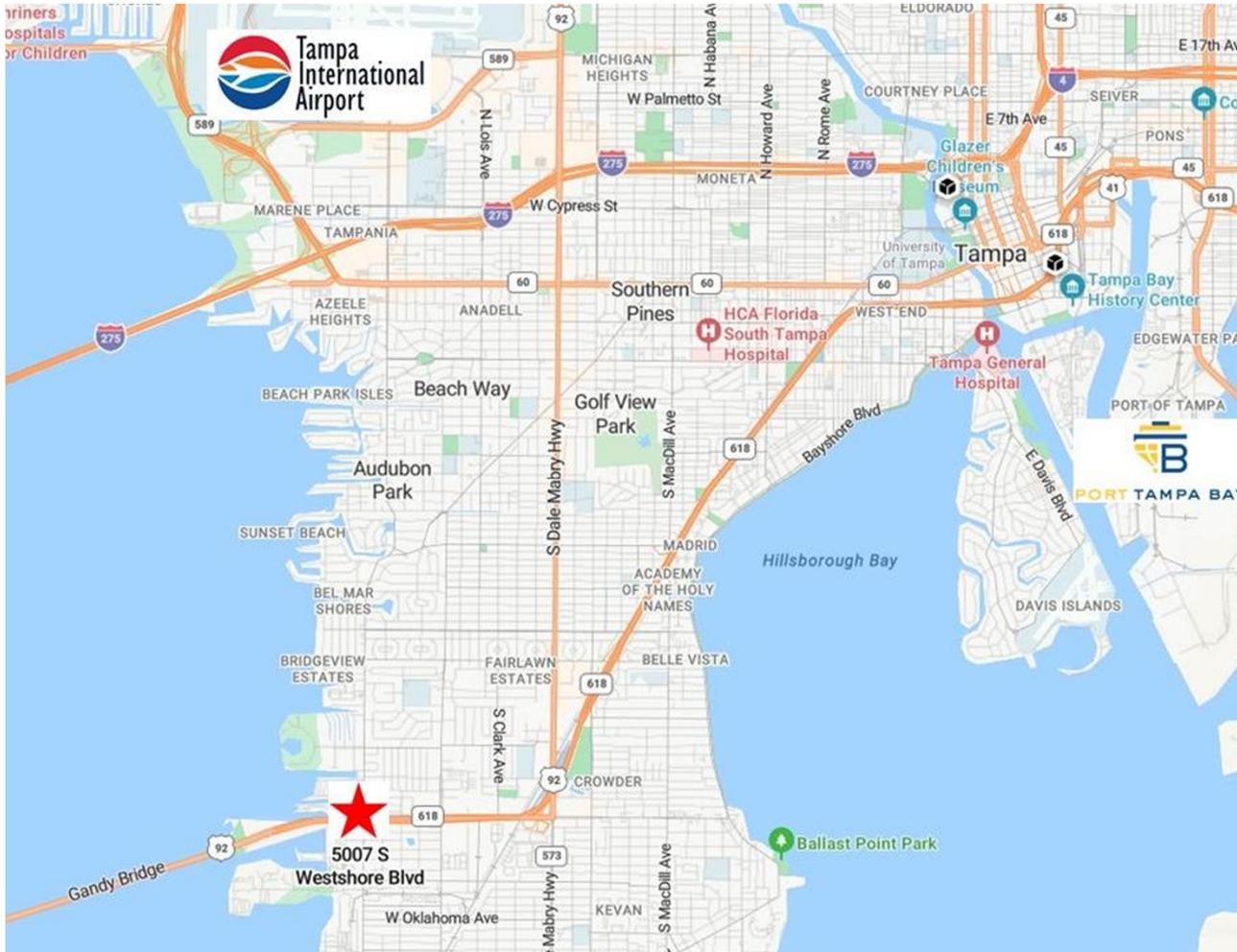


**LEVELAN**  
PARTNERS

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**17,000 SF  
AVAILABLE  
NOW!**

**SOUTH  
TAMPA**

**LEVELAN**  
PARTNERS

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