



Executive Summary

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



OFFERING SUMMARY

Lease Rate: Negotiable

CAM: \$3.75 PSF

Building Size: 82,506 SF +/-

Available SF: 21,872 - 82,506 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 21,872 SF - 82,506 SF +/- with over 3 acres of parking/outdoor storage.

PROPERTY HIGHLIGHTS

- 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: 20' (w) x 20' (d)
- Fully renovated with new solar-ready TPO roof, interior and exterior paint, offices, asphalt parking lot, and LED lighting.

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Boutique Firm | National Reach



Additional Photos

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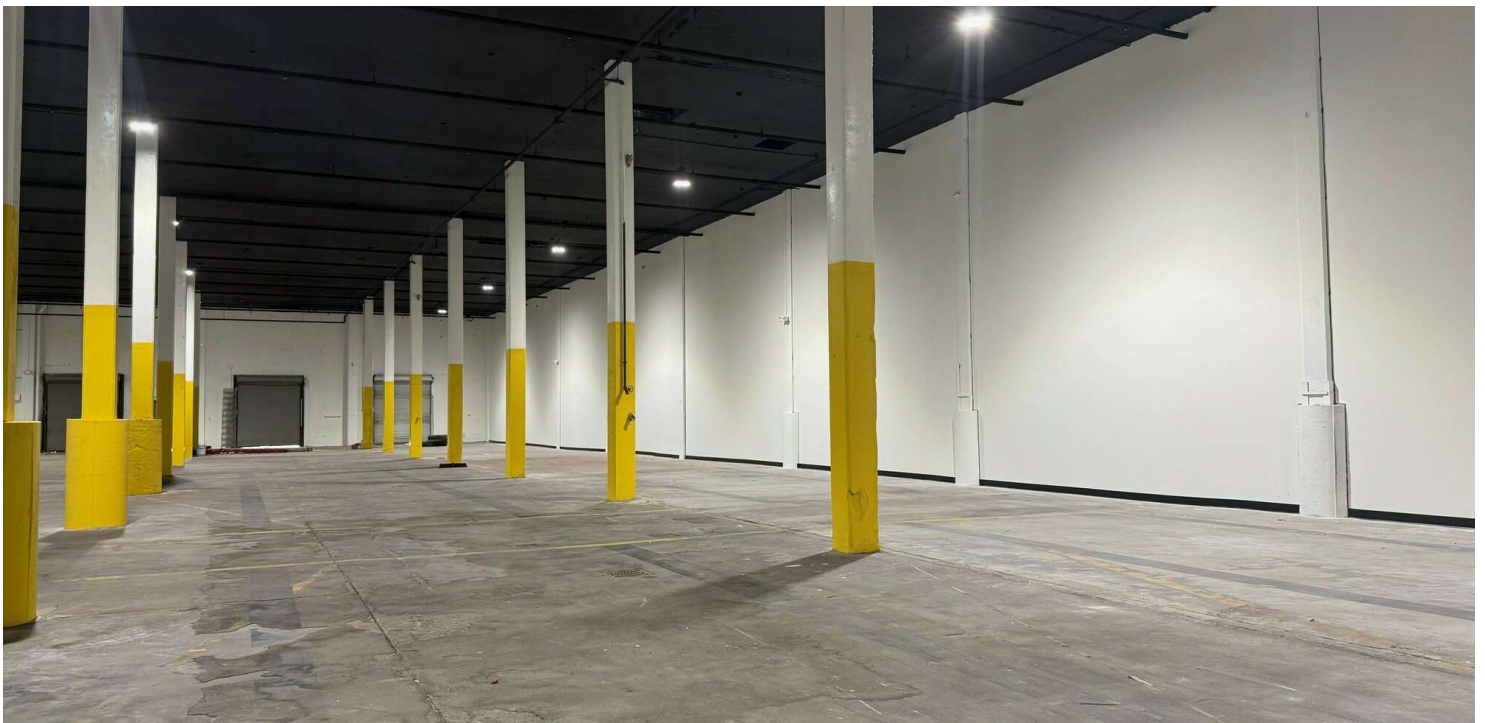
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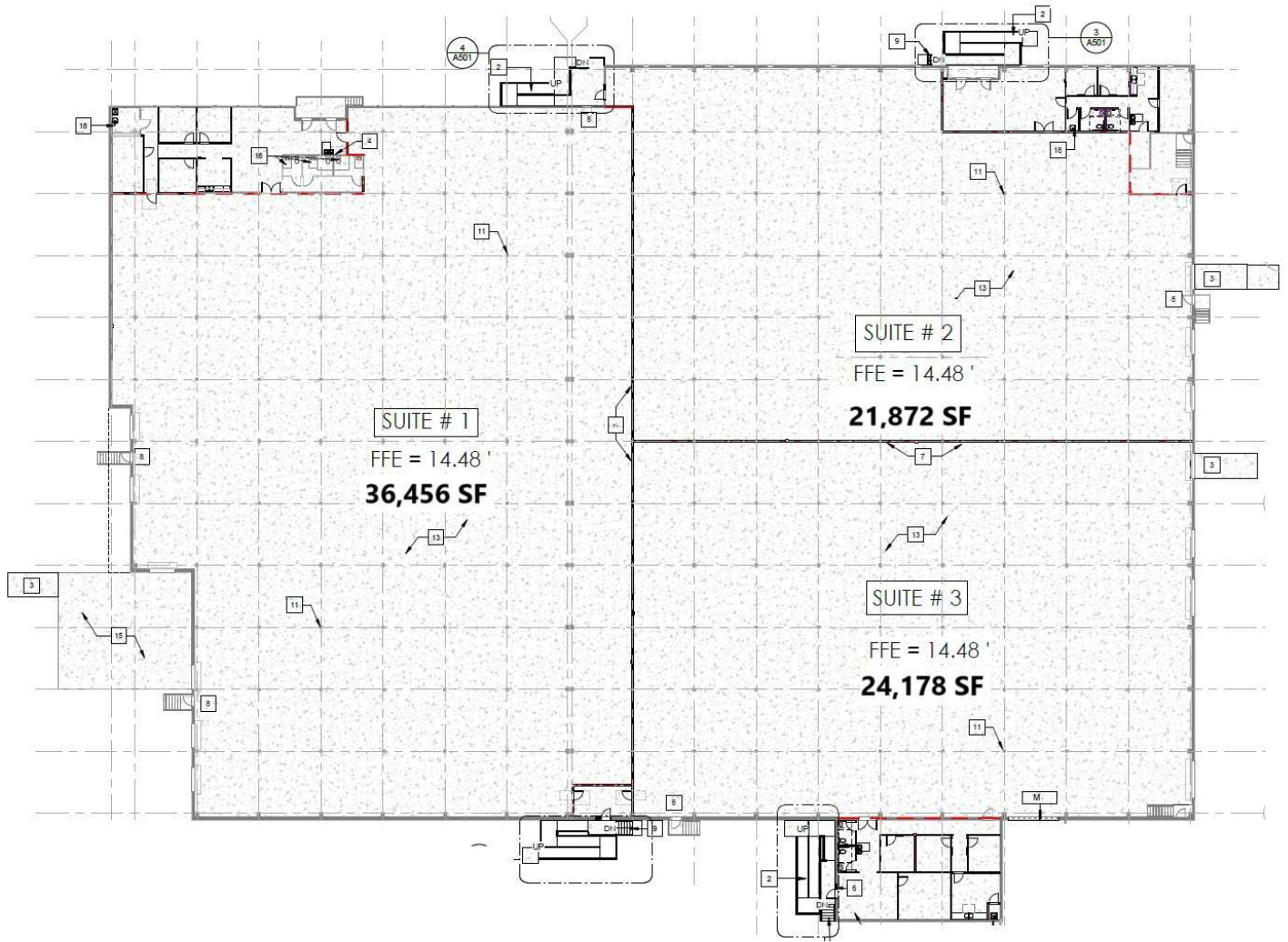
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Floor Plan

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Lease Spaces

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	21,872 - 82,506 SF +/-	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF) +/-	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	36,456 - 82,506 SF	NNN	Negotiable	4 Dock High Doors 2 Dock on Elevated Dock Platform 1 Ramp
Suite 2	Available	21,872 - 82,506 SF	NNN	Negotiable	2 Dock High Doors 1 Ramp
Suite 3	Available	24,178 - 82,506 SF	NNN	Negotiable	3 Dock High Doors 1 Ramp

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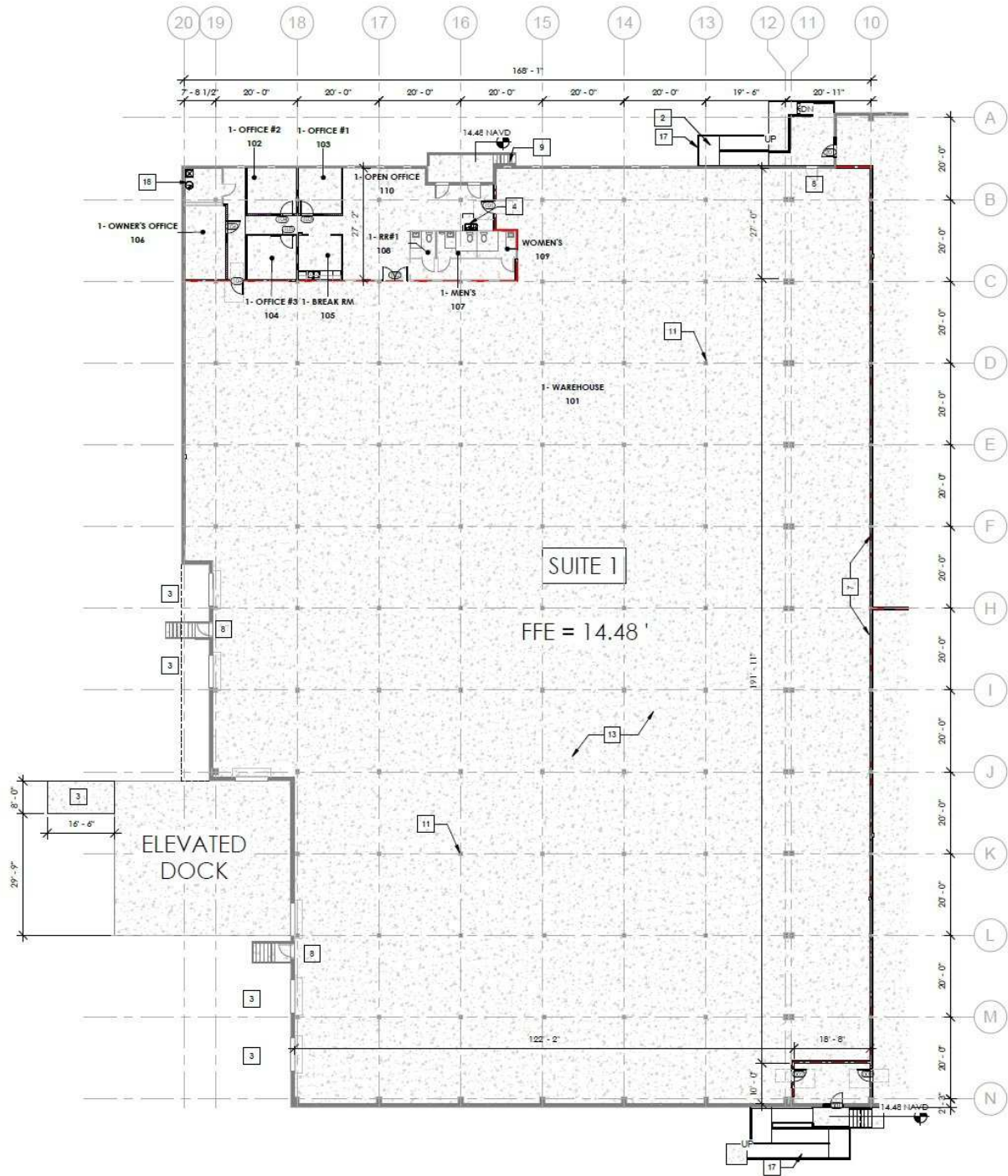
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Floor Plan - Suite 1

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① PROPOSED FLOOR PLAN - SUITE #1
1/16" = 1'-0"

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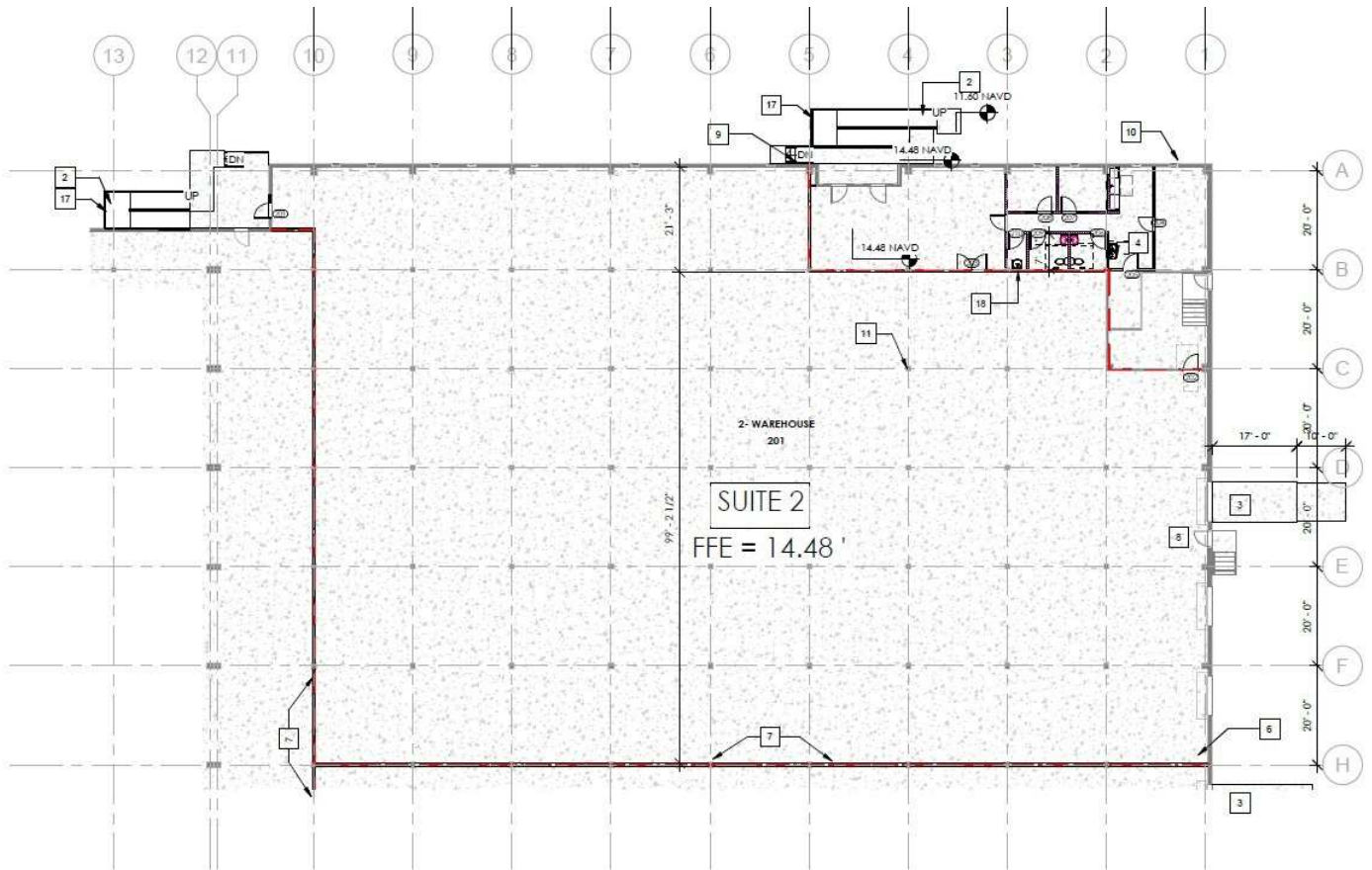
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Floor Plan - Suite 2

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① PROPOSED FLOOR PLAN - SUITE #2
1/16" = 1'-0"

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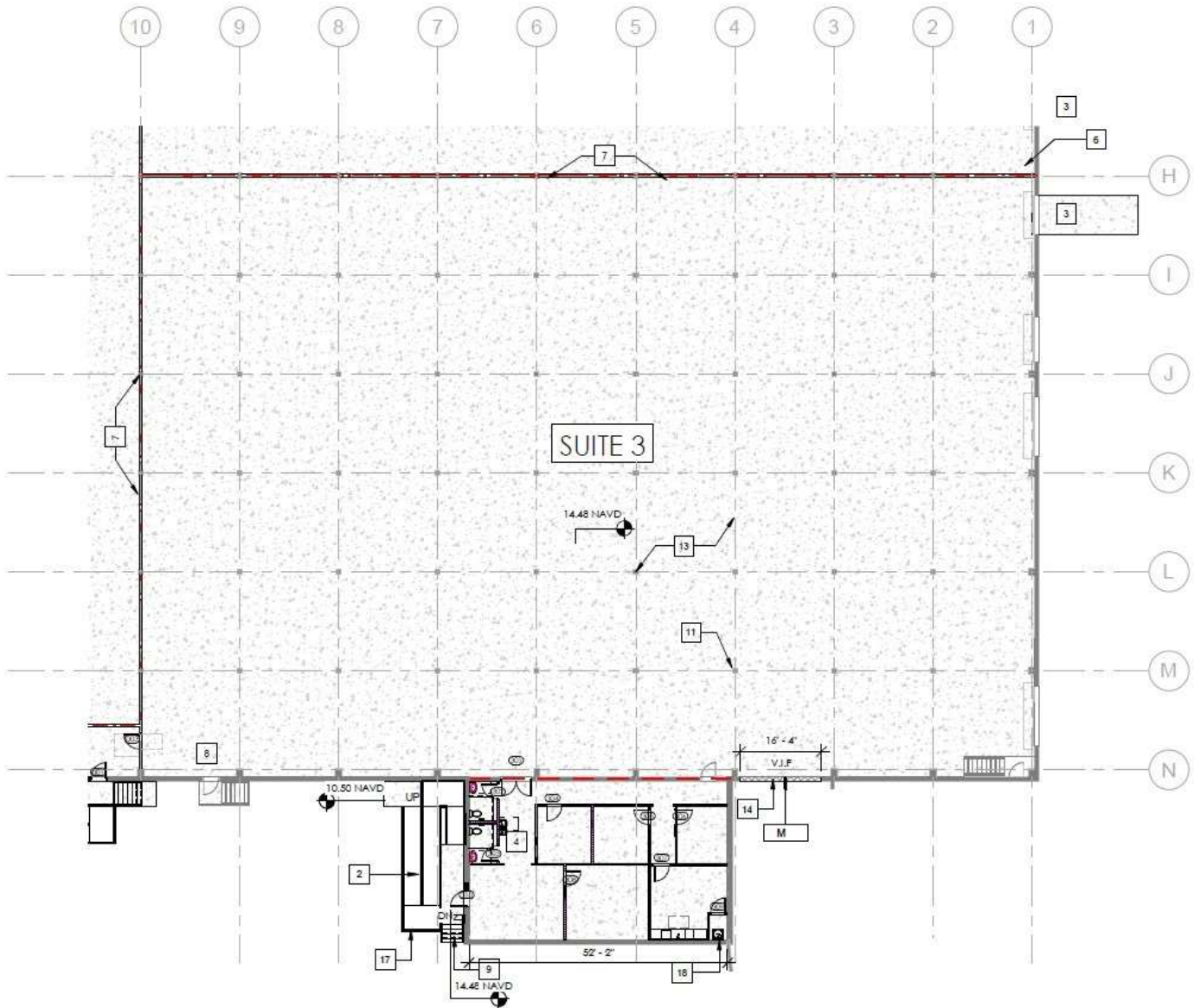
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Floor Plan - Suite 3

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Aerial Map

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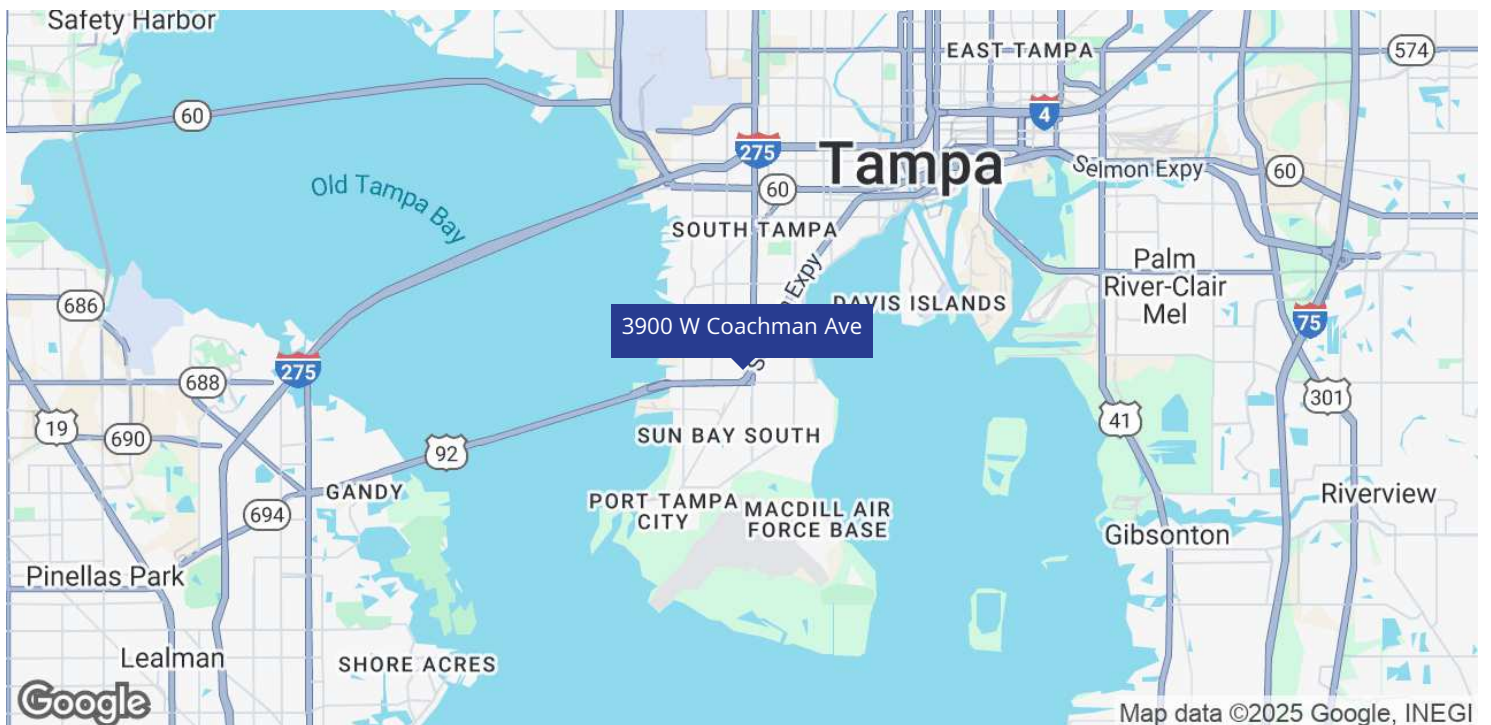
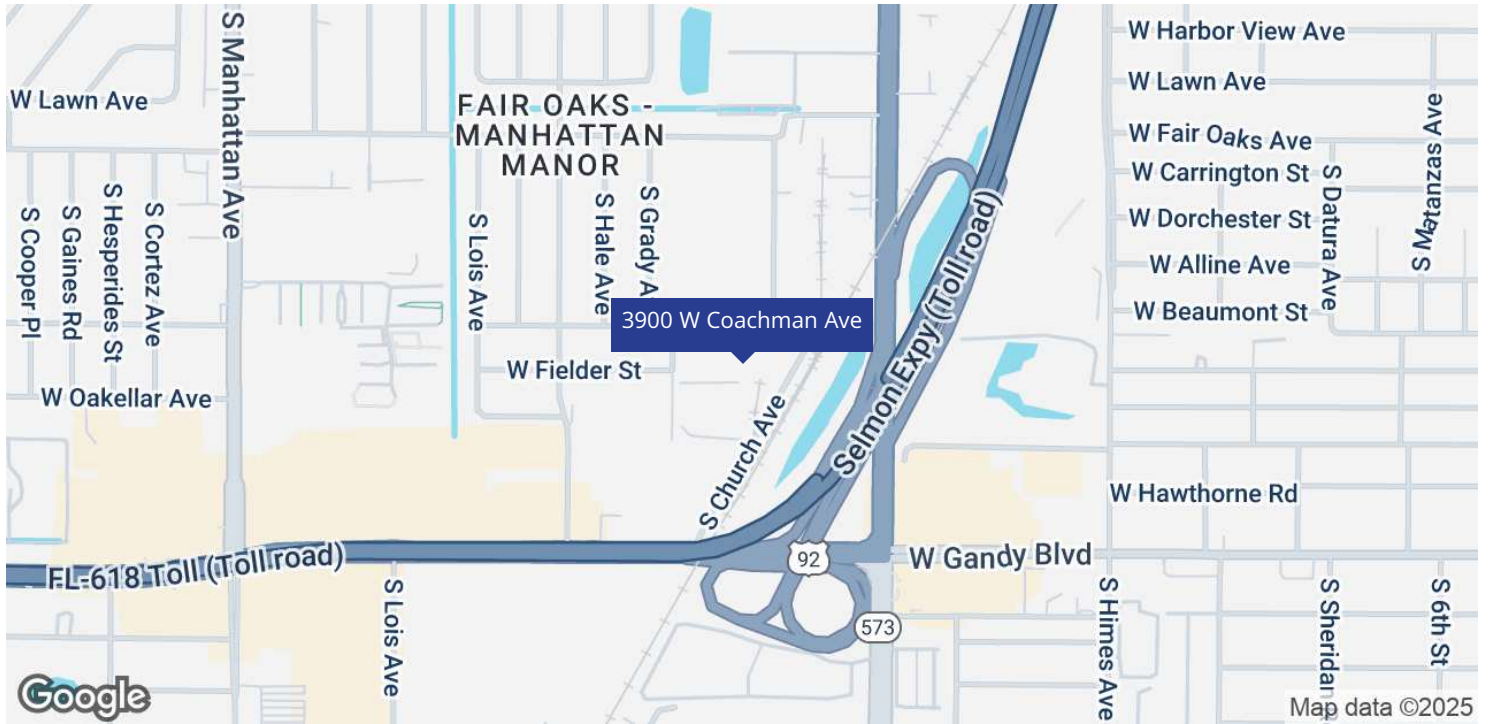
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Location Map

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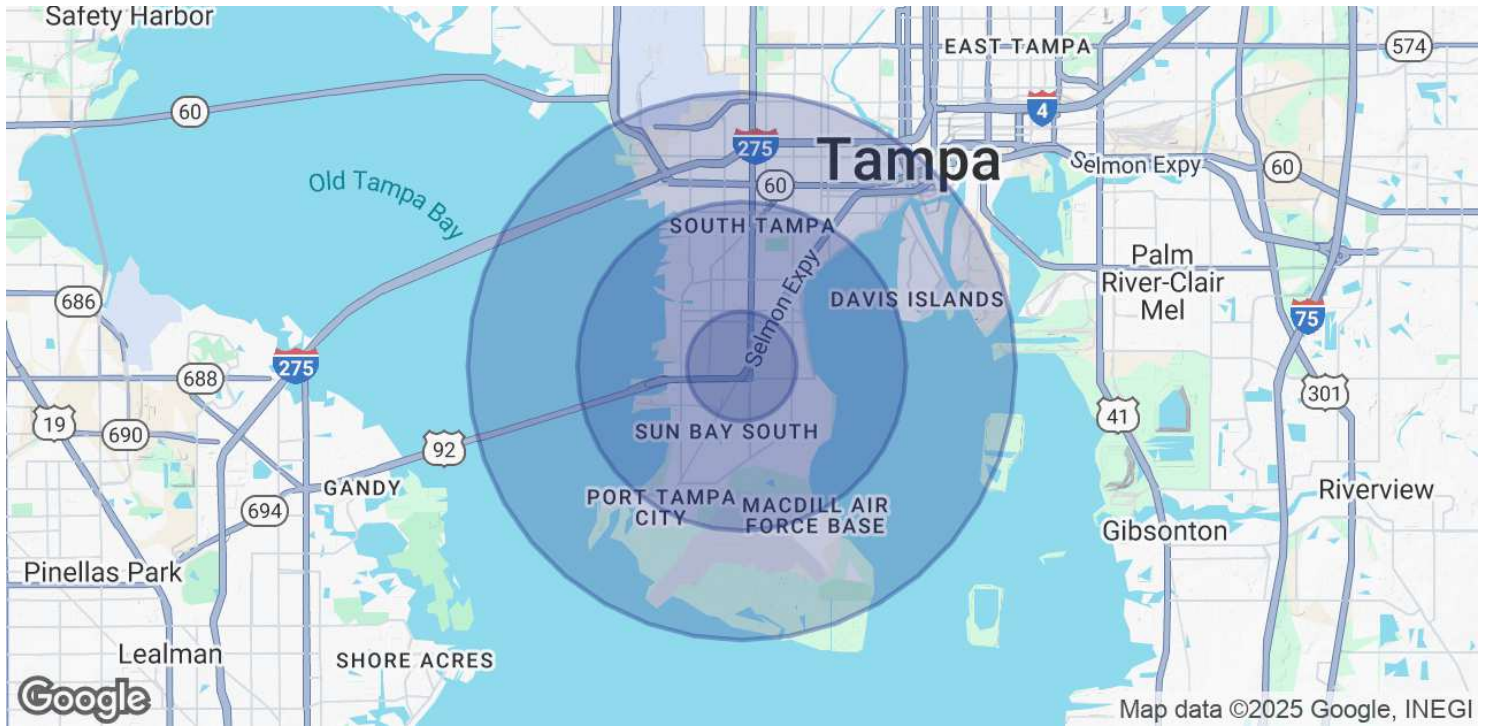
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Demographics Map & Report

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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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