



Industrial Manufacturing & Warehouse Facilities
Real Estate Broker, General Contractor

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P.O. Box 6271
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**425 Roberts Road
Oldsmar, Florida 34677**

Land – 1.86 Acres

Building – 26,200 Sq. Ft.

Warehouse Production Area – 17,650 Sq. Ft.

A/C production Space - 850 Sq. Ft.

Office Space 1st Floor – 2,600 Sq. Ft.

Office Space 2nd Floor – 1,600 Sq. Ft.

Total Enclosed Space – 22,700 Sq. Ft.

Covered Production Space 1 – 2,300 Sq. Ft.

Covered Production Space 2 – 1,200 Sq. Ft.

Total Space - 26,200 Sq. Ft.

Office Space – 4,200 Sq. Ft.

Warehouse/Production Space – 22,000 Sq. Ft.

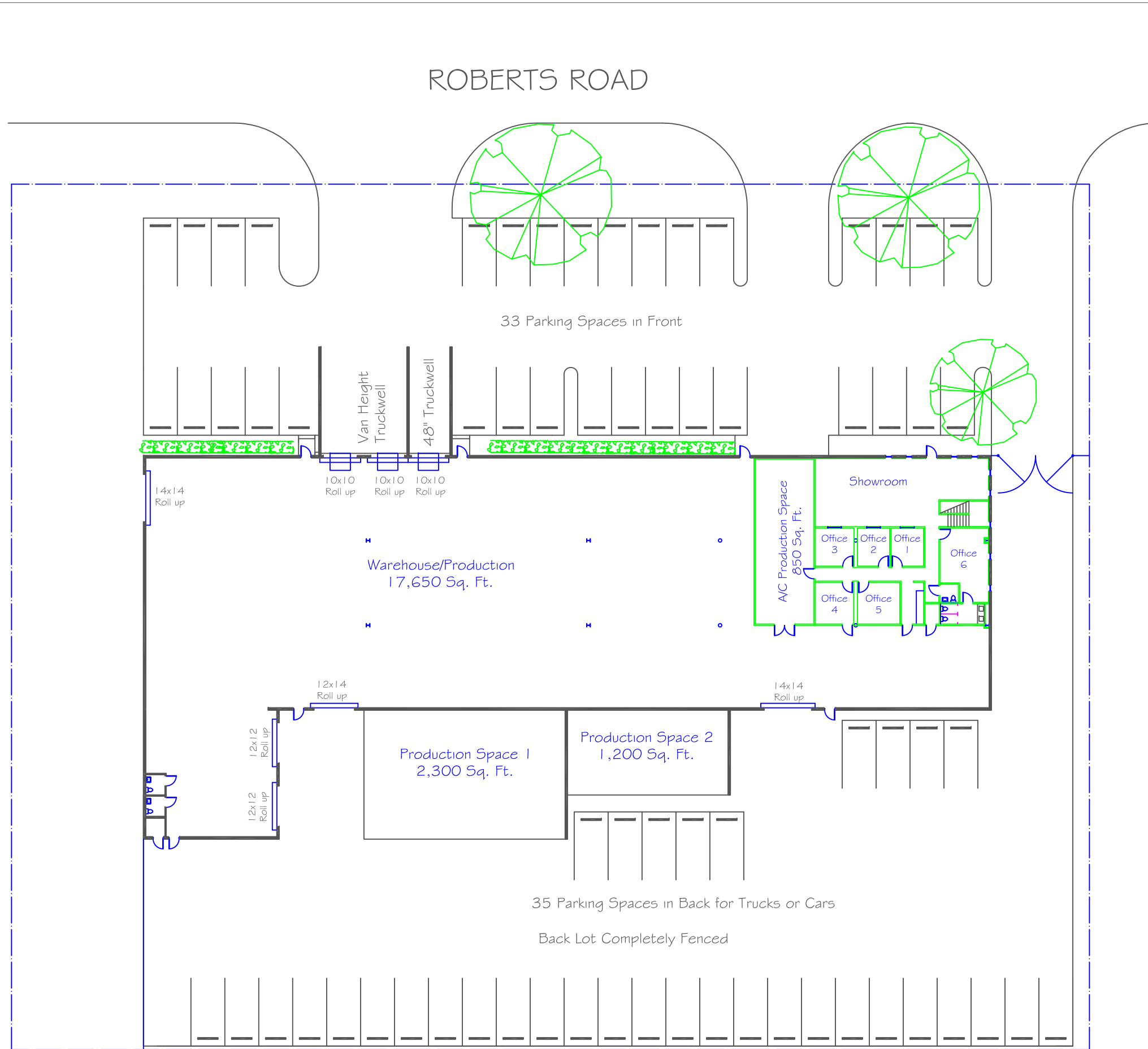
Total Parking – 68 Parking Spaces

39 in Front and 35 in Back

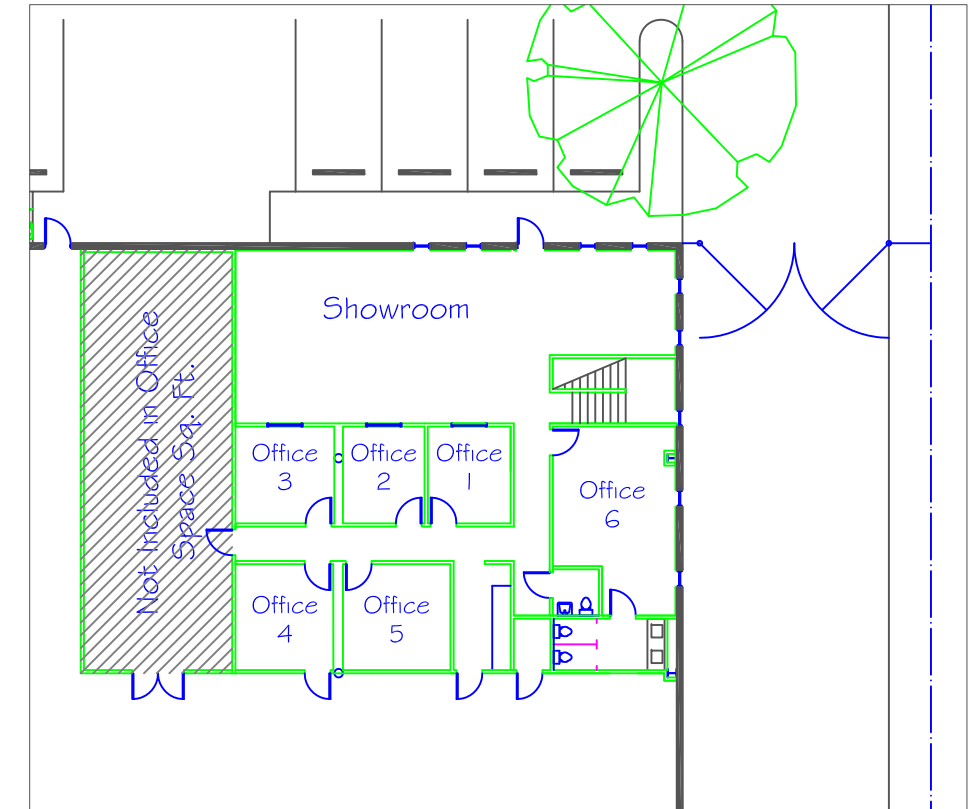
Rear of Building Is Completely Fenced and paved

3 Phase Electric – 1000 Amps

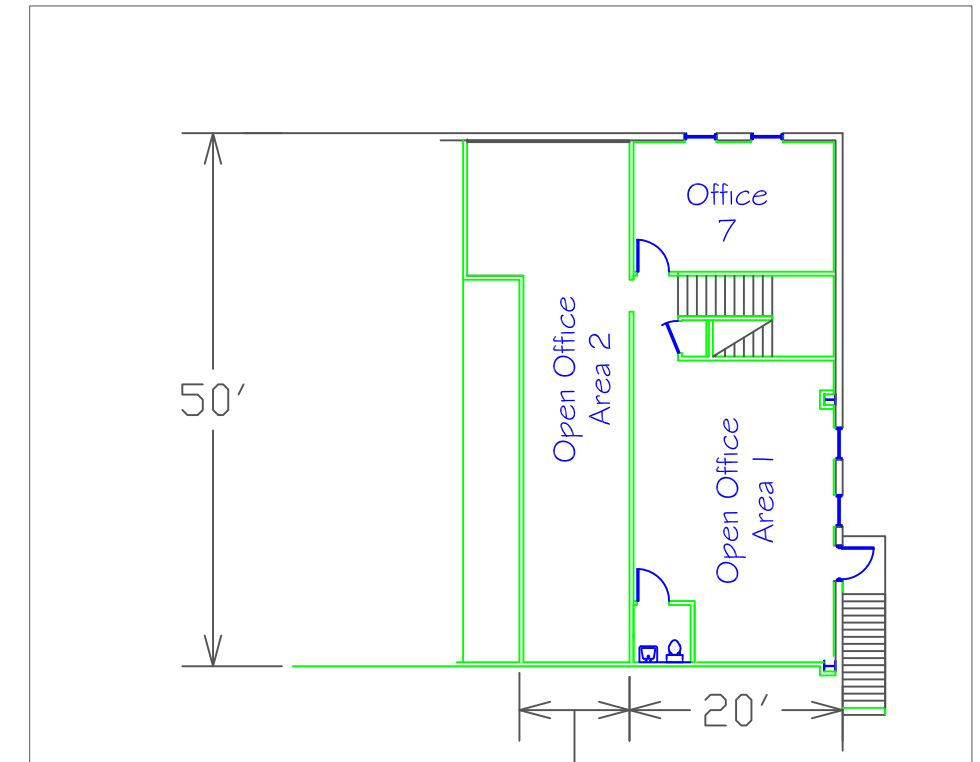
Three Truck Wells with Load Levelers



Site Plan
Scale 1" = 32'



First Floor Office 2,600 Sq. Ft.
Scale 1" = 16'



Second Floor Office 1,600 Sq. ft.
Scale 1" = 16'

Exhibit "A" & "B"