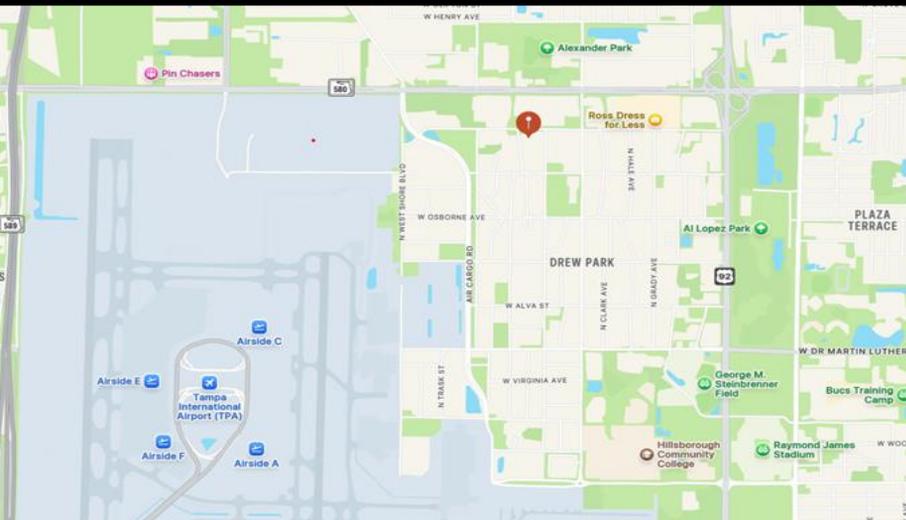
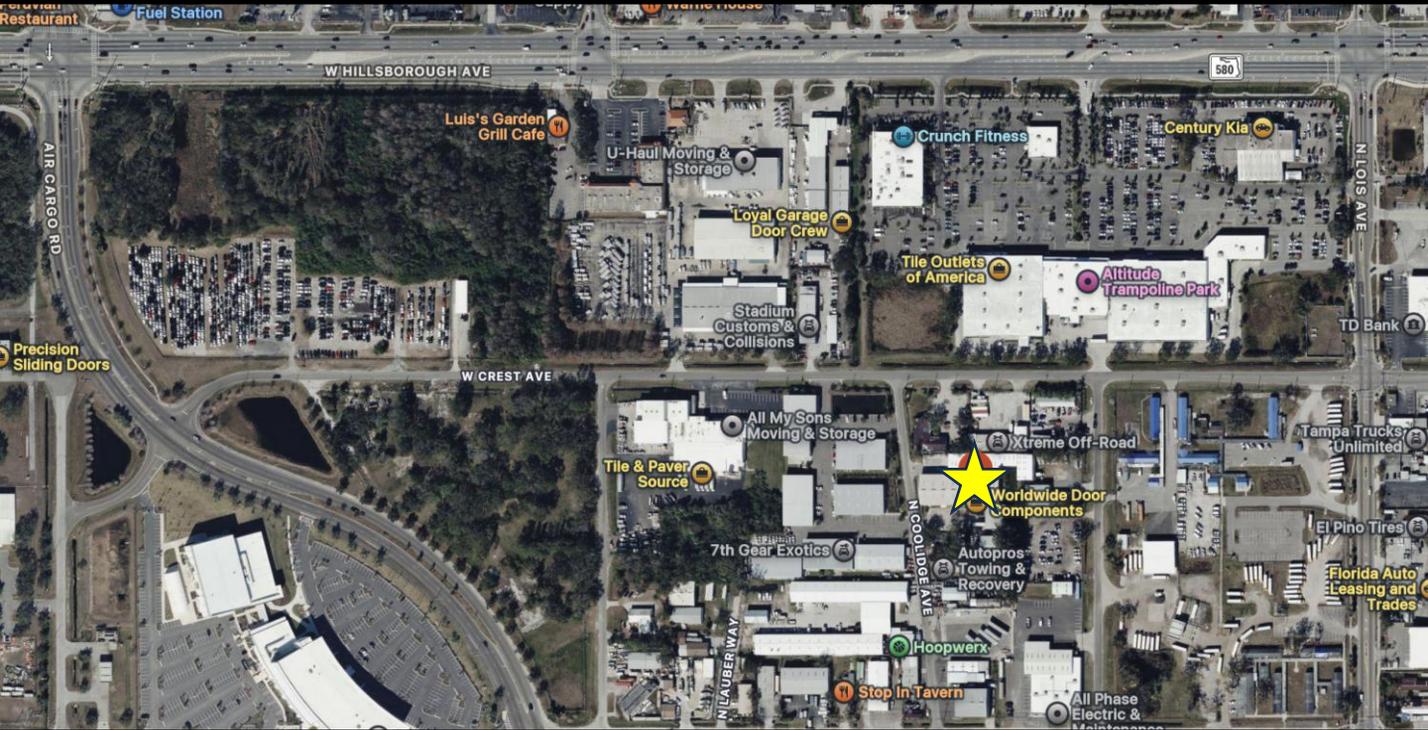


# FOR SALE

# INDUSTRIAL BLDG – DREW PARK

5017 N. Coolidge Ave., Tampa FL 33614  
\$5,600,000



Gerard Crum 813-787-7884  
Raymond A. Ploucher, CCIM 813-774-1788

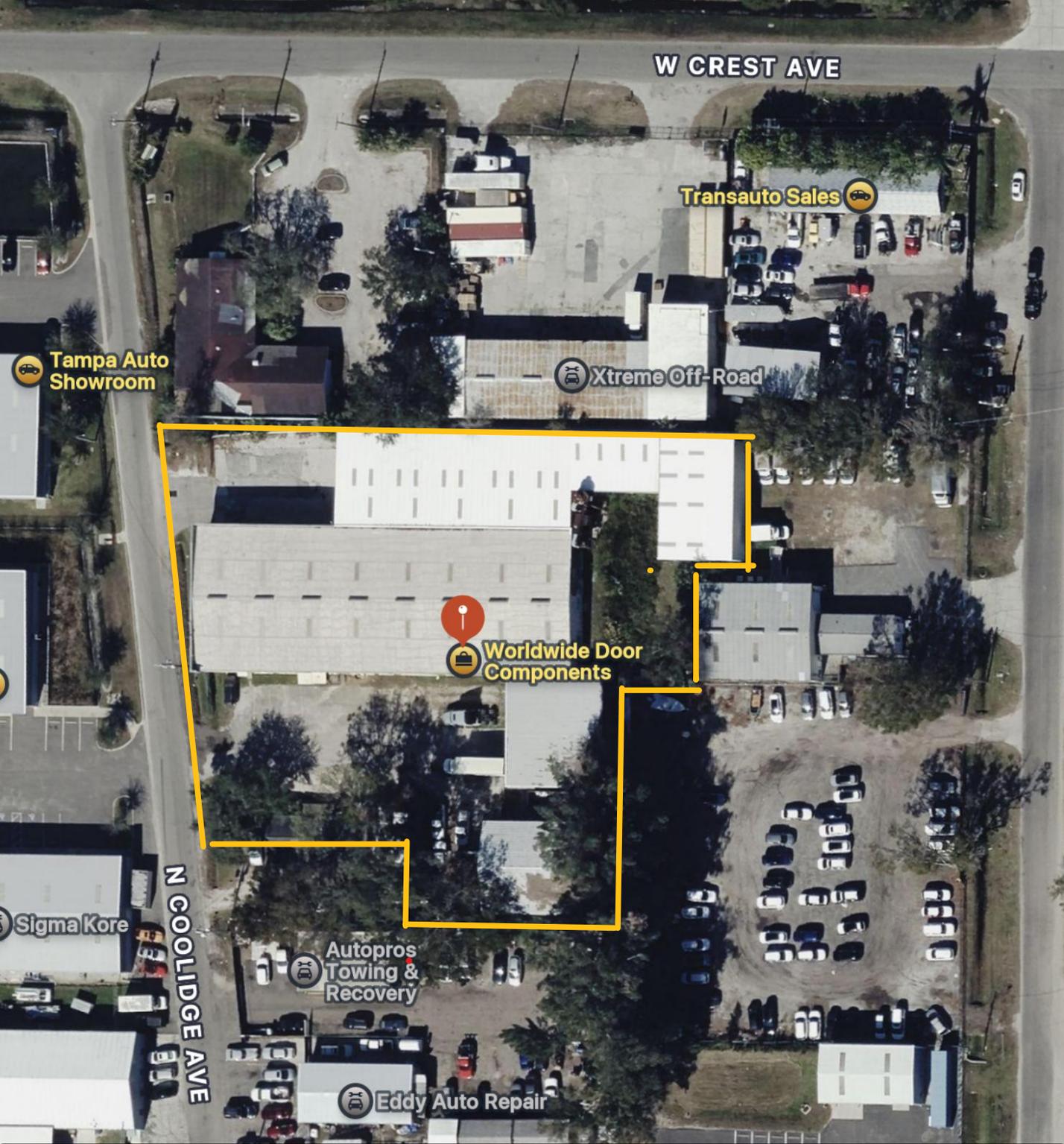
[GFCrum@icloud.com](mailto:GFCrum@icloud.com)

[rayploucher@reactampa.com](mailto:rayploucher@reactampa.com)

REAL ESTATE ADVISORY CORP. – TAMPA

1300 N. Westshore Blvd., Suite 115, Tampa, FL 33607

NOTE: All efforts have been made to provide accurate information, nevertheless broker is not responsible for errors omissions, mis-statements of facts, and all potential prospective buyers should perform their own due diligence.



W CREST AVE

Transauto Sales

Tampa Auto Showroom

Xtreme Off-Road

Worldwide Door Components

Sigma Kore

N COOLIDGE AVE

Autopros Towing & Recovery

Eddy Auto Repair

Gerard Crum 813-787-7884

Raymond A. Ploucher, CCIM 813-774-1788

[GFCrum@icloud.com](mailto:GFCrum@icloud.com)

[rayploucher@reactampa.com](mailto:rayploucher@reactampa.com)

REAL ESTATE ADVISORY CORP. – TAMPA

1300 N. Westshore Blvd., Suite 115, Tampa, FL 33607

5017 N. Coolidge Ave., Tampa FL 33614

\$5,600,000 Tampa, FL 33614

**DESCRIPTION:**

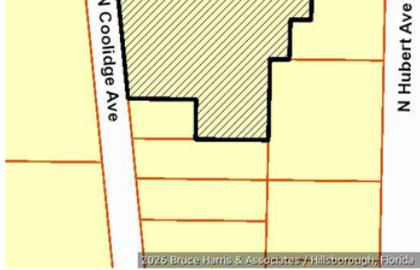
- Building 1:** 25,984 SF  
Exterior Walls: Concrete Block & Metal  
Roof Structure: Steel Frame  
Roof Cover: Metal  
Year Built: 1987
- Building 2:** 2,728 SF  
Exterior Walls: Metal; Wood framing  
Roof Structure: Wood Frame  
Roof Cover: Metal Frame Roof Cover  
Year Built: 2003
- Building 3:** 360 SF  
Exterior Walls: Metal; Steel framing  
Roof Cover: Metal Frame Roof Cover  
Year Built: 2003
- TOTAL BLDG: 29,072 SF**

**Land Area:** 58,140 SF

**Zoning:** IG

**Sale Conditions:** Seller will lease back approximately 21,000 SF for 1 year at \$12 NNN.





**PIN** A-04-29-18-3IP-000066-00008.0  
**Folio** 108544-0000  
**Prior PIN**  
**Prior Folio** 000000-0000  
**Tax District** TA - TAMPA  
**Property Use** 4830 WAREHOUSE C  
**Plat Book/Page** 29/70  
**Neighborhood** 207003.00 | Drew Park Area  
**Subdivision** 3IP | DREW PARK RE PLAT OF

### Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$2,219,700	\$2,114,278	\$0	\$2,114,278
Public Schools	\$2,219,700	\$2,219,700	\$0	\$2,219,700
Municipal	\$2,219,700	\$2,114,278	\$0	\$2,114,278
Other Districts	\$2,219,700	\$2,114,278	\$0	\$2,114,278

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

### Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
7351 / 0630	94088741	04	1994	WD	Unqualified	Improved	\$295,800
6864 / 0533	93016998	01	1993	WD	Unqualified	Improved	\$90,000
4836 / 0122	86126153	06	1986	WD	Unqualified	Vacant	\$100

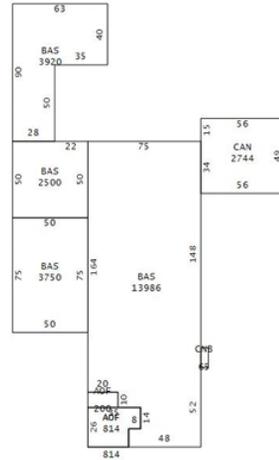
## Building Information

### Building 1

<b>Type</b>	84   WRHSE - STORAGE
<b>Year Built</b>	1987

### Building 1 Construction Details

Element	Code	Construction Detail
Class	S	Metal Frame
Exterior Wall	5	Concrete Block
Exterior Wall	12	Metal
Roof Structure	10	Steel Frame
Roof Cover	9	Metal
Interior Walls	1	Masonry or Minimum
Interior Flooring	2	Concrete Finished
Heat/AC	0	None
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	2.0	
Wall Height	16.00	



### Building 1 subarea

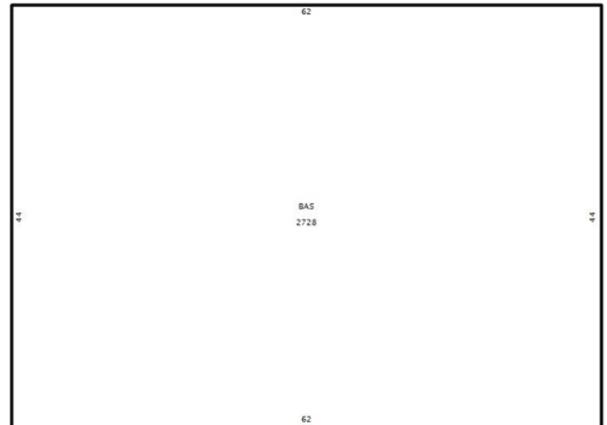
Area Type	Gross Area	Heated Area	Depreciated Value
AOF	814	814	\$100,227
AOF	814	814	\$100,227
AOF	200	200	\$24,632
BAS	13,986	13,986	\$820,233
BAS	2,500	2,500	\$146,617
BAS	3,750	3,750	\$219,925
BAS	3,920	3,920	\$229,895
CAN	2,744		\$48,266
CNB	65		\$352
<b>Totals</b>	<b>28,793</b>	<b>25,984</b>	<b>\$1,690,374</b>

### Building 2

<b>Type</b>	87   PREFAB MTL BLD
<b>Year Built</b>	2003

### Building 2 Construction Details

Element	Code	Construction Detail
Class	S	Metal Frame
Exterior Wall	12	Metal
Roof Structure	10	Steel Frame
Roof Cover	9	Metal
Interior Walls	1	Masonry or Minimum
Interior Flooring	2	Concrete Finished
Heat/AC	0	None
Plumbing	3	Typical
Condition	3	Average
Wall Height	16.00	
Units	1.0	
Stories	1.0	



### Building 2 subarea

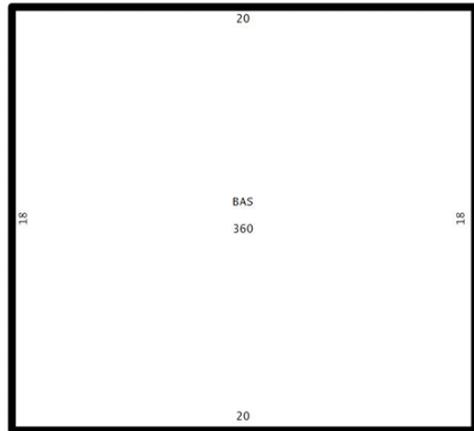
Area Type	Gross Area	Heated Area	Depreciated Value
BAS	2,728	2,728	\$69,531
<b>Totals</b>	<b>2,728</b>	<b>2,728</b>	<b>\$69,531</b>

**Building 3**

<b>Type</b>	87   PREFAB MTL BLD
<b>Year Built</b>	2003

**Building 3 Construction Details**

Element	Code	Construction Detail
Class	S	Metal Frame
Exterior Wall	12	Metal
Roof Structure	10	Steel Frame
Roof Cover	9	Metal
Interior Walls	1	Masonry or Minimum
Interior Flooring	2	Concrete Finished
Heat/AC	0	None
Plumbing	3	Typical
Condition	3	Average
Wall Height	12.00	
Units	1.0	
Stories	1.0	



**Building 3 subarea**

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	360	360	\$7,854
<b>Totals</b>	<b>360</b>	<b>360</b>	<b>\$7,854</b>

**Extra Features**

OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0020	ASPHALT PAVING	0	1987	0	0	10,080.00	\$15,441
0060	CONCRETE PAVEMENT	0	1995	0	0	2,699.00	\$12,968
0250	FENCE CL4	0	2006	0	0	350.00	\$2,415
0060	CONCRETE PAVEMENT	0	2015	23	50	1,150.00	\$6,659

**Land Information**

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
DP9C	Drew Park Class 9.75	IG	0.0	0.0	SF   SQUARE FEET	58,140.00	\$654,395

**Legal Description**

DREW PARK RE PLAT OF LOTS 8 9 AND 10 AND E 113.52 FT OF LOT 11 AND W 30 FT OF LOT 27 AND W 61 FT OF LOT 28 BLOCK 66