

121,600± SQUARE FEET
15.48 ACRES MOL

FOR SALE - PARTIAL LEASEBACK INDUSTRIAL / IOS WITH EXCESS LAND
4006 AIRPORT ROAD
PLANT CITY, FLORIDA 335633



FOR ADDITIONAL INFORMATION CONTACT:
DERON THOMAS, SIOR, CCIM
CELL (727) 204-0201
TYLER THOMAS, JD
KYLE HARRIS
OFFICE (727) 724-3300



INDUSTRIAL REALTY SOLUTIONS, INC.
701 ENTERPRISE ROAD E., SUITE 701
SAFETY HARBOR, FL 34695
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WWW.INDUSTRIALREALTYSOLUTIONS.COM

Industrial Realty Solutions, Inc. provides no representation as to the condition of the property (or properties) in question, and in addition no warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice and to any special conditions imposed by the property owner.

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PROPERTY SPECIFICATIONS:

Building Size:	121,604± Square Feet MOL
Partial Leaseback:	Seller To Lease Back 29,000± SF
Building Class:	C - Recently Painted
Construction:	CBS To 8' & Insulated Metal
Office Area:	15,262± Square Feet MOL 10,250± 1st Floor, 5,012± 2nd Floor
Clear Height:	28.2'-32.2'
Dock High Loading Doors:	15
Grade Level Loading Doors:	3 (8'w x 12'h)
Power:	2,000-3,800± Amp 3-Phase(Estimated)
Sprinklered:	Yes
Paved Parking Spaces:	158 (1.3/1) Plus 16 Spaces For Trucks
Site Size:	15.48 Acres MOL
Zoning:	M-Manufacturing-Hillsborough Co.
Rail Potential:	Yes, NW Corner Of The Property
Building Pad For Expansion:	Yes, Estimated To Be 60,000± SF
Excess Land For Sale:	Yes, 2 Acres MOL Contiguous
Offered For Sale:	Contact Broker For Pricing



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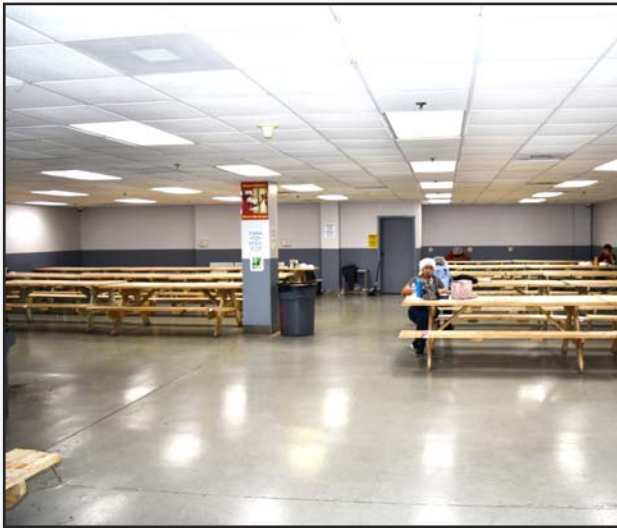


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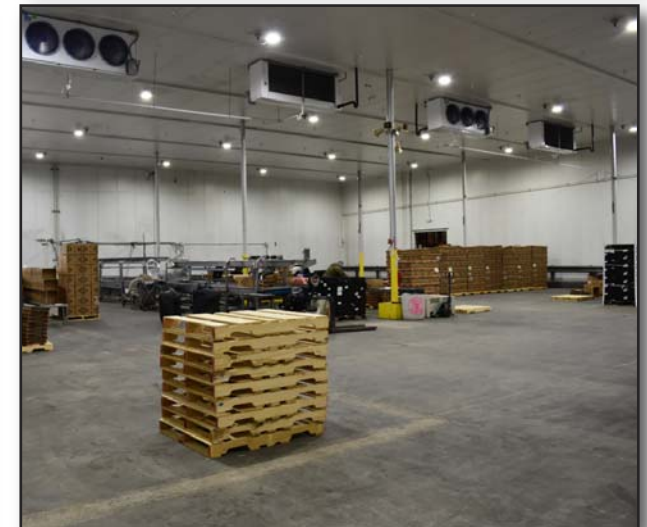
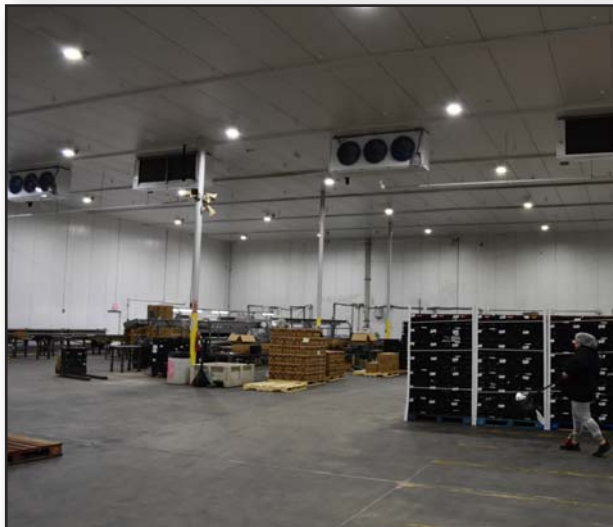
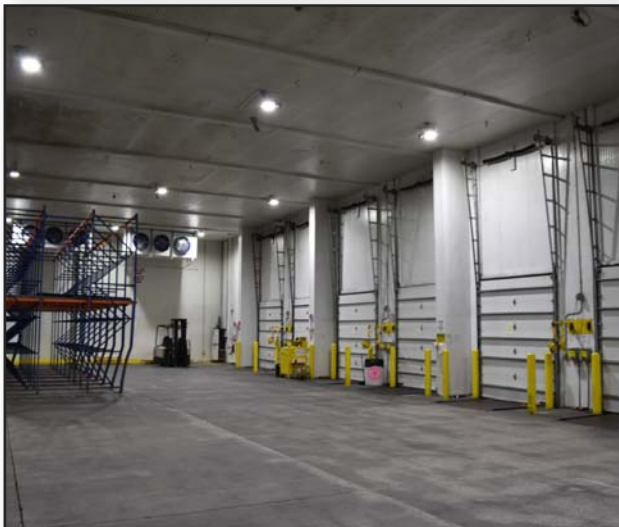
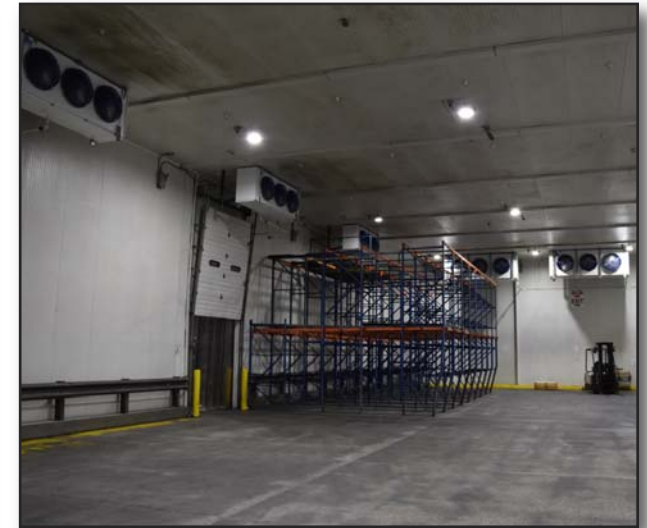
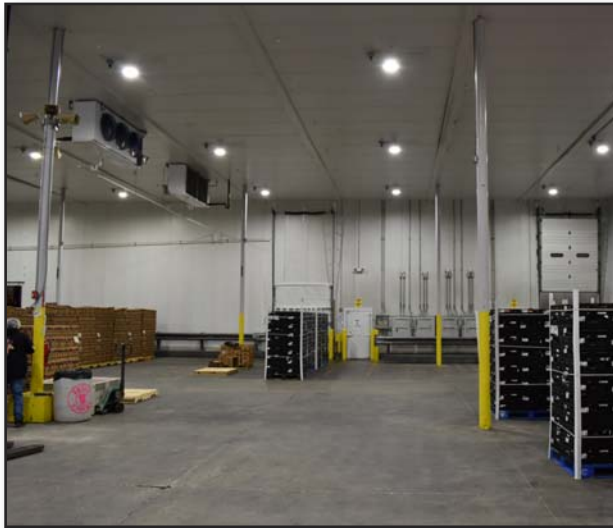
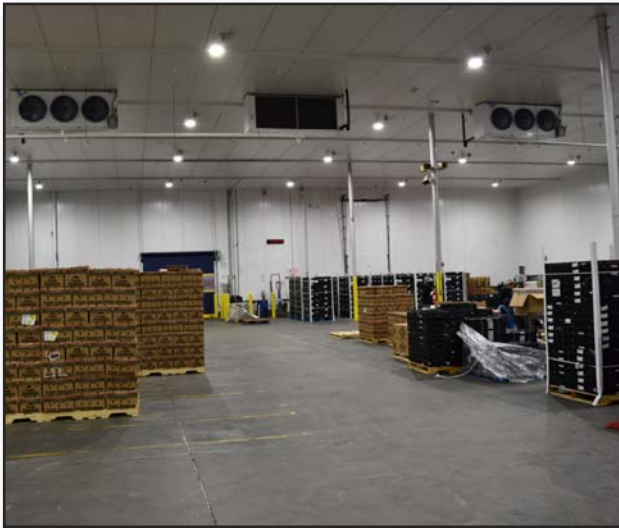


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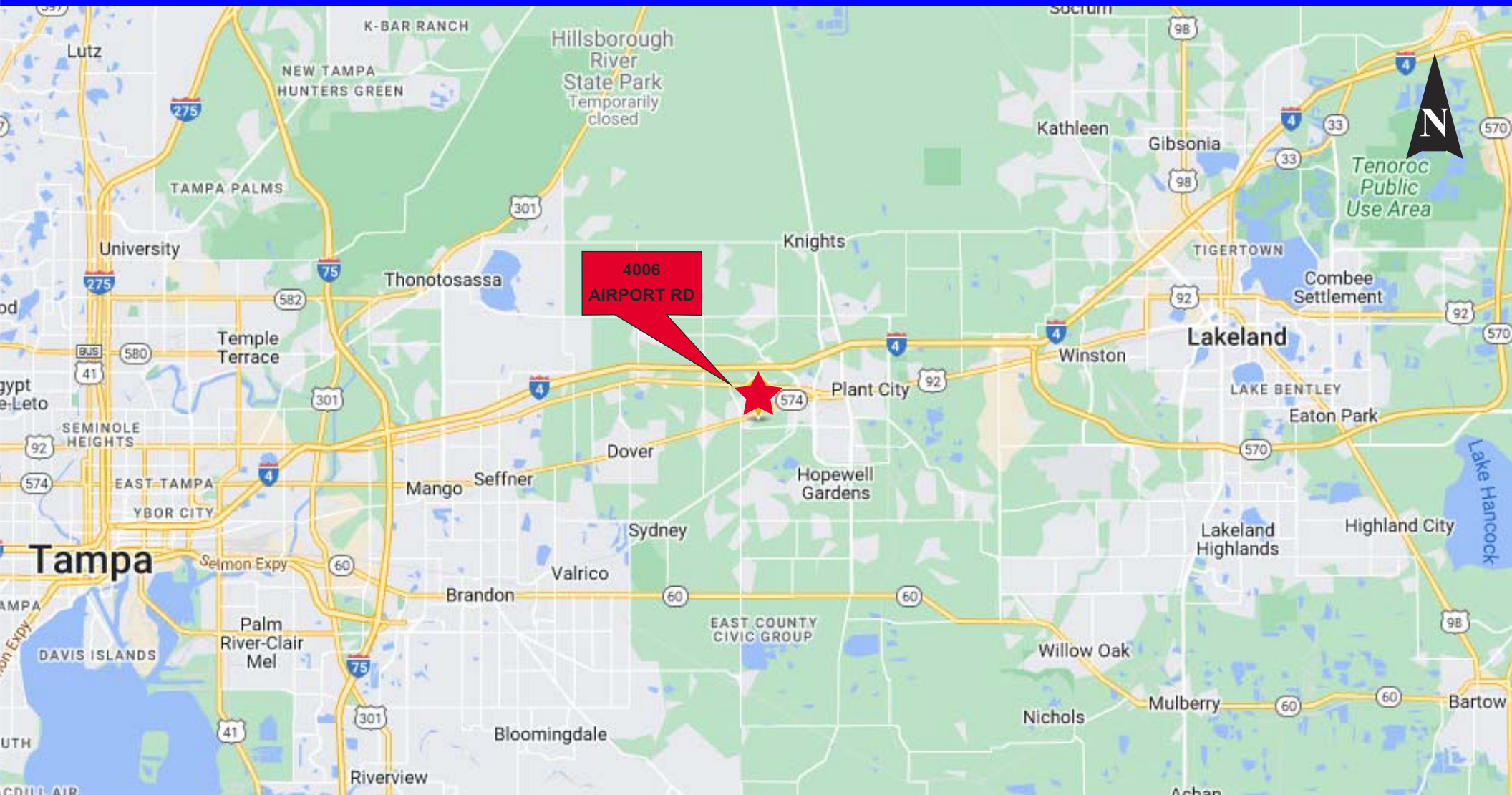


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