

**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



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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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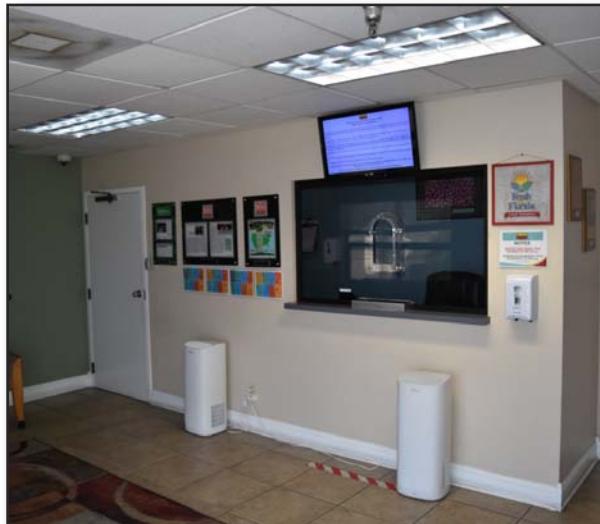


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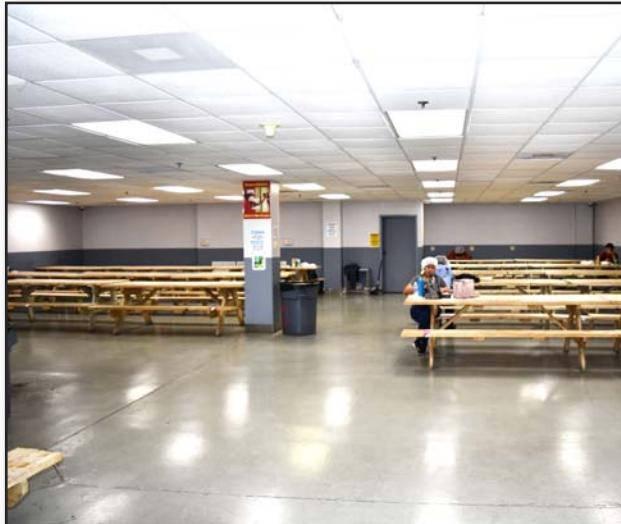


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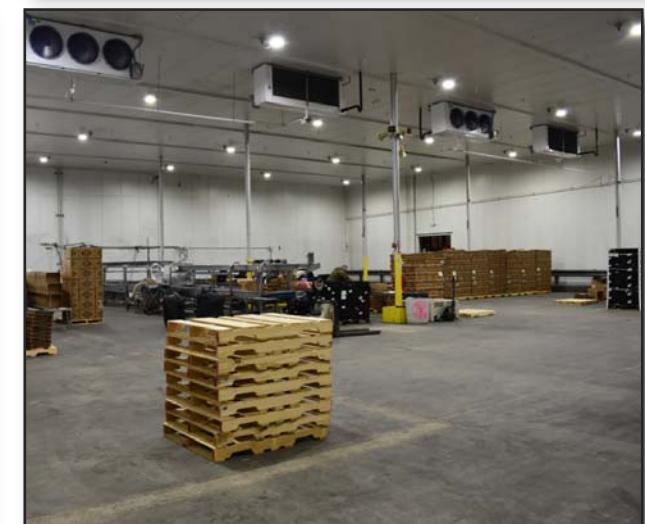
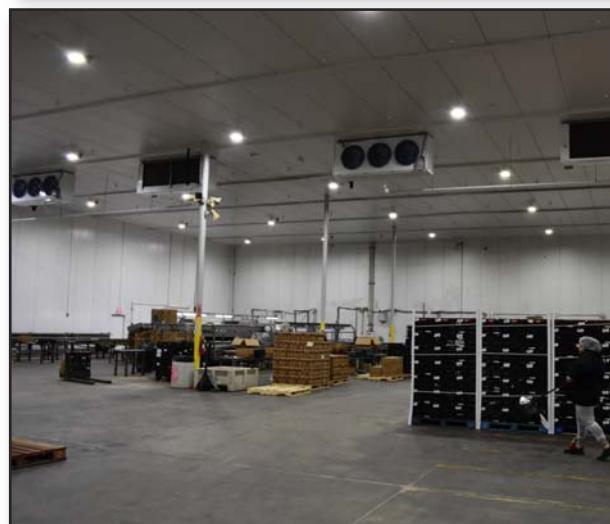
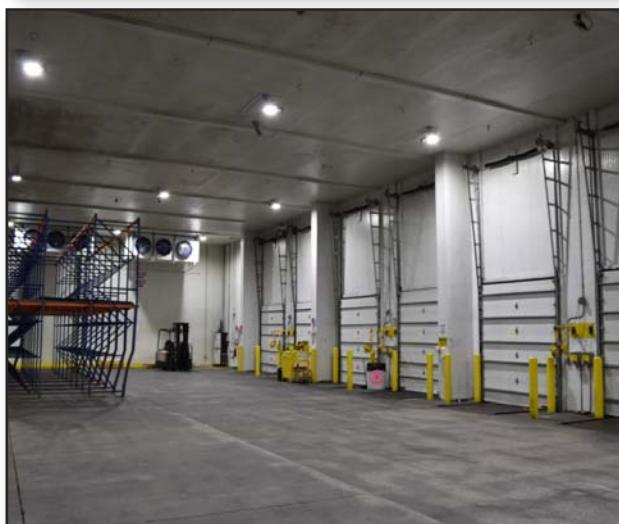
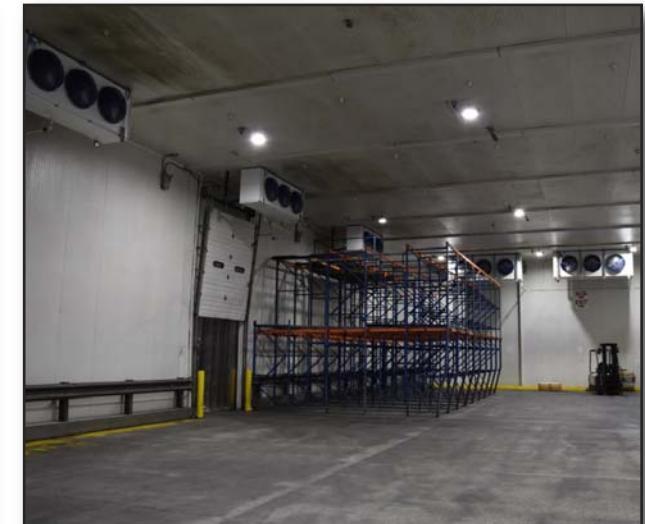
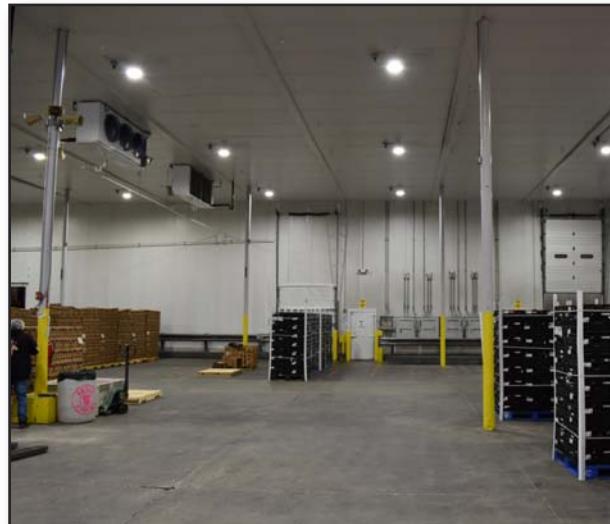
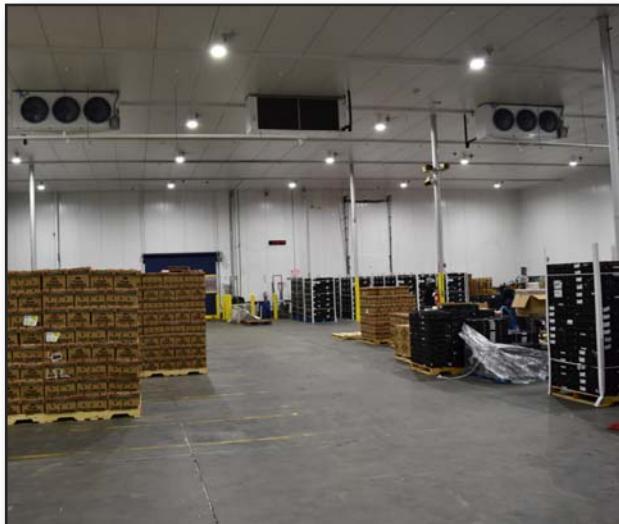


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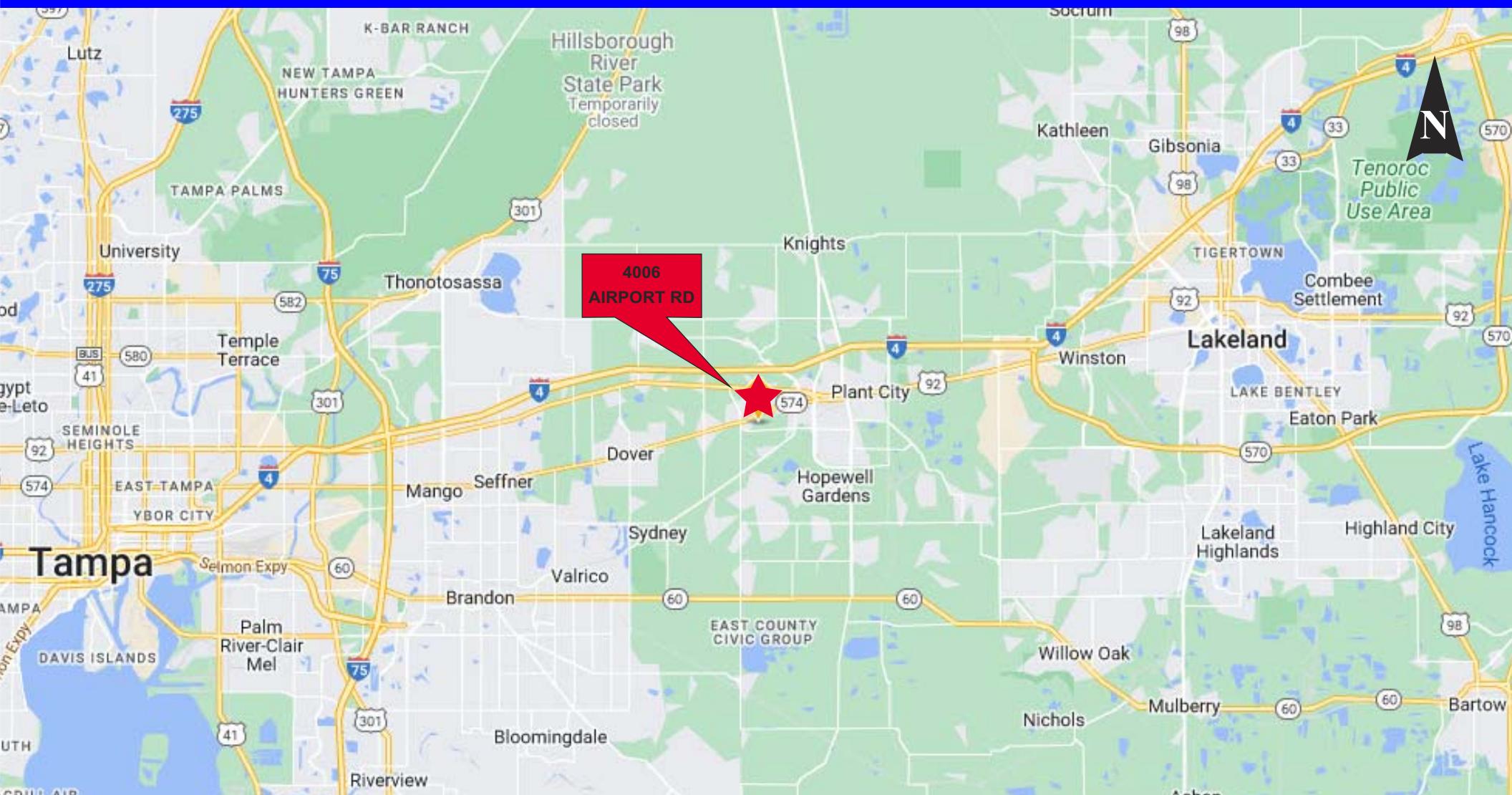


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