

**FOR LEASE**

Owned and Operated by



# ComPark 75

4450 Pet Lane Ste. 108 Lutz, FL 33559



3,300 sf Flex Space

\$13.50 psf NNN



## ComPark 75

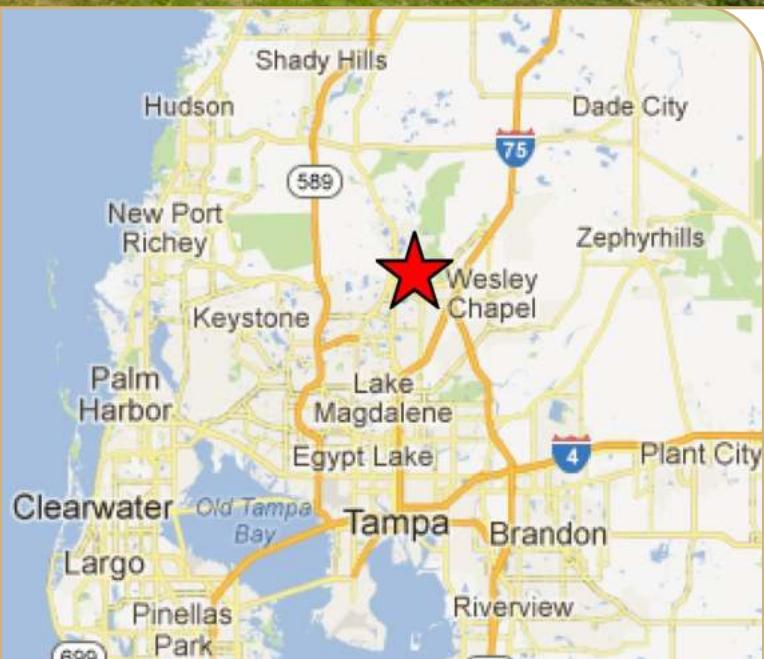
3,300 sf flex space available for immediate occupancy

Contains reception area, and 2 private offices

Tilt wall construction with 24ft. clear height

3 Phase Electric & ESFR sprinkler system

Remaining square footage is warehouse



**LEASING INFO & CONTACT**

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(727) 992-1674 cell / [www.cap-realty.com](http://www.cap-realty.com)



## Location Features

Extremely desirable location on SR54 near I-75 and SR56 in highly sought after ComPark75 Business Park. ComPark75 is located right in the heart of the growth corridor.

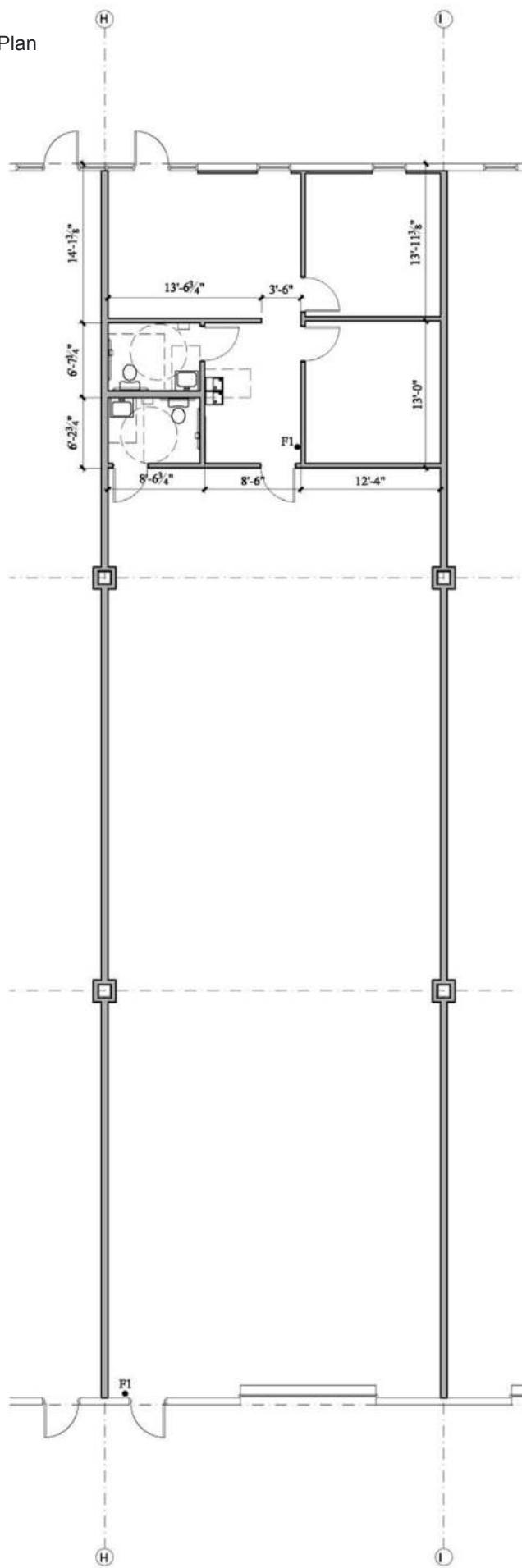
Located in the Wesley Chapel area.

Proximity to I-75 provides easy access to all major roadways

- Suncoast Parkway (SR 589) - 12 miles
- Tampa International Airport - 27 Miles
- Downtown Tampa - 22 Miles
- University of South Tampa - 15 Miles
- Port of Tampa - 23 Miles



Floor Plan



Site Plan

