

5423 North 59th Street
Tampa, FL 33610

**NN+ LEASED
ASSET
FOR SALE**



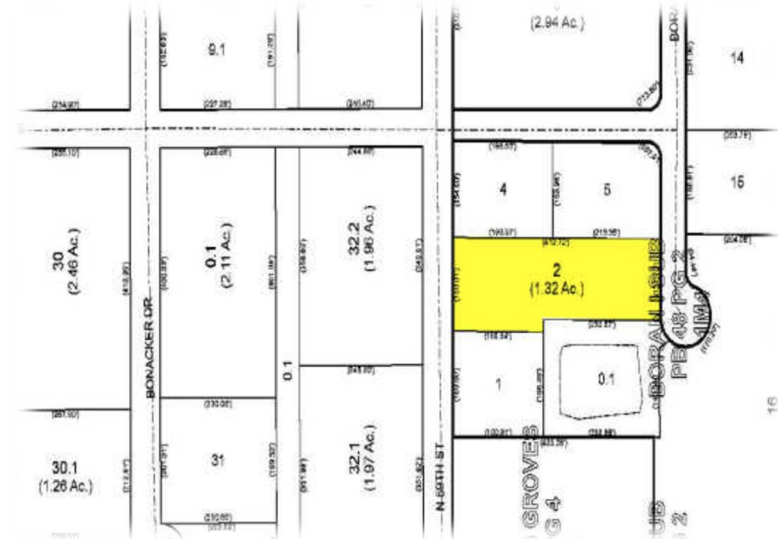
Steven Kaufman, CCIM
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PROPERTY DETAILS

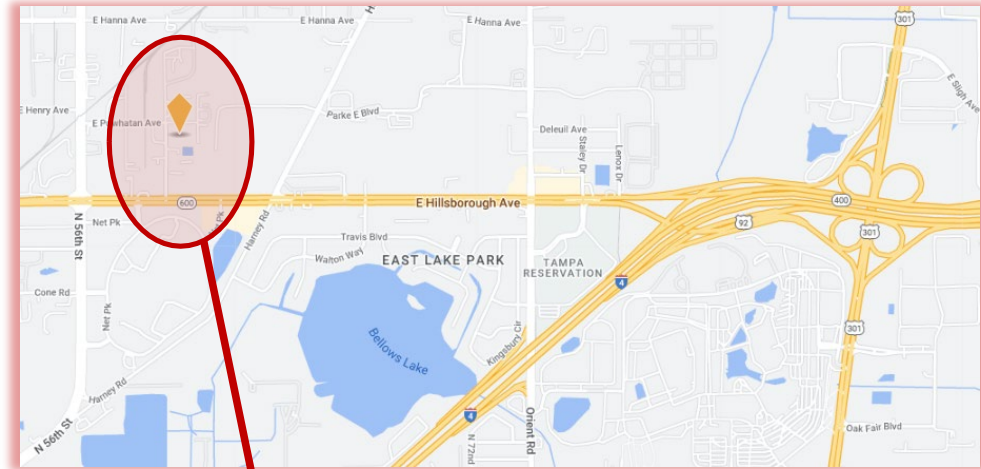
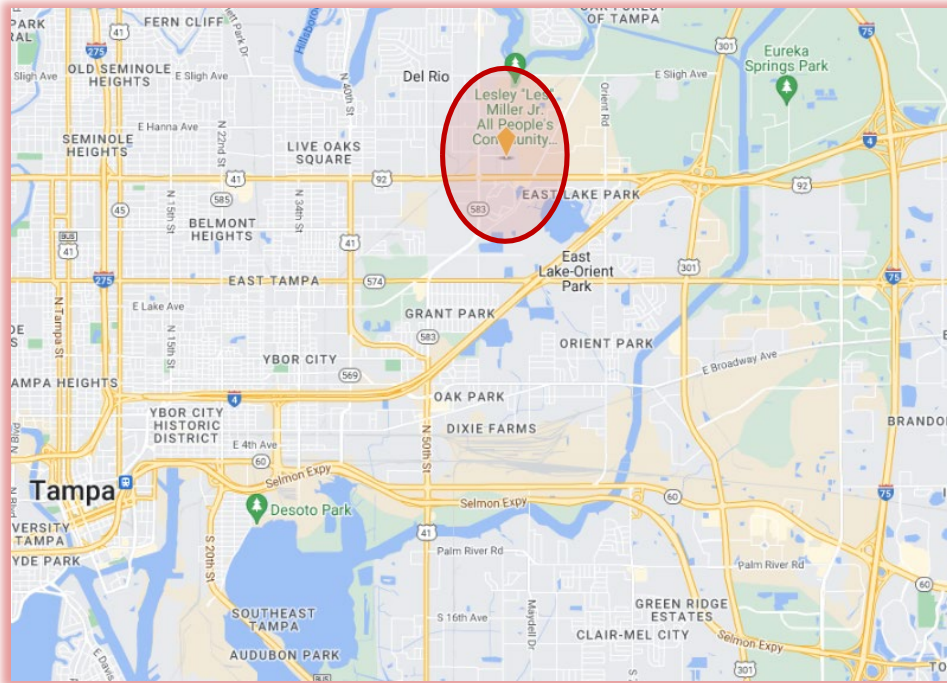
TMC - The Mahr Company is pleased to exclusively present the opportunity to purchase a well located, NN+ leased industrial property in East Tampa.

- Prime East Tampa Location desired for its location proximate to I-4, I-75, US 301 and the Tampa Executive Airport.
- Approximately 15,714 Rentable Square Foot one-story masonry construction building formerly consisting of Office, Warehouse and Production areas built on a 1.31 Acre Site.
- Single Tenant Leased through 11/30/2028.
- Building Constructed in 1977.



LOCATION DETAILS

- Prime Industrial location set in East Tampa. Prime access to the Interstates and local roadways. 5 minutes to the Interstate 4 entrance ramps.



BUILDING SPECIFICATIONS

- Total Size: 15,714 Rentable Square Foot
 - Lot Size: 1.31 Acre Site
 - Year Built: 1977
 - Parking Ratio: 1.34/1000 Square Feet
 - Construction: Masonry
 - Drive-ins: Two with 10' x 12' Doors
 - Clear Height: 20'
 - Zoning: M, County
 - Flood Zone: B and X Area - Moderate Risk
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- Gated yard for truck parking, or outside storage.
 - Easy Access to I-4.
 - Single Tenant Leased through 11/30/2028.



For Investment and Operation Details:

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PROPERTY LOCATION

5423 N 59th Street is ideally located in the heart of Hillsborough County - minutes from I-4.