



Office For Lease

2,101 SF Total

6408 W. Linebaugh Avenue, Suite 104 Tampa, FL 33625

6408 W. Linebaugh Avenue is an attractive property conveniently located North of Tampa International Airport in the airport submarket. Centrally located providing ease of access to Hillsborough, Pinellas and Pasco counties via the Veteran’s Expressway.

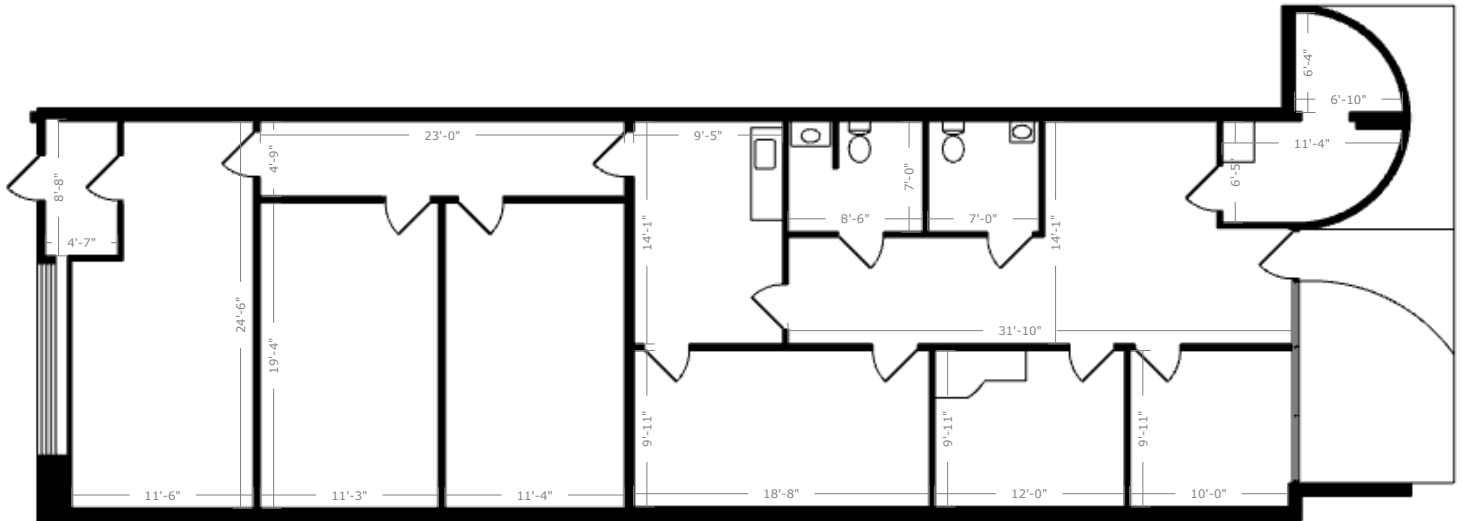
- 1 Grade level loading door
- Local ownership & property management
- Conveniently located
- Great visibility on Linebaugh 40,500 VPD traffic count per FDOT
- 4/1,000 SF parking
- Potential for outside storage or additional parking
- Beautiful interior
- Zoned M (manufacturing), Hillsborough County
- Neighboring tenants include Safelite Autoglass and Mortensen Engineering, Inc.

Asking price:
\$17.50/PSF/NNN

Contact:
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Floor Plan



Area Demographics & Drive Times

5 Miles



255,938
Population



39
Average Age



\$99,485
Average Income

3 Million

Tampa Bay MSA
Population

1.4 Million

Hillsborough County
Population

980,000

Pinellas County
Population

536,000

Pasco County
Population



Drive Time

Tampa International Airport
9 Minutes

New Tampa
30 Minutes

Downtown Tampa
16 Minutes

Brandon
27 Minutes

Interstate 275
12 Minutes

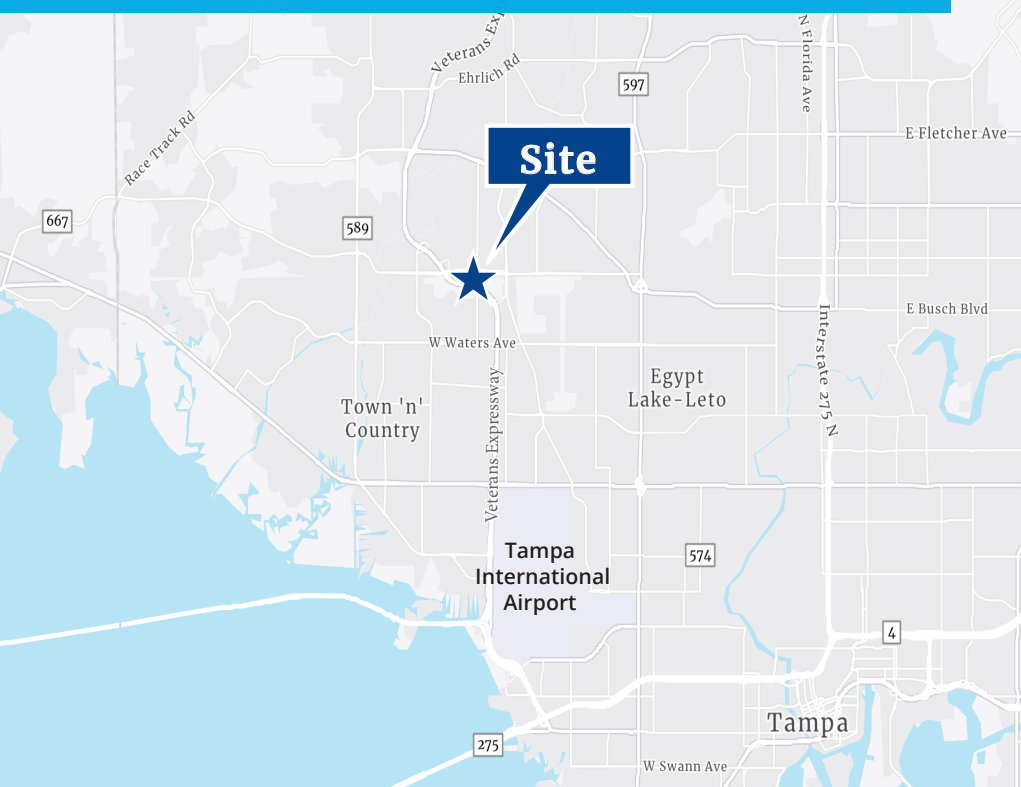
Interstate 4
21 Minutes



The area offers a variety of amenities including hotels, restaurants, shopping and banking within a few minutes' drive. Federal Express & UPS are located on Florida Mining Road with drop off until 10:00 p.m.

For more information, please contact:

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