

# LYNMAR BUSINESS CENTER FOR LEASE



## **LYNMAR BUSINESS CENTER** 12645 RACE TRACK ROAD TAMPA, FL 33626

- 10 BUILDINGS 125,752 SF MIXED USE DEVELOPMENT
- SPACE AVAILABLE: FROM 1,500 SF
- RETAIL, OFFICE & SOME FLEX SPACE
- ON SITE PROPERTY MANAGEMENT
- LEASE RATE: STARTING AT \$18/SF + CAM & TAX







#### **PROPERTY OVERVIEW**

ADDRESS: 12645 Race Track Road Tampa, FL 33626

**LAND AREA**: 12.6 acres **DIMENSIONS**: Irregular

IMPROVEMENTS: 10 Buildings - 125,752 SF

**YEAR BUILT**: 2002 - 2006

**PARKING**: 589 spaces total **PRESENT USE**: Mixed use

**LEASE RATE:** Starting at \$18/SF NNN + \$5.75/SF CAM (2024 Estimate) & TAX **LOCATION**: Between Linebaugh Ave & Countryway Blvd., at the SWC of Race Track Rd., Lynmar Blvd.

**ZONING**: PD - Planned Dev. - Hillsborough County **LAND USE**: LI - Light Industrial **FLOOD ZONE**: "X", No Flood Insurance required

**LEGAL DESCRIPTION**: Lengthy – in listing file

**UTILITIES**: Electric- Teco Energy Water & Sewer - Hillsborough County

#### TAXES: N/A

FOLIO #: U-07-28-17-04B-000000-0004.0 U-07-28-17-04B-000000-0004.1 U-07-28-17-04B-000000-0004.2 U-07-28-17-04B-000000-0004.3

**NOTES:** Lynmar Business Center is a 10 building, 125,752 SF, mixed-use development. Good visibility and access from Race Track Road. Retail, Office & some Flex space is available. Across the street from Hampton Lakes Shopping Center and Baycare Outpatient Center.

KEY HOOK #: N/AASSOCIATE: Don Russell (727) 709-2158K&H SIGNAGE: 3' x 4'LISTING CODE: LO-1136-3-20SHOWING INFORMATION: Call listing Associate to make appointment.

#### **LEASING INFORMATION**

**PROJECT SIZE**: 125,752 SF

PARKING: 589 spaces total

**OCCUPANCY**: Immediate

**LEASE RATE**: Starting at \$18/SF + \$5.75/SF CAM (2024 Estimate) & TAX

OTHER CHARGES	LESSOR	LESSEE		
Real Estate Taxes		CAM		
Insurance		CAM		
Insurance: Personal Property & Liab	oility	Х		
Trash		CAM		
Exterior Maintenance		CAM		
Interior Maintenance		Х		
Water		CAM		
Management		CAM		
Electric		Х		
HVAC		CAM		
MINIMUM TERM: 3-5 years				

**SIGNAGE**: On Building in front of space & on pylon sign depending on availability.

	or neg .			
SUITE		SF AVAIL.	BASE LEASE RATE	
12892	Commodity PL	1,500 SF	\$18.00/SF NNN*	
12651	Race Track Rd.	1,700 SF	\$18.00/SF NNN*	
12906	Commodity PL	2,355 SF	\$18.00/SF NNN*	
12655	Race Track Rd.	2,530 SF	\$18.00/SF NNN*	

SPACE AVAILABLE:

\* Plus CAM \$5.75/SF (2024 Estimate)

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## LYNMAR BUSINESS CENTER

Race Track Road, Tampa, FL 33626

### **Spaces Available for Lease**

Revised 10/29/2024

1,500 Sq. Ft.

12892 Commodity Place

**Building 8** 

**Building 4** 

**Building 3** 

This space consists of 2 offices, 1 large open work area and 1 bathroom. Base Rent: \$18.00 per Sq. Ft. NNN plus CAM (\$5.75 per Sq. Ft. - 2024 estimate).

1,700 Sq. Ft.

12651 Race Track Road

This space consists of 1 office, 1 large open work area, a conference room, small IT room, 1 bathroom, a kitchenette and approximately 225 Sq. Ft. of warehouse space with a 12 Ft. by 12 Ft. grade level overhead door. Base Rent: \$18.00 per Sq. Ft. NNN plus CAM (\$5.75 per Sq. Ft. - 2024 estimate).

2,355 Sq. Ft.

12906 Commodity Place

End suite. This space consists of 4 offices, 1 open work area, a conference room, 1 bathroom, a storage area and approximately 200 SF of air conditioned warehouse space. Base Rent: \$18.00/SF NNN\* plus CAM (\$5.75 per Sq. Ft. - 2024 estimate).

2,530 Sq. Ft.

12655 Race Track Road

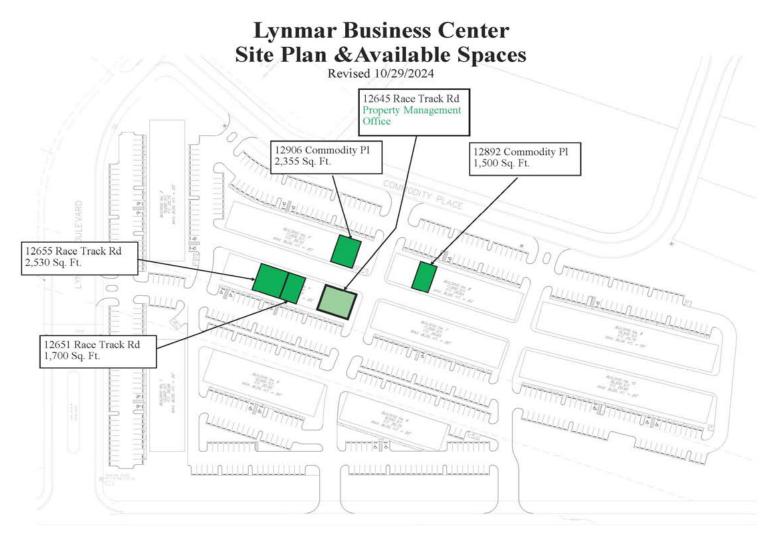
Building 4

This space consists of 6 rooms of various sizes, 2 small storage areas and 2 bathrooms. Base Rent: \$18.00/SF NNN\* plus CAM (\$5.75 per Sq. Ft. - 2024 estimate).



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RACE TRACK ROAD

