



# 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**



**ADDRESS:** 12645 Race Track Road  
Tampa, FL 33626

**LOCATION:** Between Linebaugh Ave & Countryway Blvd., at the SWC of Race Track Rd., Lynmar Blvd.

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

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

**IMPROVEMENTS:** 10 Buildings – 125,752 SF

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

**YEAR BUILT:** 2002 - 2006

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

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

**TAXES:** N/A

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

**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/A  
**K&H SIGNAGE:** 3' x 4'

**ASSOCIATE:** Don Russell (727) 709-2158  
**LISTING CODE:** LO-1136-3-20

**SHOWING INFORMATION:** Call listing Associate to make appointment.

**LEASING INFORMATION**

**PROJECT SIZE:** 125,752 SF

**PARKING:** 589 spaces total

**SPACE AVAILABLE:**

**OCCUPANCY:** Immediate

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

| <b>OTHER CHARGES</b>                     | <b>LESSOR</b> | <b>LESSEE</b> |
|--|---------------|---------------|
| Real Estate Taxes                        |               | CAM           |
| Insurance                                |               | CAM           |
| Insurance: Personal Property & Liability |               | X             |
| Trash                                    |               | CAM           |
| Exterior Maintenance                     |               | CAM           |
| Interior Maintenance                     |               | X             |
| Water                                    |               | CAM           |
| Management                               |               | CAM           |
| Electric                                 |               | X             |
| HVAC                                     |               | CAM           |

| 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* |

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

**MINIMUM TERM:** 3-5 years

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



# KLEIN & HEUCHAN, INC REALTORS

Commercial/Investment/Real Estate Services

## 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**

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**

**Building 4**

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**

**Building 3**

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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# Lynmar Business Center Site Plan & Available Spaces

Revised 10/29/2024

