

FOR SALE

17,284 SF WAREHOUSE | MARK TO MARKET INVESTMENT OPPORTUNITY | TAMPA, FL

5634 W LINEBAUGH AVE, TAMPA, FL 33624



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LOBER
REAL ESTATE
www.LoberRealEstate.com

5634 W LINEBAUGH AVE, TAMPA, FL 33624

PROPERTY OVERVIEW



PROPERTY DETAILS

PROPERTY INFO:

- SALE PRICE: \$2,900,000 (\$167/SF)
- BUILDING: 17,284 SF TOTAL (1,500 SF OFFICE)
- CLEAR HEIGHT: 18-20 FT (CLEAR SPAN)
- POWER: 400 AMPS 480 VOLTS 3 PHASE
- LOADING: ONE (1) OVERSIZED GRADE LEVEL DOOR 14'x16' + ONE (1) ROLL UP DOOR 12'x12'
- SUBMARKET: TAMPA AIRPORT
- RENT ROLL: OCCUPIED UNTIL DECEMBER 31, 2027 – NO RENEWAL OPTIONS, CONTACT BROKER TO DISCUSS

ZONING:

- “M” MANUFACTURING WHICH PERMITS OUTSIDE STORAGE, FLEET PARKING, TRUCK REPAIRS & MAINTENANCE, MANUFACTURING, DISTRIBUTION, ECOMMERCE, AND LOGISTICS

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Robbie Lober, Managing Member
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Devin Beeler, Senior Associate
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PROPERTY PHOTOS



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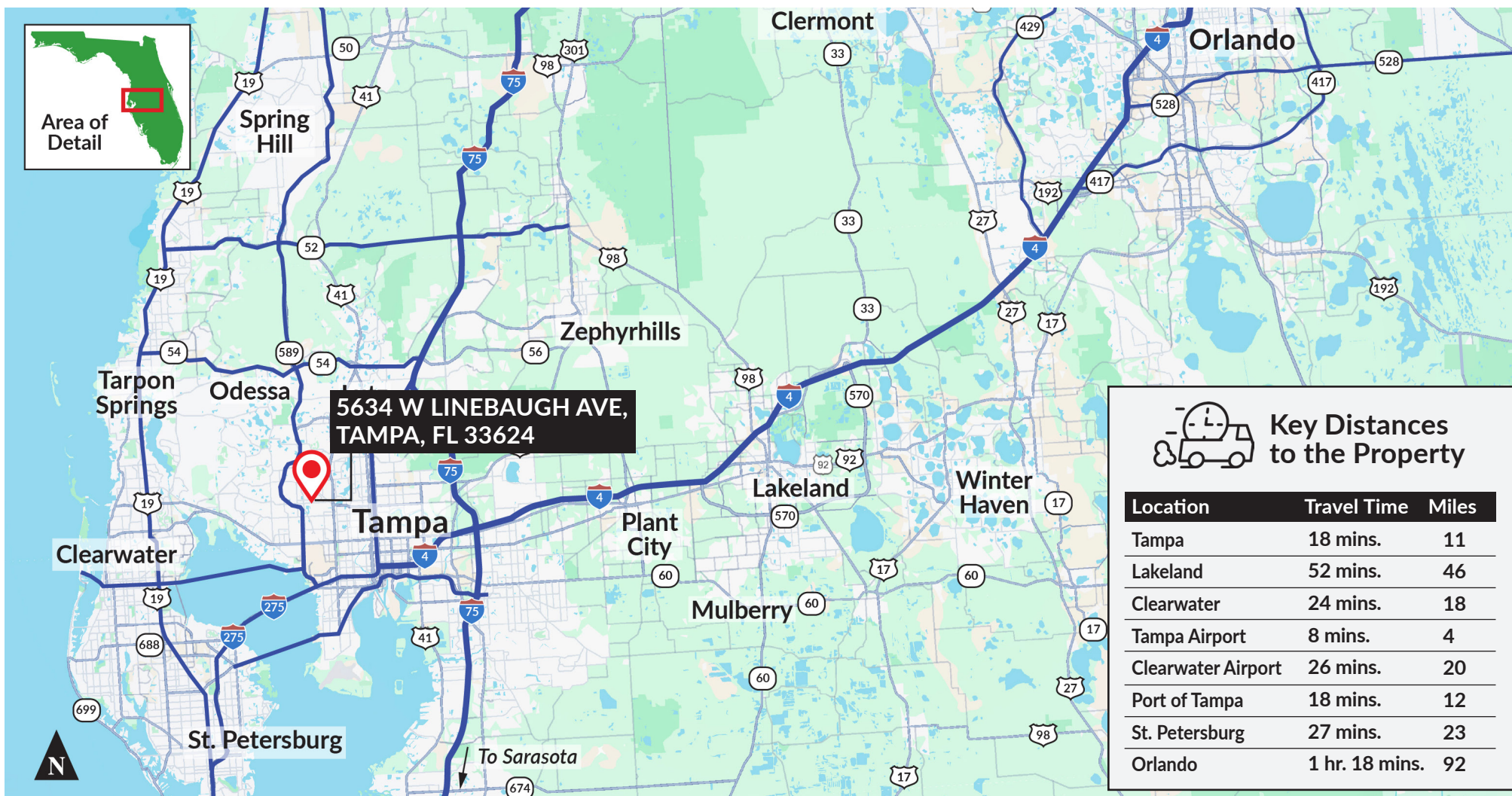
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LOCATION MAP



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