

— For Lease

4707 N LOIS AVENUE TAMPA, FL 33614

Freestanding 4,620 SF industrial building within Legacy Business Park — grade-level loading, 3-phase power, and an existing paint booth.



PROPERTY FEATURES

- ◆ 4,620 SF freestanding industrial building
- ◆ Located within Legacy Business Park
- ◆ NE corner of N. Lois Avenue & Cayuga Street
- ◆ New roof and new exterior paint
- ◆ 3-phase electric service
- ◆ 1 grade-level overhead door
- ◆ Existing paint booth in place — prior use was a cabinet shop

LOCATION

DREW PARK, TAMPA

Situated in the heart of Drew Park, one of Tampa's most established industrial submarkets, with quick access to Dale Mabry Highway, the Veterans Expressway, and Tampa International Airport. Legacy Business Park offers a well-maintained setting for warehouse, distribution, fabrication, and service-based industrial users.

RAY PLOUCHER, CCIM

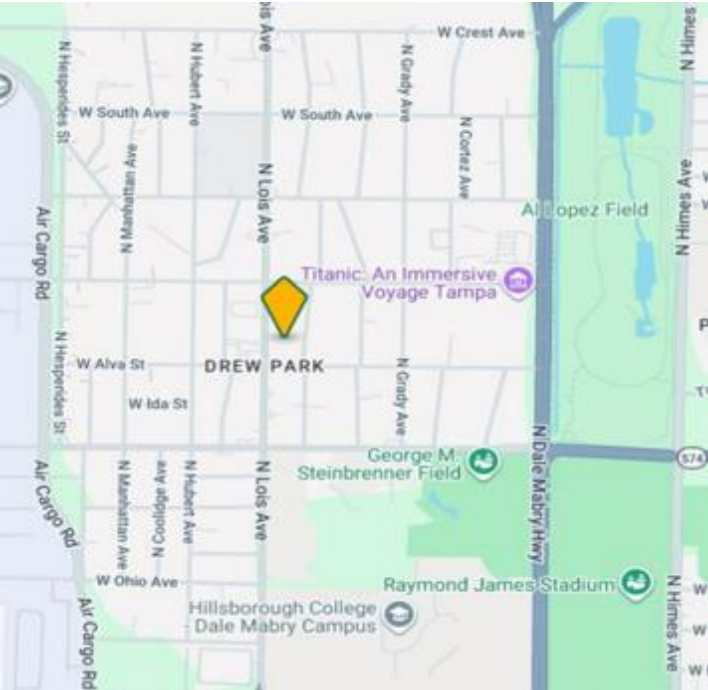
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4707 N. Lois Avenue

LEGACY BUSINESS PARK · TAMPA, FLORIDA 33614

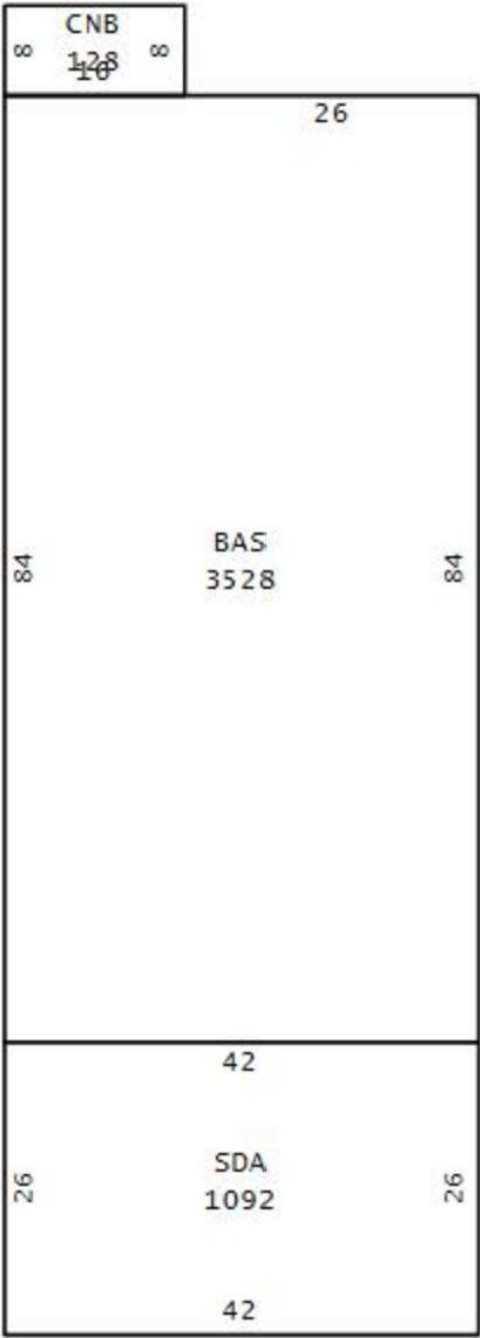


Building Characteristics

Type: 67 | SERVICE/REPAIR SHOP
Year Built: 1962

Construction Details

Element	Code	Construction Detail
Class	C	Concrete Block
Exterior Wall	5	Concrete Block
Roof Structure	4	Truss (Wood/Metal)
Roof Cover	3	Asphalt/Comp. Shingle
Interior Walls	1	Masonry Or Minimum
Interior Flooring	2	Concrete Finished
Heat/Ac	2	Central
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	12.00	



Zone	Front	Depth	Unit Type	Total Land Units
IG	0	0	SF SQUARE FEET	11,900.00

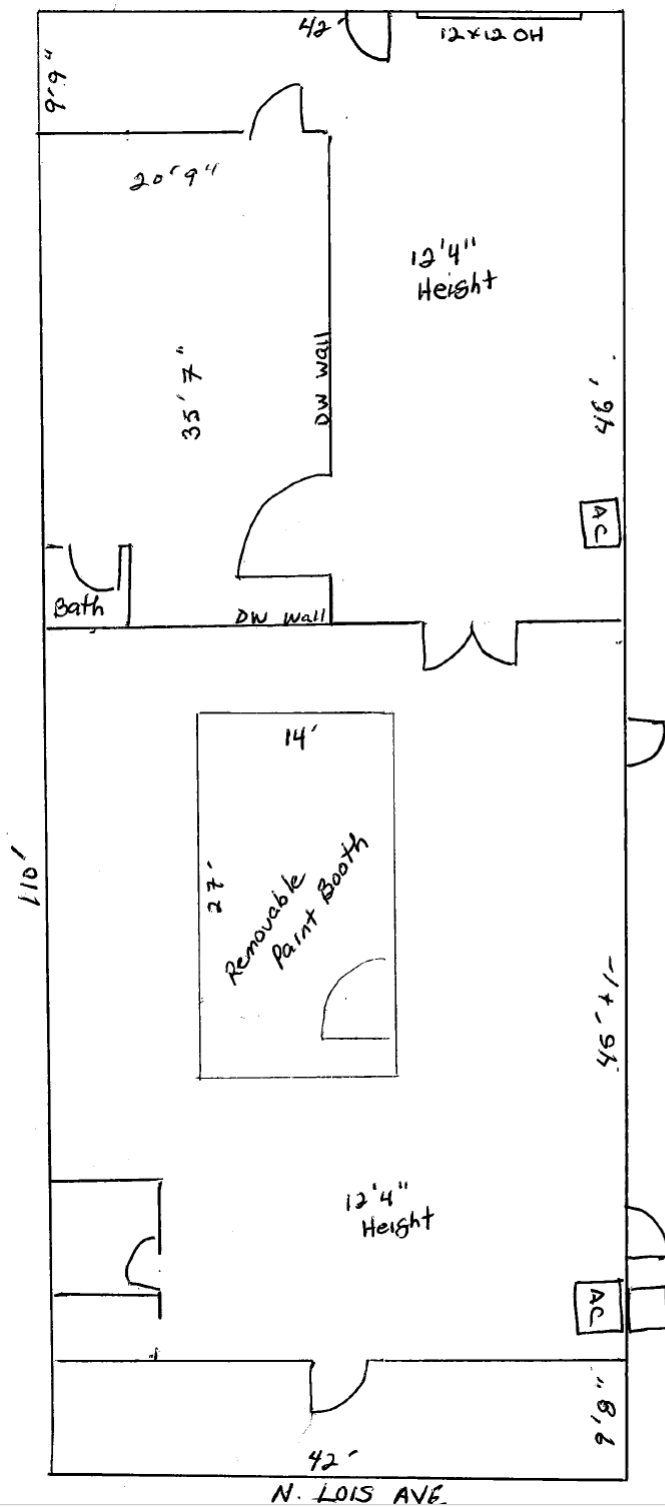
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LISTING AGENT

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Building
General
Floorplan

- 12'4" ceiling height
- 3 phase