



For Lease

RIPCO
REAL ESTATE

4805 South 50th Street

US Highway 41
Industrial Corridor

Tampa MSA
Tampa, FL

±2,200 SF Office & ±5,900 SF Industrial

Can be leased independently or as a contiguous space, offering flexible configurations

Contact
Exclusive Agents

Jackie Blair
jblair@ripcofl.com | 813.921.5636

Vinny Prospal
vprospal@ripcofl.com | 813.921.5637

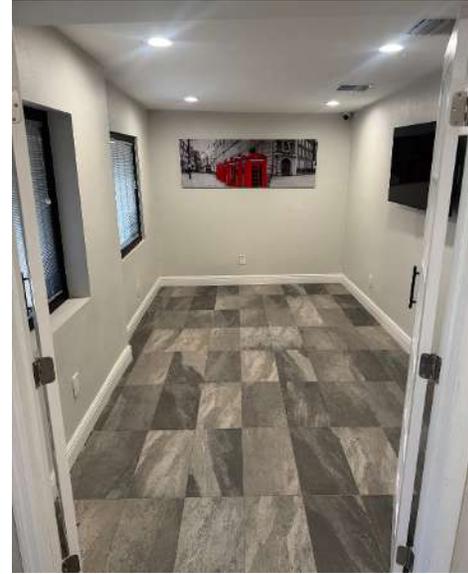
Space Details



Location	US Highway 41 Industrial Corridor	
Size	Office 2 Spaces available, specific size of each approx. 1,100 SF	±2,200 SF
	Industrial Drive through covered storage area	±5,900 SF
Rent	\$10,000/mo plus utilities	
Comments	Office Shared AC among the office spaces Additional warehouse space connected directly to office Newly renovated office Former auto body shop The landlord would like to leave the automotive equipment for the next tenant	Industrial 1 roll-up door 6 FT 3 roll-up doors 10 FT 1 DeVilbiss Concept/Cure (Car paint curing box) 1 BASF Paint Solutions Paint Mix Box 1 lift 1 frame machine Drive through access to shop 3-Phase Power Compressor 0.4 acres

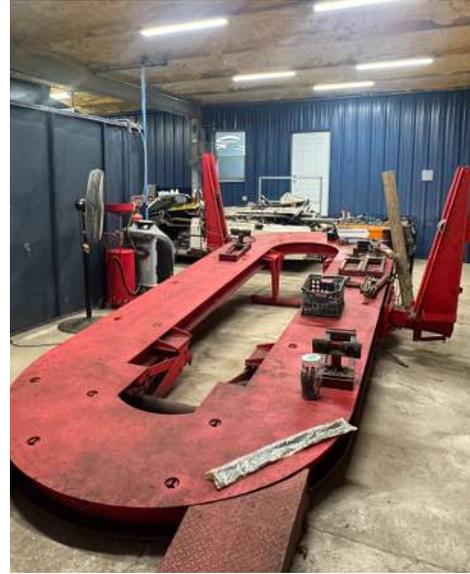
Office Space

Additional photos

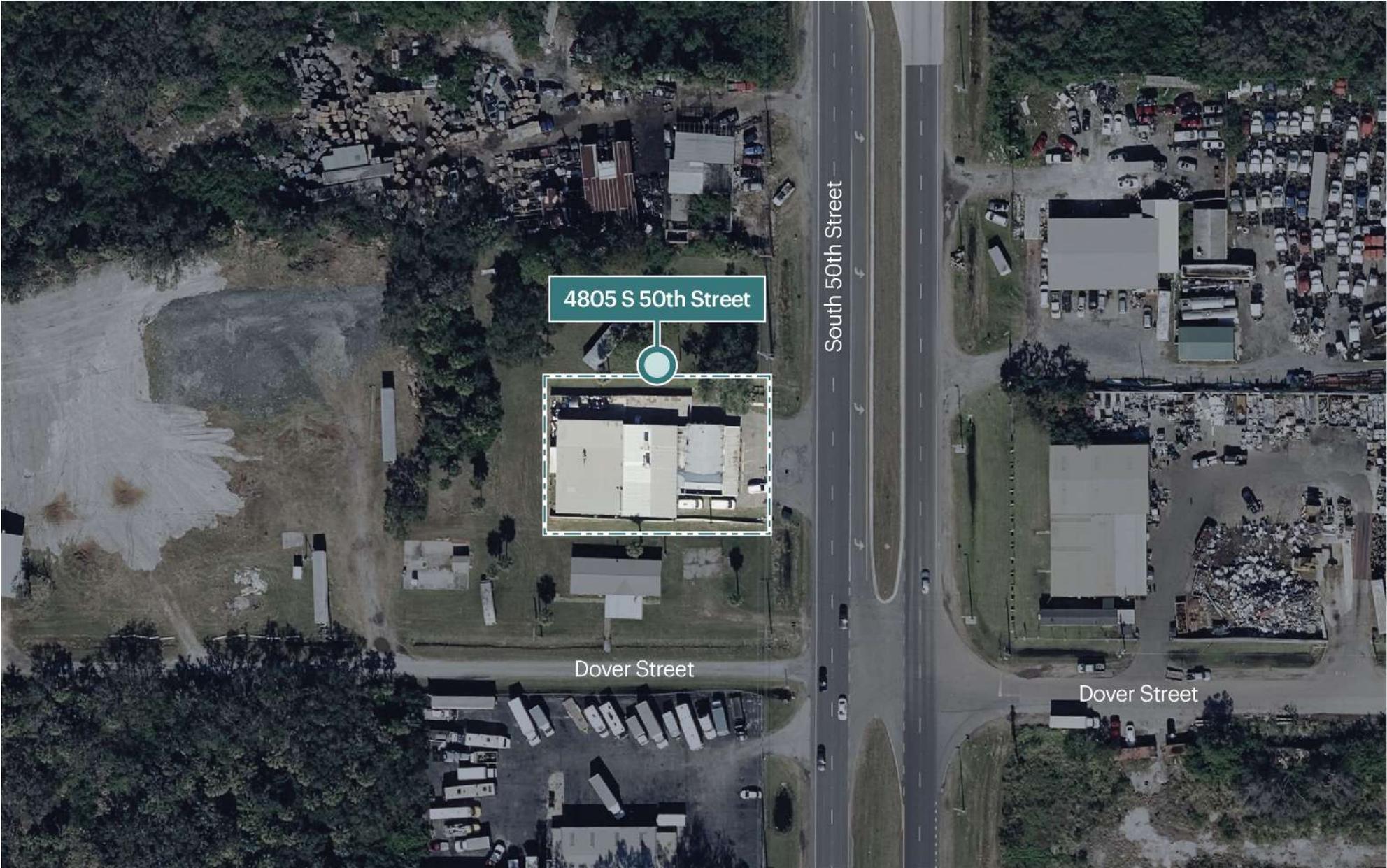


Industrial Space

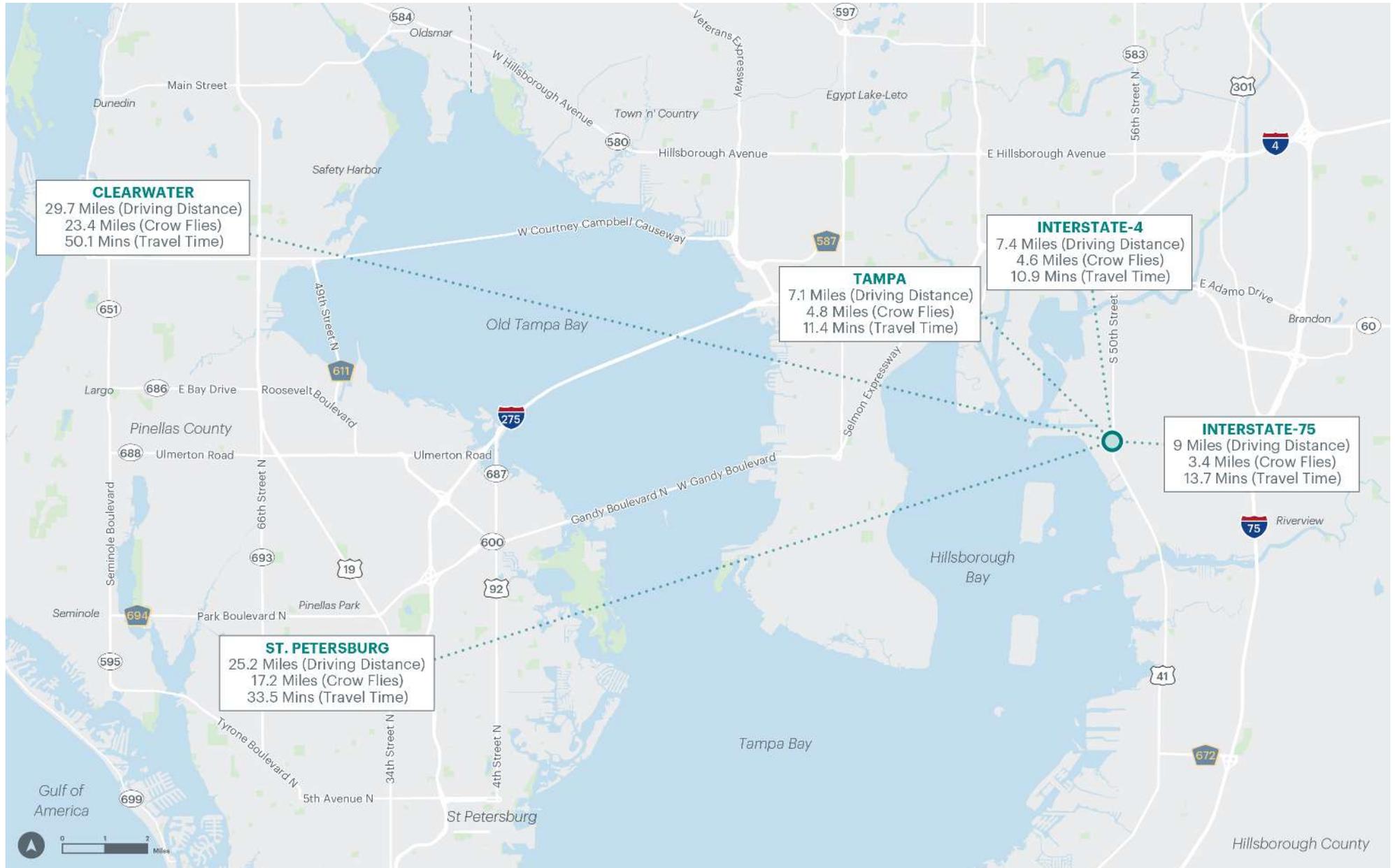
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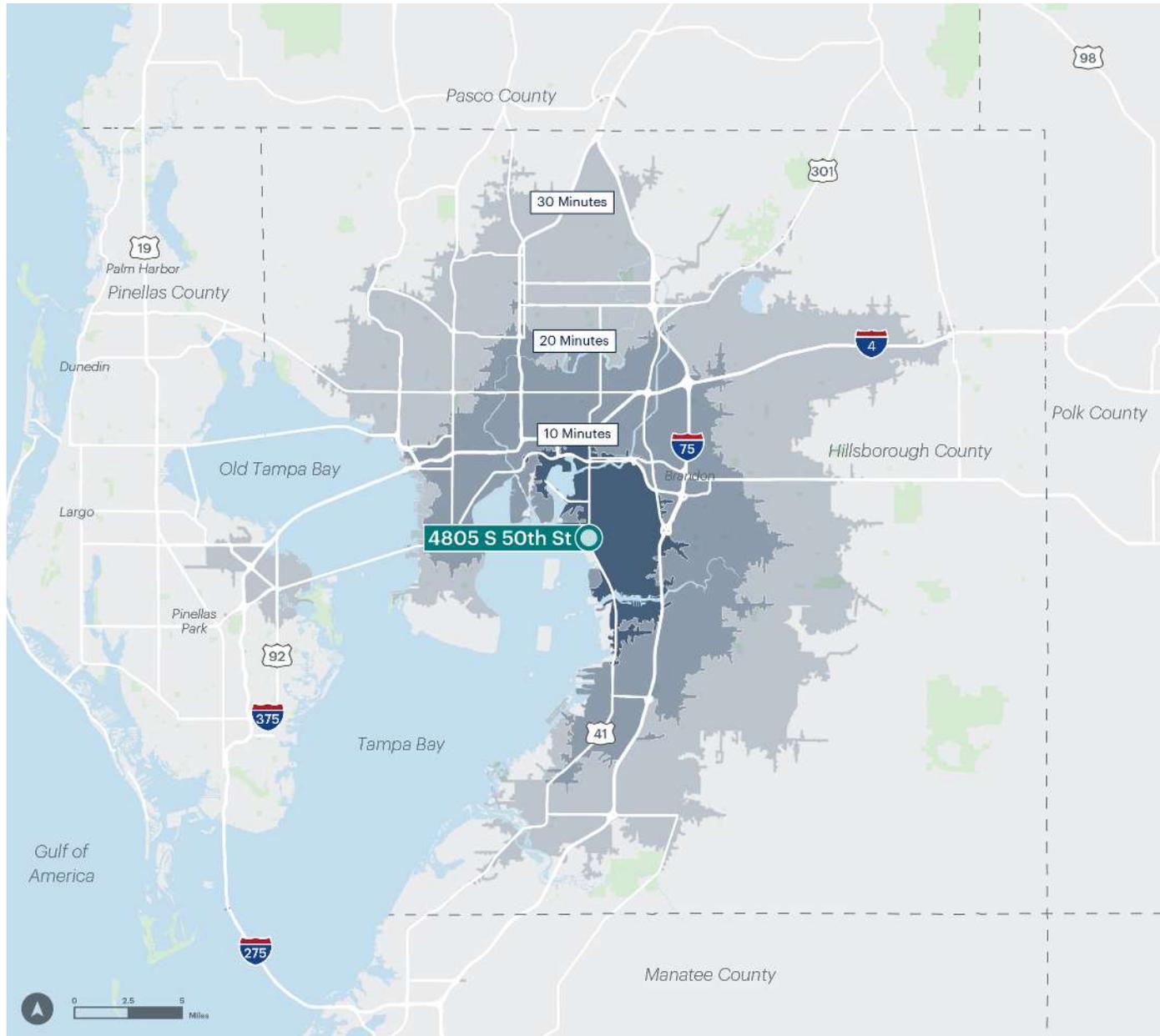
Aerial View



Distance Map



Drivetime Demographics



Population	10 Minutes	60,241
	20 Minutes	530,689
	30 Minutes	1,252,408
Total Households	10 Minutes	22,697
	20 Minutes	214,252
	30 Minutes	493,721
Average Household Income	10 Minutes	\$87,904
	20 Minutes	\$113,060
	30 Minutes	\$109,401
Median Household Income	10 Minutes	\$69,118
	20 Minutes	\$78,263
	30 Minutes	\$77,371
Total Daytime Population	10 Minutes	59,282
	20 Minutes	644,319
	30 Minutes	1,394,314
Total Employees	10 Minutes	30,061
	20 Minutes	387,215
	30 Minutes	776,643
Total Businesses	10 Minutes	2,146
	20 Minutes	29,613
	30 Minutes	56,059