



CLARION PARTNERS

For Lease

TAMPA AIRPORT LOGISTICS CENTER

Building 2
5416 W. Sligh Avenue
Tampa, Florida 33634

43,845 Square Feet Available

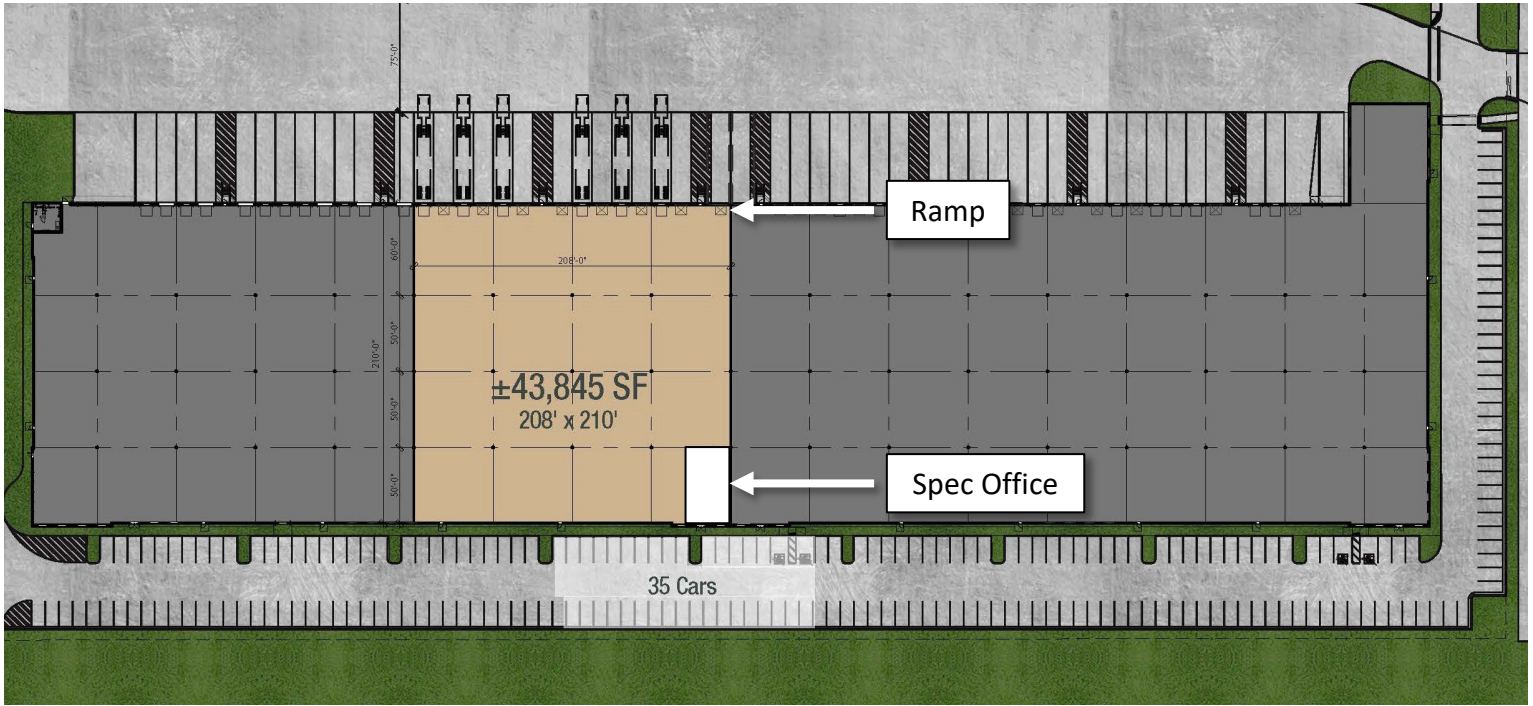


Highlights

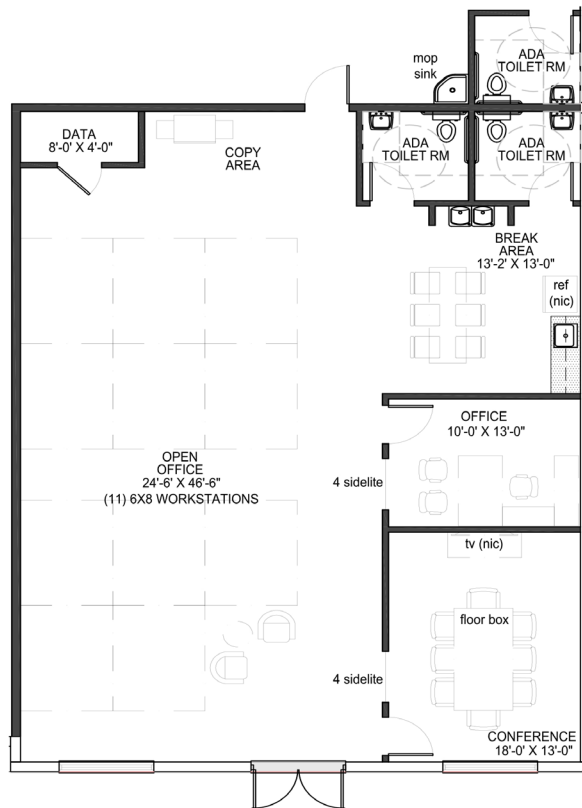
Office (sf)	1,971
Bldg Dimensions	916' x 210'
Column Spacing	52' x 50'
Clear Height	36'
Loading	Rear
Truck Courts	192' (shared)

Docks	Up to 12
Ramp	1 (12' x 14' door)
Car Parking	35
Sprinkler System	ESFR
Electric	800A 277/480v electrical service fed to (1) 100A 120/208v tenant panel serving the office
Lighting	LED

This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



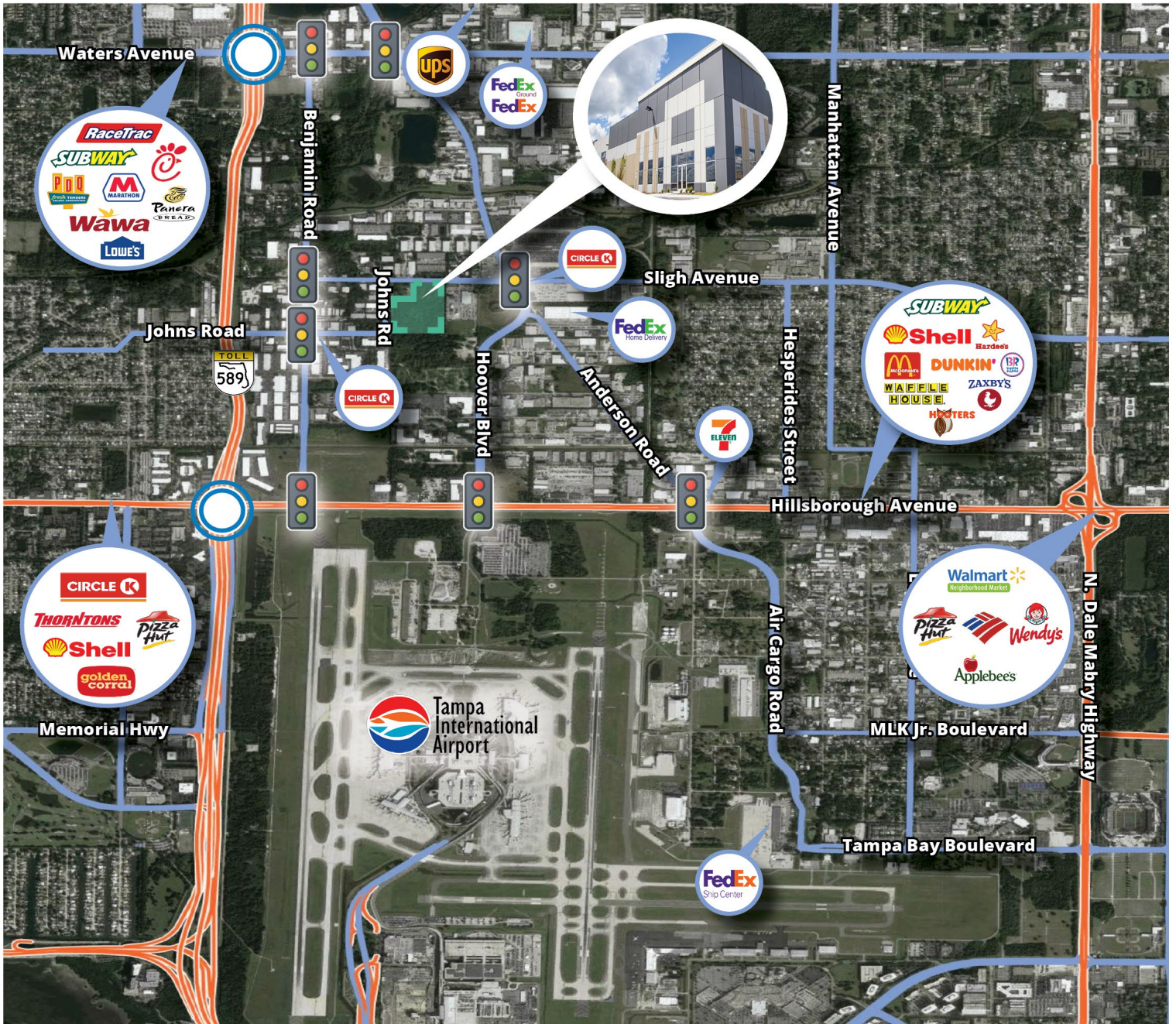
1,971 sf office





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Tampa Airport Logistics Center



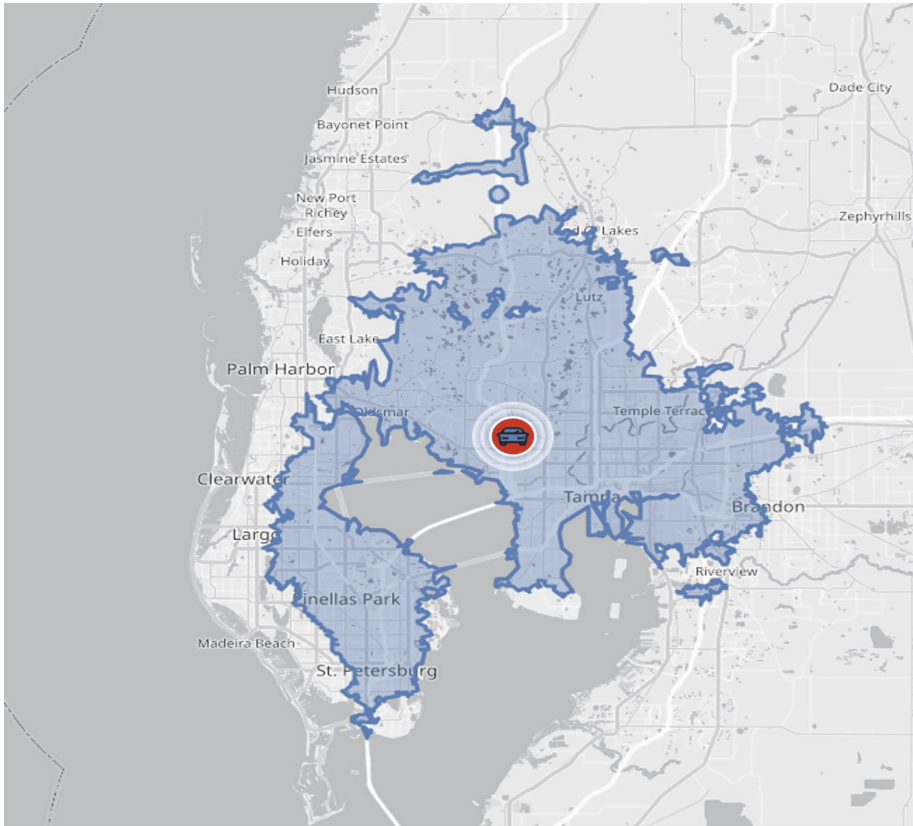
Waters Avenue:	1.5 miles 4 minutes
Veterans Expressway (Toll 589)	1.5 miles 4 minutes
Dale Mabry Highway	3.2 miles 6 minutes
Hillsborough Avenue & Interstate 275	6.5 miles 12 minutes



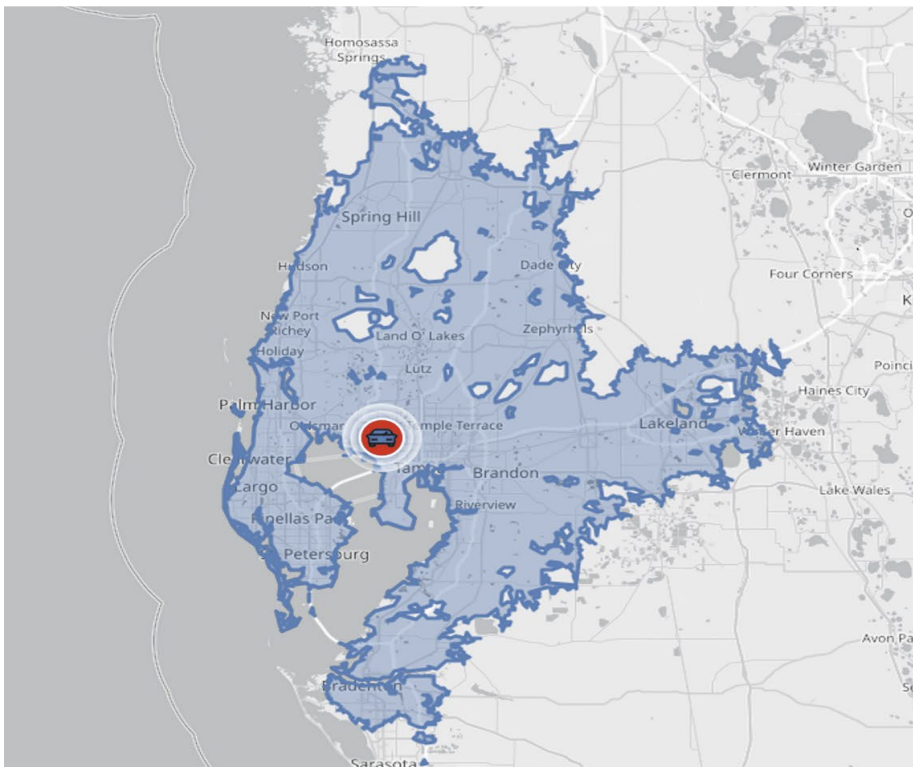
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2024 Total population	101,109	269,435	765,971

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30-minute drive time population – 1,898,121



60-minute drive time population – 3,818,378



STRATEGICALLY LOCATED

Located 1.5 miles from accessing two State Road 589 interchanges



LIMITED CLASS A SUPPLY

New Class A facility in submarket with no new construction in 14 years (due to land constraints)



CLOSE PROXIMITY TO POPULATION CORE

Easily accessible to entire Tampa Bay MSA



ADJACENT TO LOGISTICS HUB

Proximity to Tampa International Airport. FedEx Home Delivery less than 1 mile, FedEx Ground less than 2 miles and UPS less than 3 miles from site



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Tampa Airport Logistics Center

Our world-class airport, deep-water sea port, convenient access to a network of rail and interstate highway systems, and a thriving manufacturing industry makes Tampa a prime location for distribution and logistics centers.



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