



## **Park 6**

**Building 1 - Suite 3**

**11916-11920 Race Track Road**

**Tampa, FL 33626**

[www.park6tampa.com](http://www.park6tampa.com)

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Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker



# Park Overview



## Property Highlights:

- Industrial/flex and retail showroom space
- Concrete block construction
- Centrally located between Hillsborough, Pinellas and Pasco Counties
- On-site dining
- Wet sprinkler system

# Park Map



### Availability

- Building 1 - Suite 3 (2,500 SF)

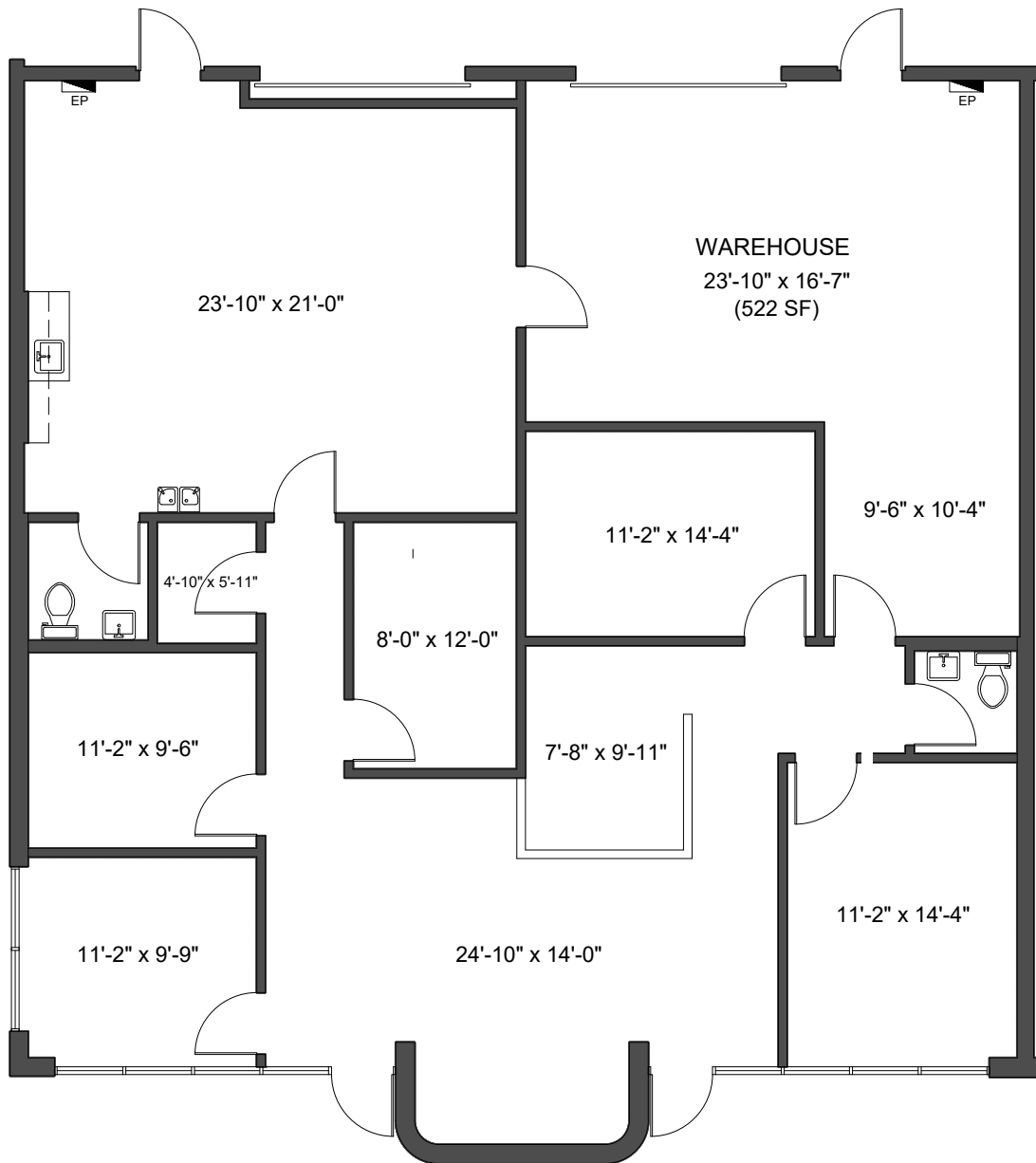
# Floor Plan

## Building 1 - Suite 3

11916-11920 Race Track Road  
Tampa, FL 33626

### Suite Details:

- 2,500 SF
- ±1,978 SF office
- ±522 SF warehouse
- Ability to convert some office to warehouse
- 12' clear height
- 2 drive-in doors
- Available July 1, 2024



## Key Distances

McMullen Booth Road  
**4.8 miles**

U.S. Highway 19 N.  
**6.7 miles**

Veterans Expressway  
**8.1 miles**

Tampa International Airport  
**15.4 miles**

St. Petersburg-Clearwater  
International Airport  
**15.5 miles**

Tampa  
**19.7 miles**

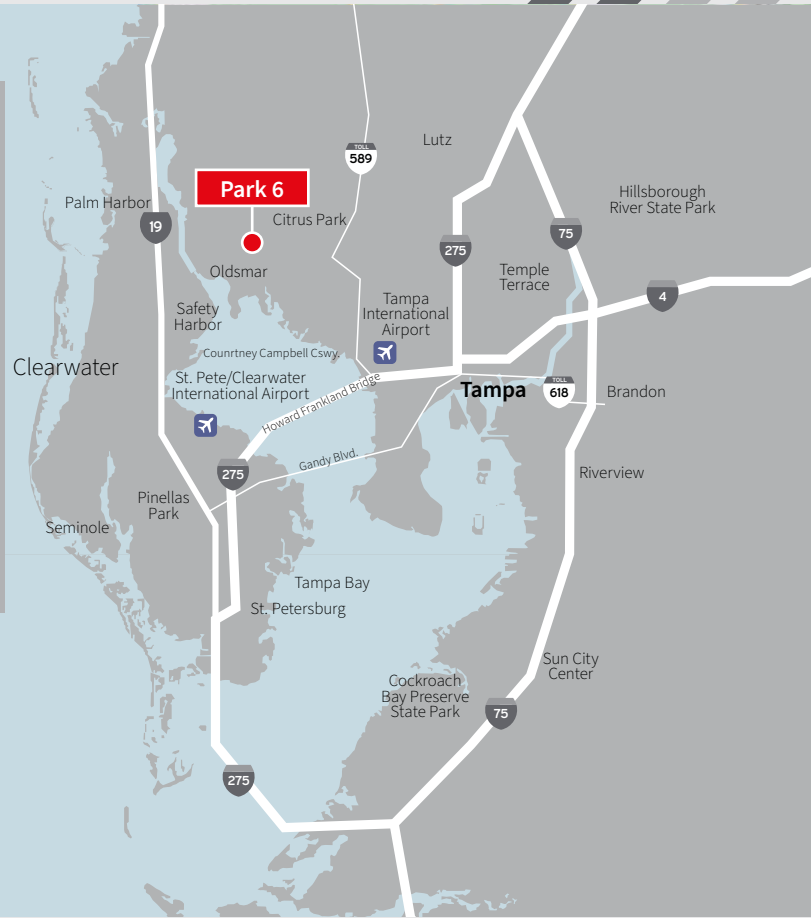
## Demographics

### Population

15 min drive  
**245,858**

30 min drive  
**1,240,763**

60 min drive  
**3,233,545**



## Amenities



- Starbucks
- Wendy's
- Dunkin Donuts
- Village Inn
- Jersey Mike's
- 7 Eleven
- BB&T
- CVS Pharmacy
- Publix
- Buffalo Wild Wings
- USPS

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