

HILLSBOROUGH WAREHOUSE

GREAT OPPORTUNITY FOR AN OWNER-USER

7812 Symmes Rd, Gibsonton, FL 33534



**FOR SALE
OR LEASE**

CPR TEAM OFFICE (727) 822.4715

Chris Redfield, Commercial Associate

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Highlights



Located midway between U.S. 41 and I-75 on Symmes Rd



1.28 AC with 246' of frontage and two curb cuts



Traffic: 15,500 AADT



Masonry and steel construction



Three-phase power, 200 Amp, 240 V



An application to change Hillsborough's Zoning from AR to Commercial is forthcoming; Property's Future Land Use is RES-6 (FAR .25) - [Click here for RES-6 typical uses \(pg. 12\)](#)



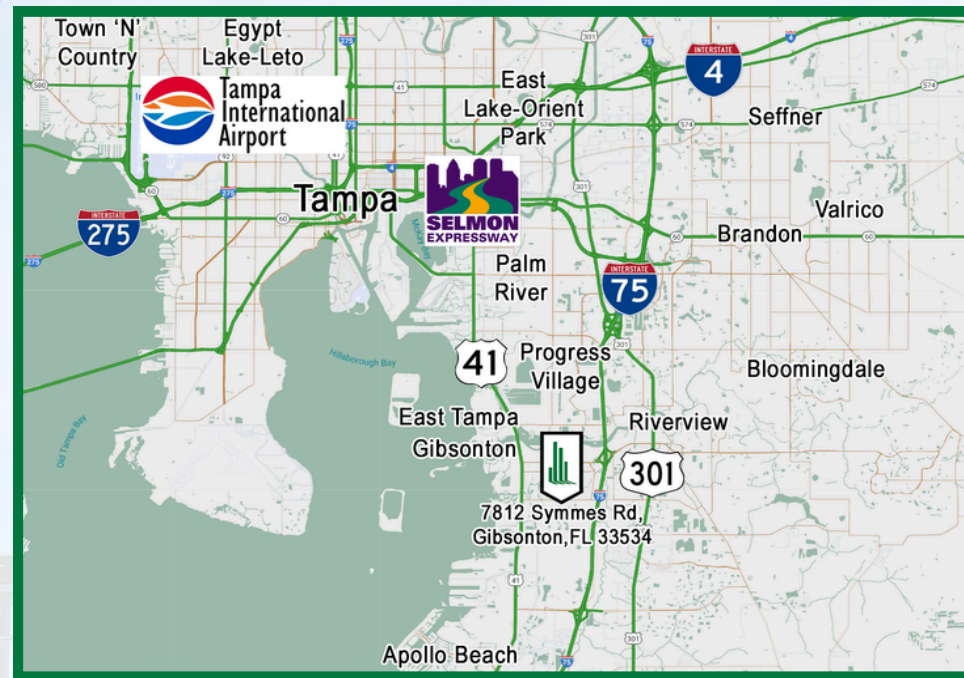
Asking Price: \$988,970 *
Lease Rate: \$7,000 / Month NNN

*Seller Financing available



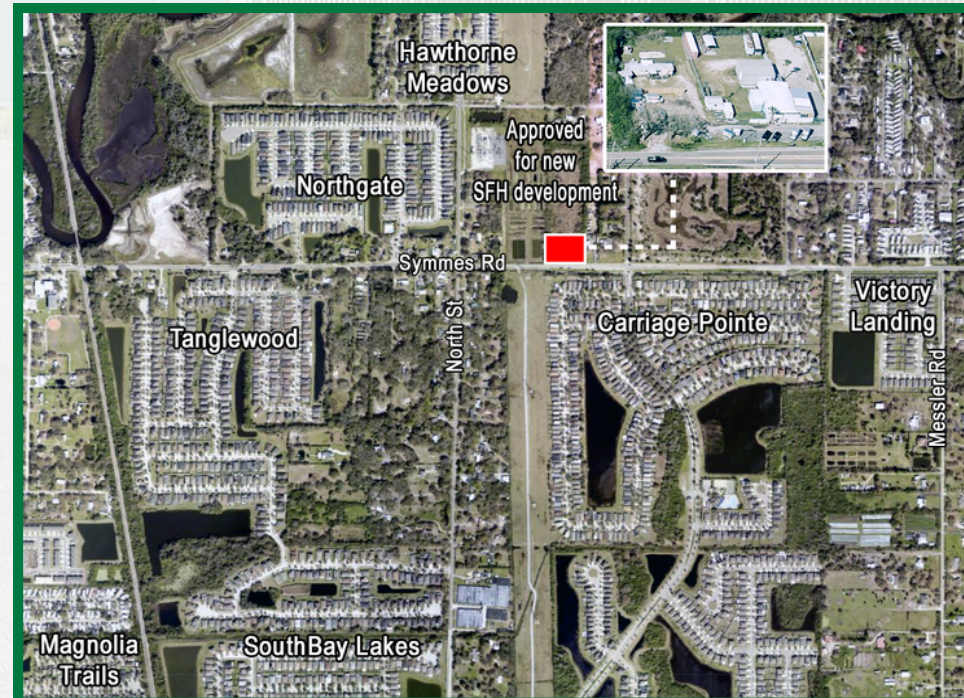
Property Details

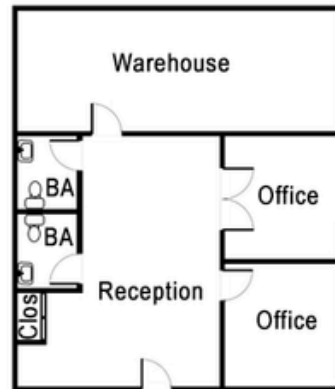
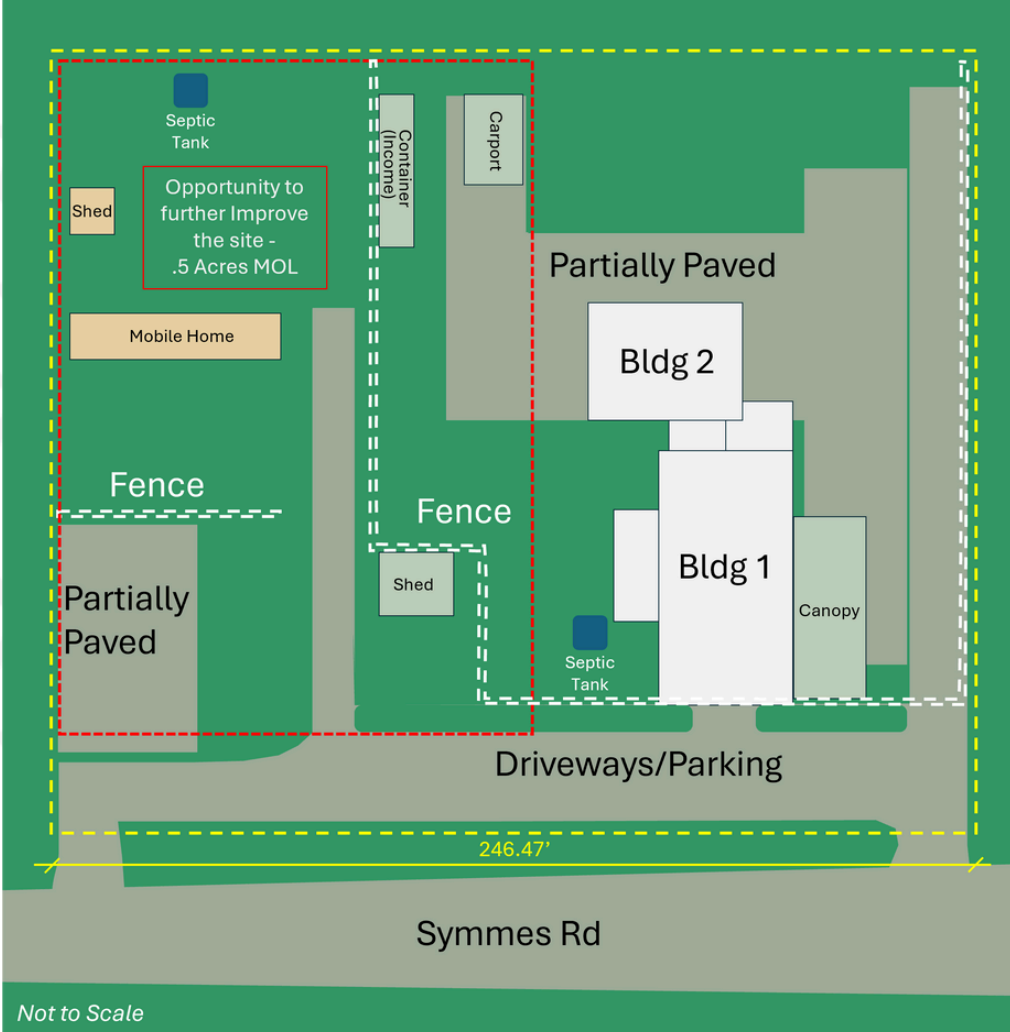
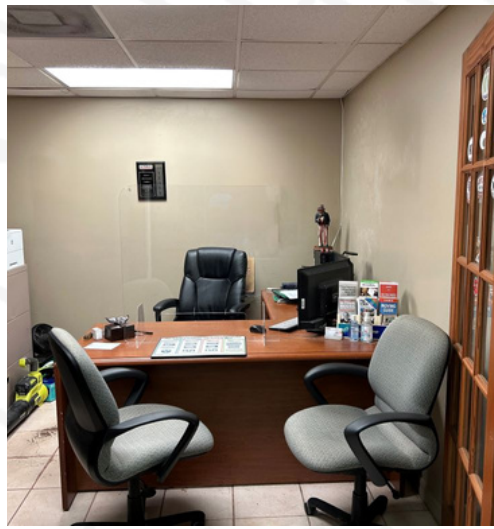
- Office and reception space: 760 SF
- Warehouse space: 3,334 SF
 - 2,012 SF in Bldg. 1
 - 1,322 SF in Bldg. 2
- Clear heights up to 13'
 - 9' clear in Bldg. 1 (with one grade level overhead door in rear section)
 - 13' clear in Bldg. 2 (with two facing grade level overhead doors)
 - 13' clear in the open area beneath the attached canopy



Driving Distance:

- I-75: 2.3 miles
- U.S. 41: .9 miles
- U.S. 301: 2.3 miles
- Selmon Expressway: 9.2 miles
- I-4: 13.1 miles
- Tampa International Airport: 19.3 miles





- A U-Haul Dealership transfers to the buyer.

Listing Team



Chris is an office specialist with a primary focus on all markets within Hillsborough County. In addition to helping owners and investors with the purchase, sale, and leasing of office space, he specializes in tenant representation. He has a degree in Real Estate and Land Use Economics, and has held a Real Estate Brokers license for over 20 years.

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