



5908

# 5908 BRECKENRIDGE

5908 BRECKENRIDGE PARKWAY, TAMPA, FL 33610



EUROPEAN EQUITIES  
CORPORATION

5908 Breckenridge Pkwy presents an exceptional opportunity for occupiers looking to acquire a professional, highly functional building with the combination of office and warehouse spaces.



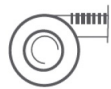
5908 Breckenridge Parkway  
Tampa, FL 33610

ADDRESS



40,000 RSF

TOTAL RENTABLE SF



6.13 ACRES / 267,022 SF

LAND SIZE



0.0%

LEASED



1983

YEAR BUILT



4.8 per 1,000 SF

PARKING



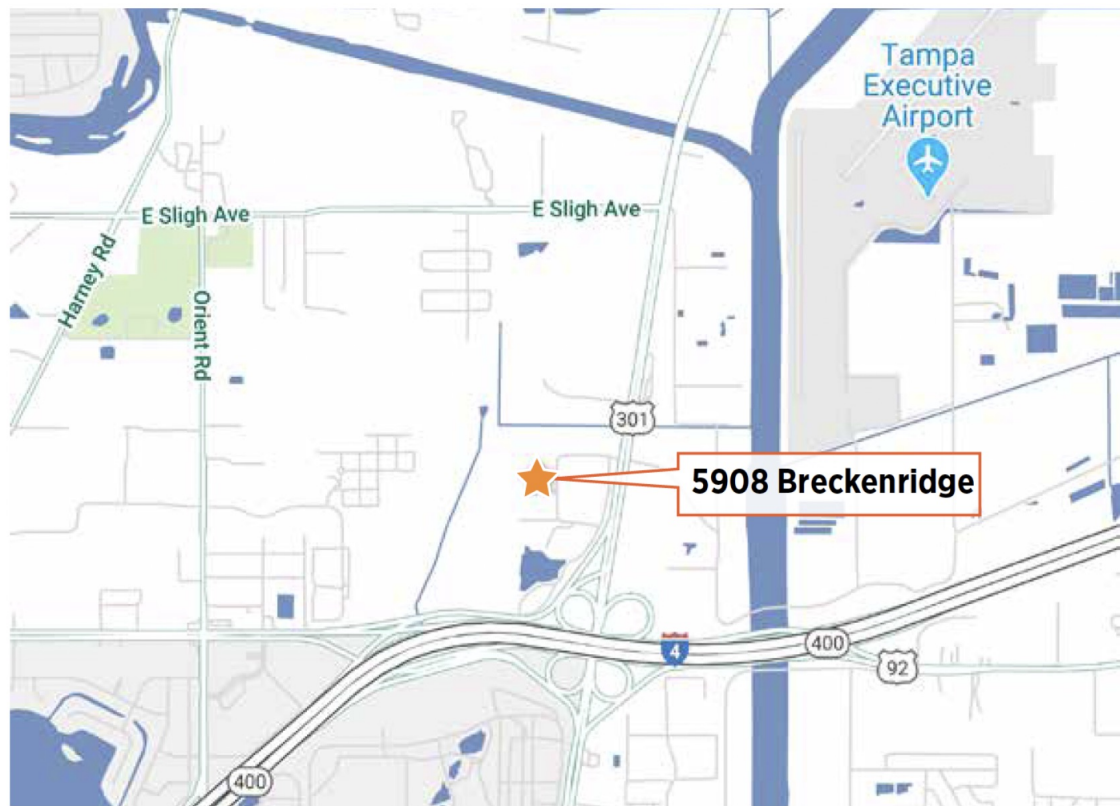
One (1)

STORIES



40,000 SF (Includes ±5,000 SF of warehouse)

AVAILABLE SPACE



## OFFERING OVERVIEW

Asking Price \$7,499,000

Terms All cash due at closing

Structure Investors should base their offers on an “as-is” and “where-is” basis



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### FOR LEASING INFORMATION:

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# PROPERTY DESCRIPTION

## BUILDING AND SITE PROFILE



5908 Breckenridge Parkway,  
Tampa, FL 33610  
**ADDRESS**



Breckenridge Park is accessible via two (2) ingress/egress points from Highway 301. Within the park, The Property has one (1) ingress/egress point from Breckenridge Pkwy.  
**INGRESS/EGRESS**



40,000 SF (including 5,000 SF of Climate Controlled Warehouse)  
**Net RENTABLE SF**



1983  
**YEAR BUILT**



ONE (1)  
**STORY**



6.13 ACRES / 267,023 SF  
**LAND SIZE**



4.8 / 1,000 SF (195 spaces incl. 6 handicap spaces)  
**PARKING**



U-36-28-19-1MD-000001-B0000.0  
**PARCEL ID**



CG General Commercial  
**ZONING**



15' - 18' Feet  
**CLEAR HEIGHT**



Rear-Dock (2 dock doors & 1 ramp)  
**LOADING TYPE**



# PROPERTY DESCRIPTION

## DESIGN & CONSTRUCTION



Concrete slab-on-grade with steel framework  
**FOUNDATION**



Concrete Block  
**CONSTRUCTION TYPE**



Brick Exterior  
**EXTERIOR FINISHES**



Flat built-up roof system covered with modified bitumen systems or a rubber membrane covered roof (age unknown)  
**ROOFING**

## BUILDING SYSTEMS



Rooftop package units and split system with roof-mounted condenser units and ceiling-mounted air handlers (replaced 20 units between 2016 - 2019)  
**HVAC SYSTEM**



Electric, forced-air fan coil units  
**HEATING**



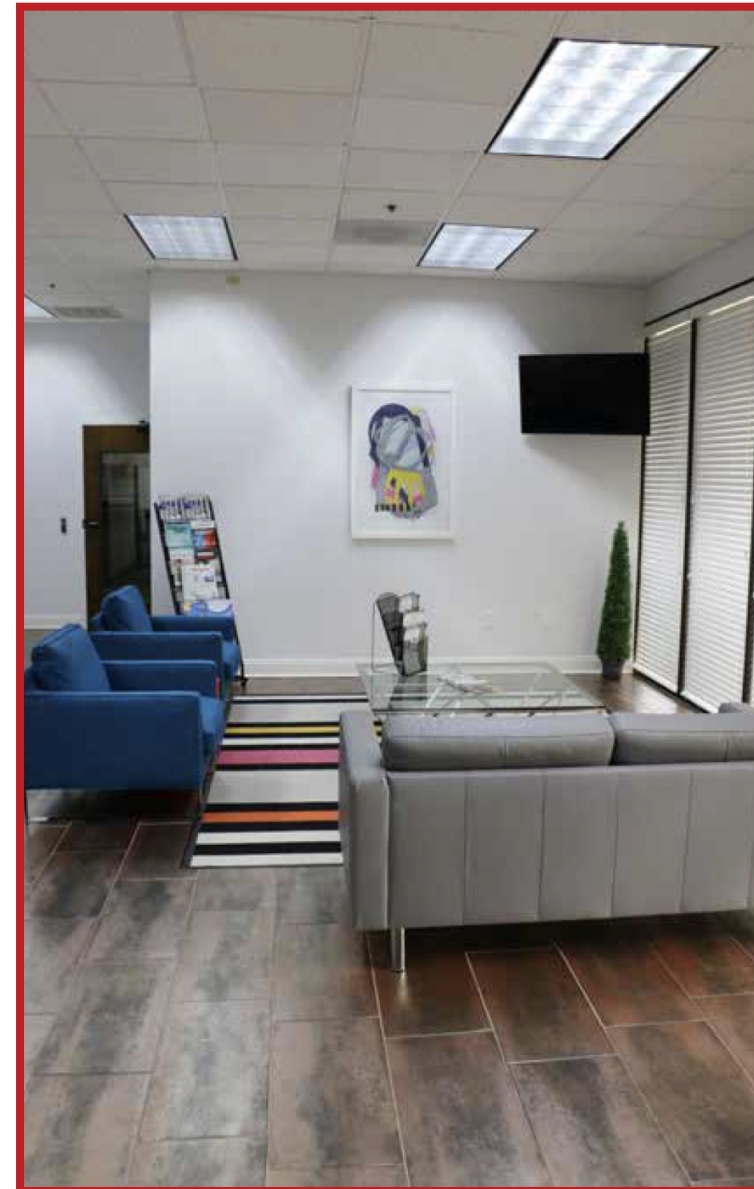
Both sprinkler and alarm system  
**LIFE SAFETY/FIRE PROTECTION**



Security cameras throughout the interior and exterior of the building  
**SECURITY**

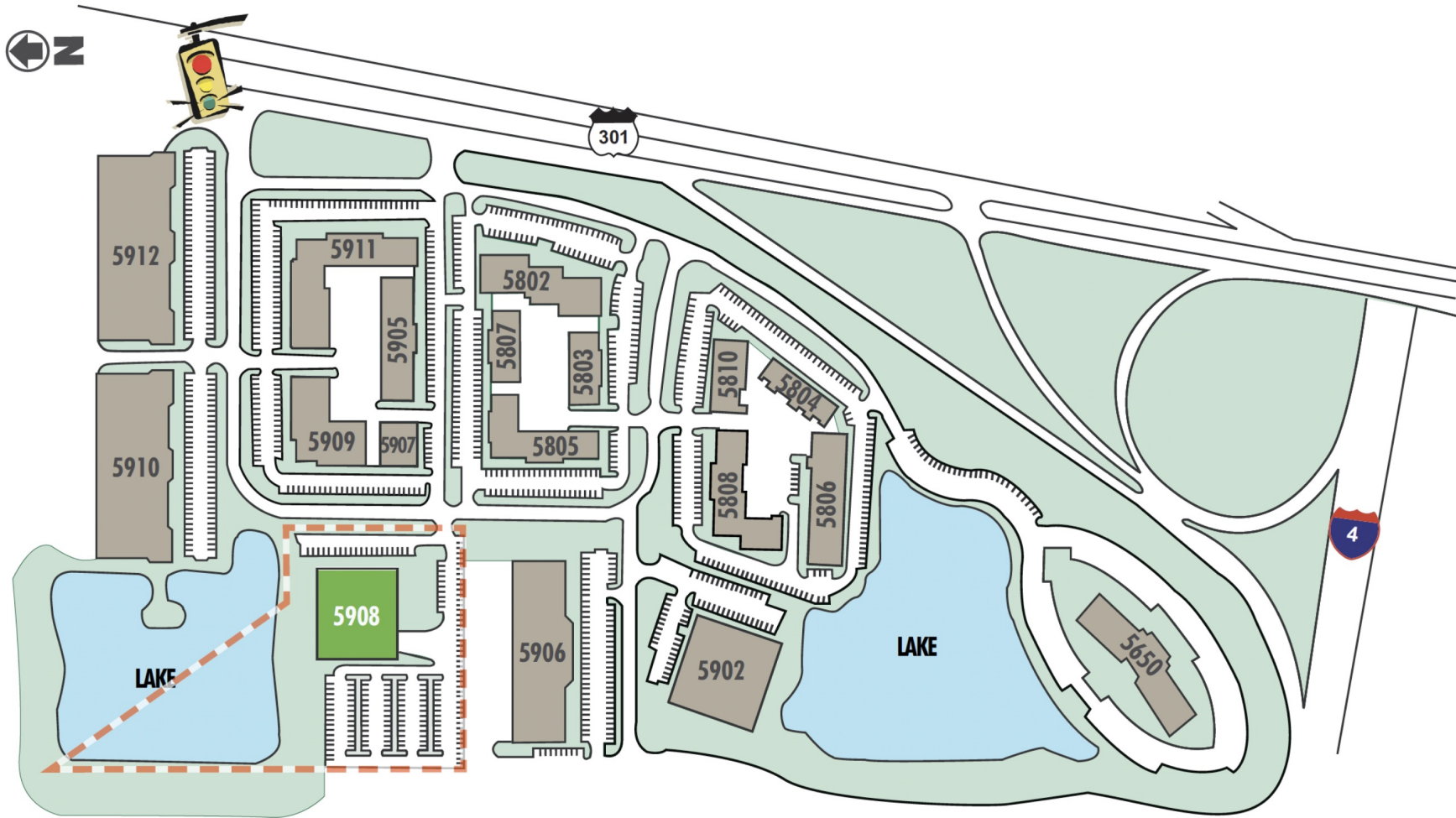


Electric: Tampa Electric Company (TECO)  
Water & Sewer: Hillsborough County  
Telecommunications: Various Providers  
**UTILITIES**



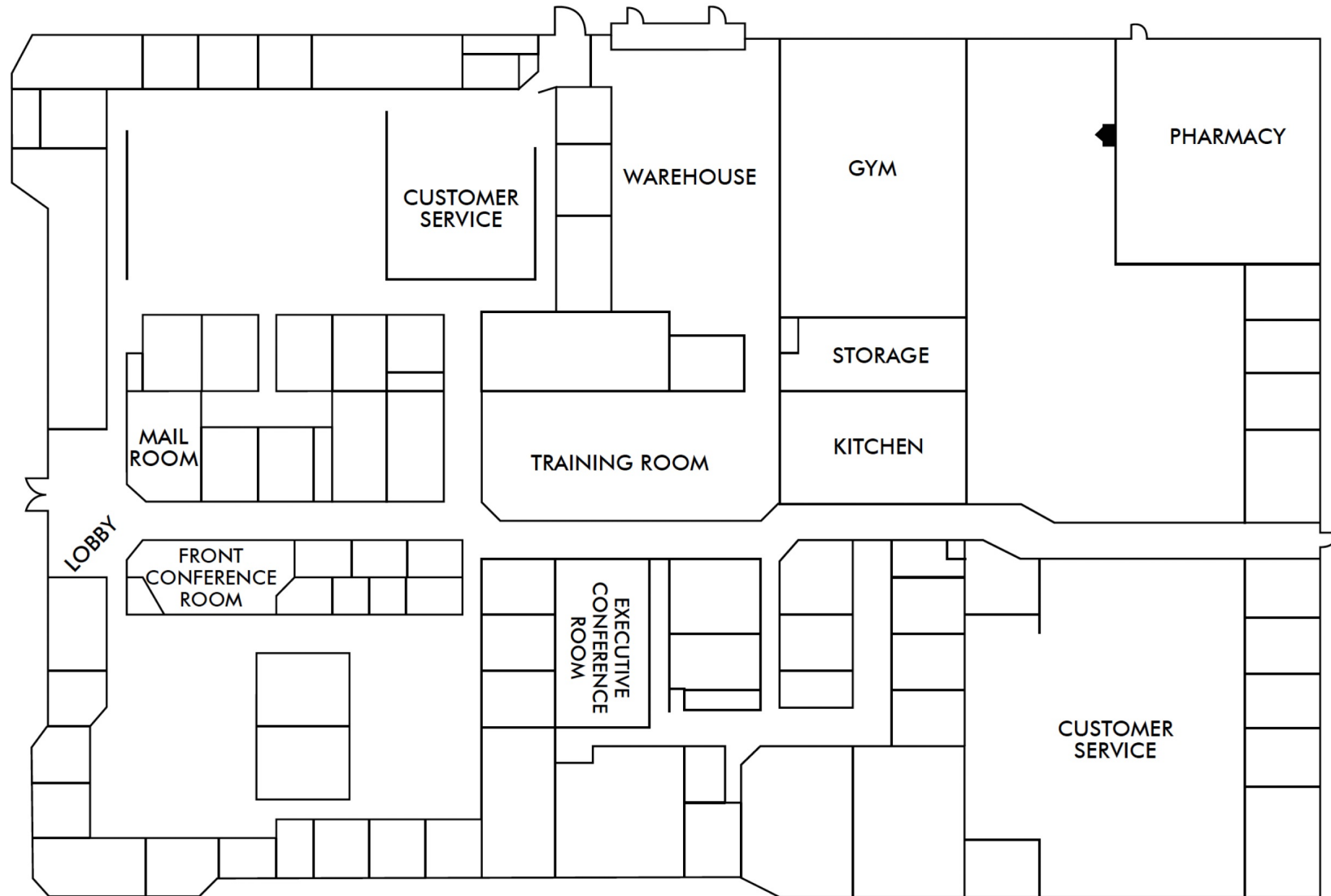
# PROPERTY DESCRIPTION

## BRECKENRIDGE PARK SITE PLAN



# PROPERTY DESCRIPTION

## FLOOR PLAN



**FOR LEASING INFORMATION:**