

TARPON SPRINGS INDUSTRIAL PARK

FOR LEASE



1400 L & R INDUSTRIAL BLVD, TARPO SPRINGS, FL 34689

UP TO ± 62,875 SF AVAILABLE FOR LEASE
and ± 1.5 AC of Outdoor Storage (IOS)

 CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

TOTAL SF	83,060 SF
TOTAL BUILDINGS	4 Buildings
SITE SIZE	± 8.79 AC (± 7.84 Usable AC)
ZONING	IR - Industrial Restricted District

BUILDING A	46,800 SF
BUILDING B	12,000 SF
BUILDING C	4,260 SF
BUILDING D	20,000 SF (plus 2,000 SF Industrial Paint Booth)

Property features ± 2.40 AC of Outdoor Storage (IOS) for a variety of users

Property is fully fenced and has striped and paved parking for up to 150 Vehicles

Buildings A & C have new roofs as of 2022 and 2023, respectively

Building D was constructed in 2006



PROPERTY OVERVIEW



AVAILABILITY OVERVIEW

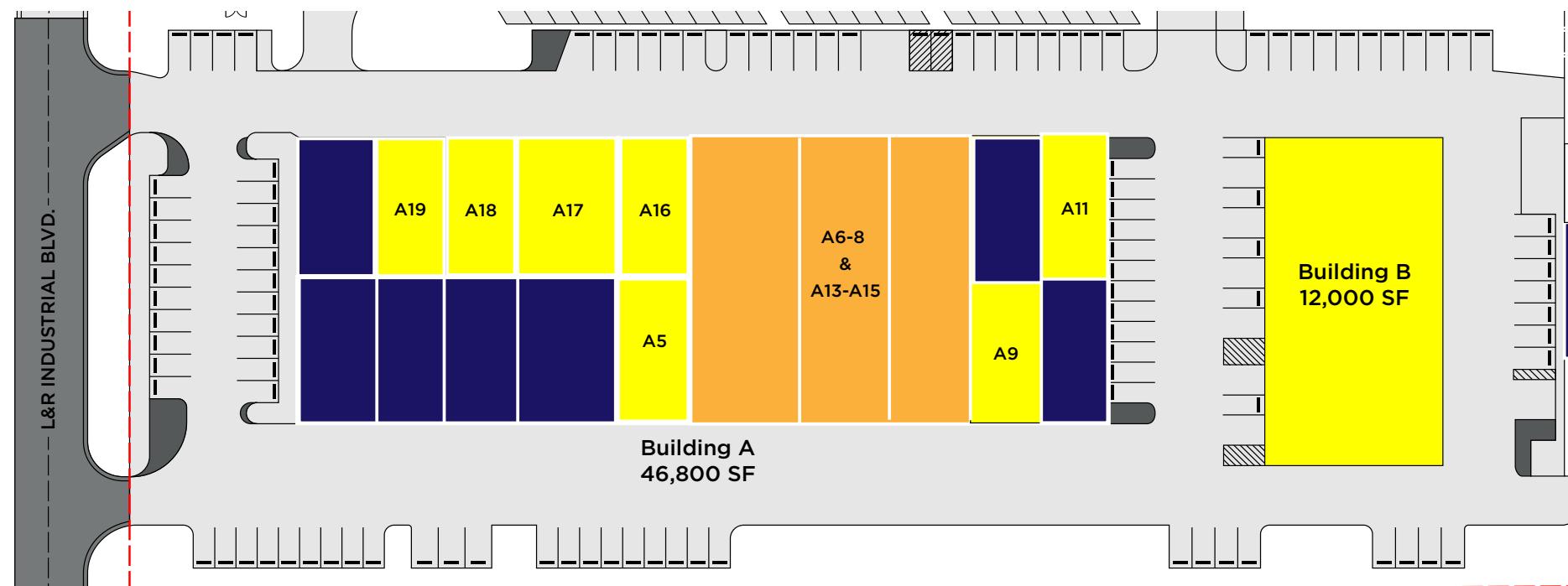
BUILDING	SUITE	SF	CLEAR HEIGHT	LOADING	AVAILABILITY	POWER
Building D	Full Building	20,000 SF	17'	15 Grade Level	Available Now	800 Amp/ 3 Phase
Building B	Full Building	12,000 SF	14'	6 Grade Level	Available Now	225 Amp/ 3 Phase
Building A	Suite A5-9; A11; A13-19	1,625 - 30,875 SF	15'	18 Grade Level	Available Now	See Next Slide

The site plan illustrates the layout of the property. Building D is a long, single-story building with a yellow roof, situated on the left. To its right is a large green rectangular area labeled 'OUTDOOR STORAGE (IOS)'. Further right is Building B, a smaller yellow building. To the far right is Building C, also yellow, with a blue callout box stating 'LEASED'. The plan shows various suites and storage areas outlined in different colors (yellow, orange, blue). A vertical street labeled 'L&R INDUSTRIAL BLVD.' runs along the left side. A red dashed line indicates a boundary or access point. A blue callout box with the text 'CLICK HERE TO ACCESS BUILDING D FLOORPLAN' is positioned above Building D.

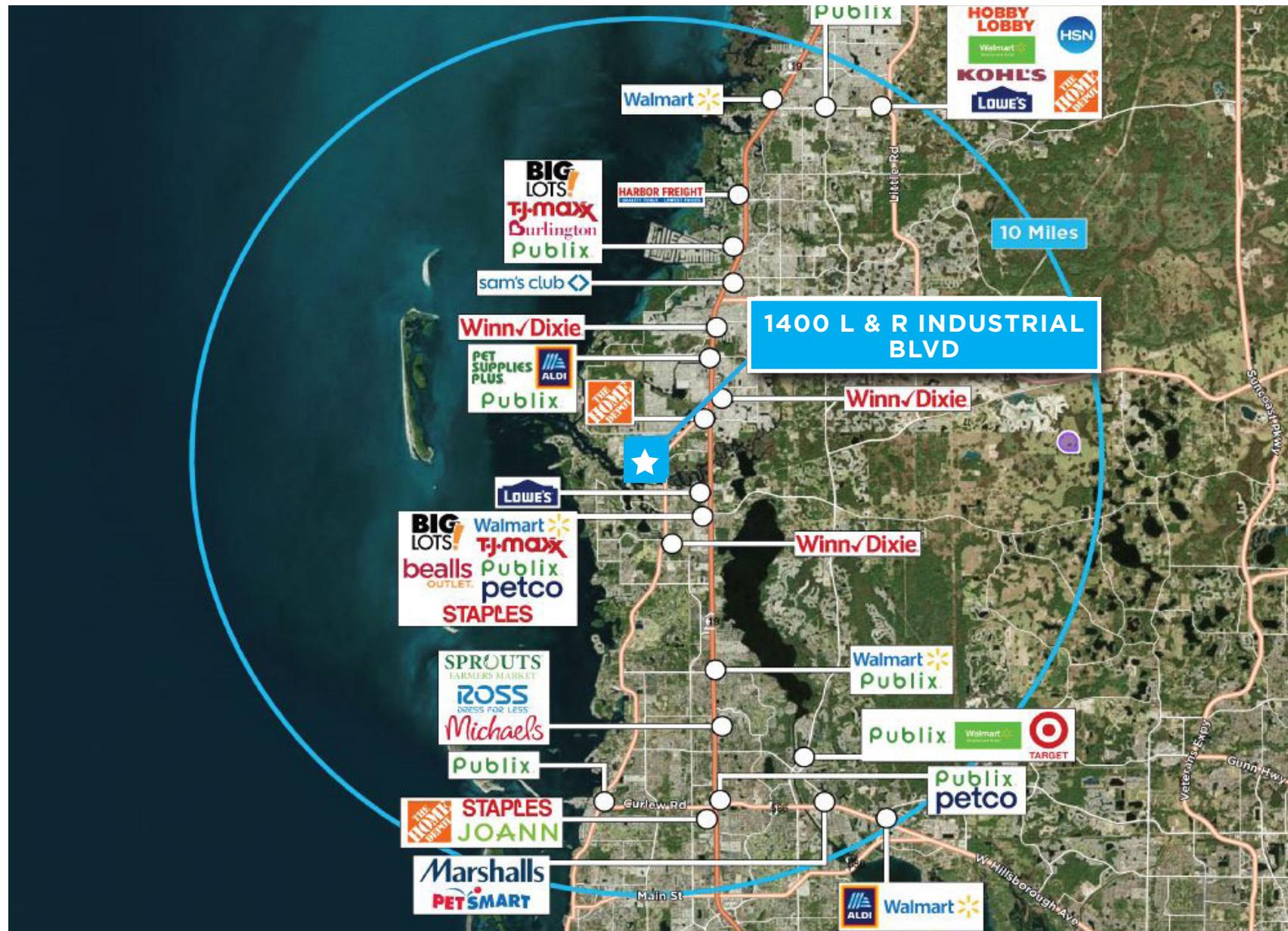
BUILDING A AVAILABILITIES

BUILDING	SUITE	SF	AVAILABILITY	POWER
Building A	A6-A8 & A13-15	16,900 SF	Available Now	400 Amp/ Single Phase 350 Amp/ 3 Phase
Building A	A9	2,600 SF	Available Now	100 Amp/ Single Phase
Building A	A19	1,625 SF	Available Now	100 Amp/ Single Phase
Building A	A18	1,625 SF	Available Now	100 Amp/ Single Phase
Building A	A17	3,250 SF	Available Now	100 Amp/ Single Phase
Building A	A16	1,625 SF	Available Now	100 Amp/ Single Phase
Building A	A5	1,625 SF	Available Now	150 Amp/ 3 Phase
Building A	A11	1,625 SF	Available Now	100 Amp/ Single Phase

**CLICK HERE TO ACCESS
BUILDING A FLOORPLAN**



LOCATION MAP



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