

# FOR SALE AND LEASE

5007 S WEST SHORE BLVD, TAMPA, FLORIDA 33611  
17,000 SF AVAILABLE (FREE STANDING BUILDING)



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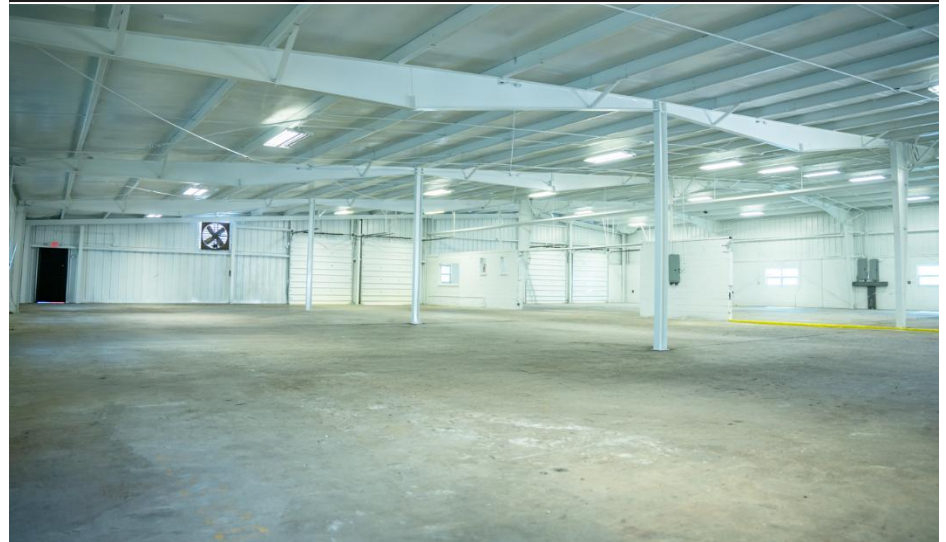
**5007 S WEST SHORE BLVD, TAMPA, FLORIDA 33611**  
**17,000 SF AVAILABLE (FREE STANDING BUILDING)**

## PROPERTY OVERVIEW

- **17,000 SF BUILDING AVAILABLE**
- **+/- 981 SF of Class A OFFICE** (plans submitted for permit)
- **20' CLEAR HEIGHT (MOSTLY CLEAR SPAN)**
- **4 DOCK HIGH DOORS +1 RAMPED DOOR**
- **COVERED DOCK LOADING PLATFORM (+/- 4K SF)**
- **RENOVATED: 2024**
- **GATED ACCESS POINT IN THE REAR DOCK AREA**
- **POWER: 400 AMPS, 480 VOLT, 3 PHASE**
- **SINGLE TENANT FREE STANDING BUILDING**
- **SECURED & FENCED OUTSIDE STORAGE**
- **EXCELLENT SIGNAGE & VISIBILITY— 14,800 AADT**
- **MAJOR RENOVATIONS UNDERWAY!!!**

**MARKETED BY:**

# LRE



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**ALEC SEOW**

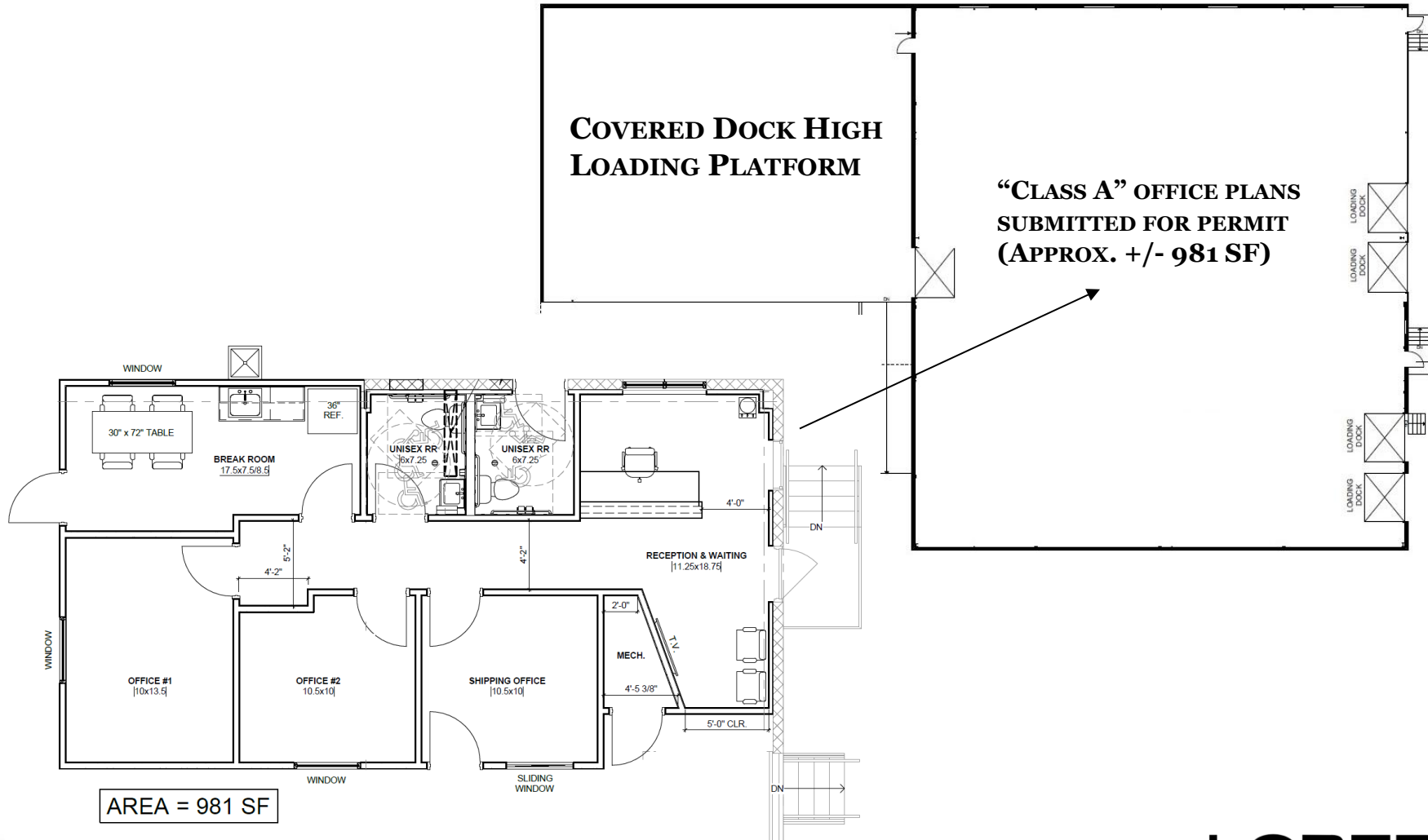
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## BUILDING FLOOR PLAN



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UPGRADED  
LIGHTING

BRAND NEW INDUSTRIAL  
GRADE PAINT

UPGRADED 3-PHASE POWER

+/- 981 SF CLASS A OFFICE (OFFICE  
PLANS SUBMITTED FOR PERMIT)

PRESSURED CLEANED  
WAREHOUSE FLOORS

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EXCELLENT SIGNAGE, VISIBILITY, AND  
EXPOSURE ON WEST SHORE BLVD

BRAND NEW  
EXTERIOR LED  
LIGHTING

BRAND NEW FAÇADE AWNING

BRAND NEW EXTERIOR PAINT

14,800 VEHICLES PER DAY

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SECURED + FENCED OUTDOOR STORAGE WITH  
COVERED DOCK HIGH LOADING PLATFORM



BRAND NEW CRUSHED CONCRETE + FORKLIFT  
RAMP W/ACCESS INTO WAREHOUSE

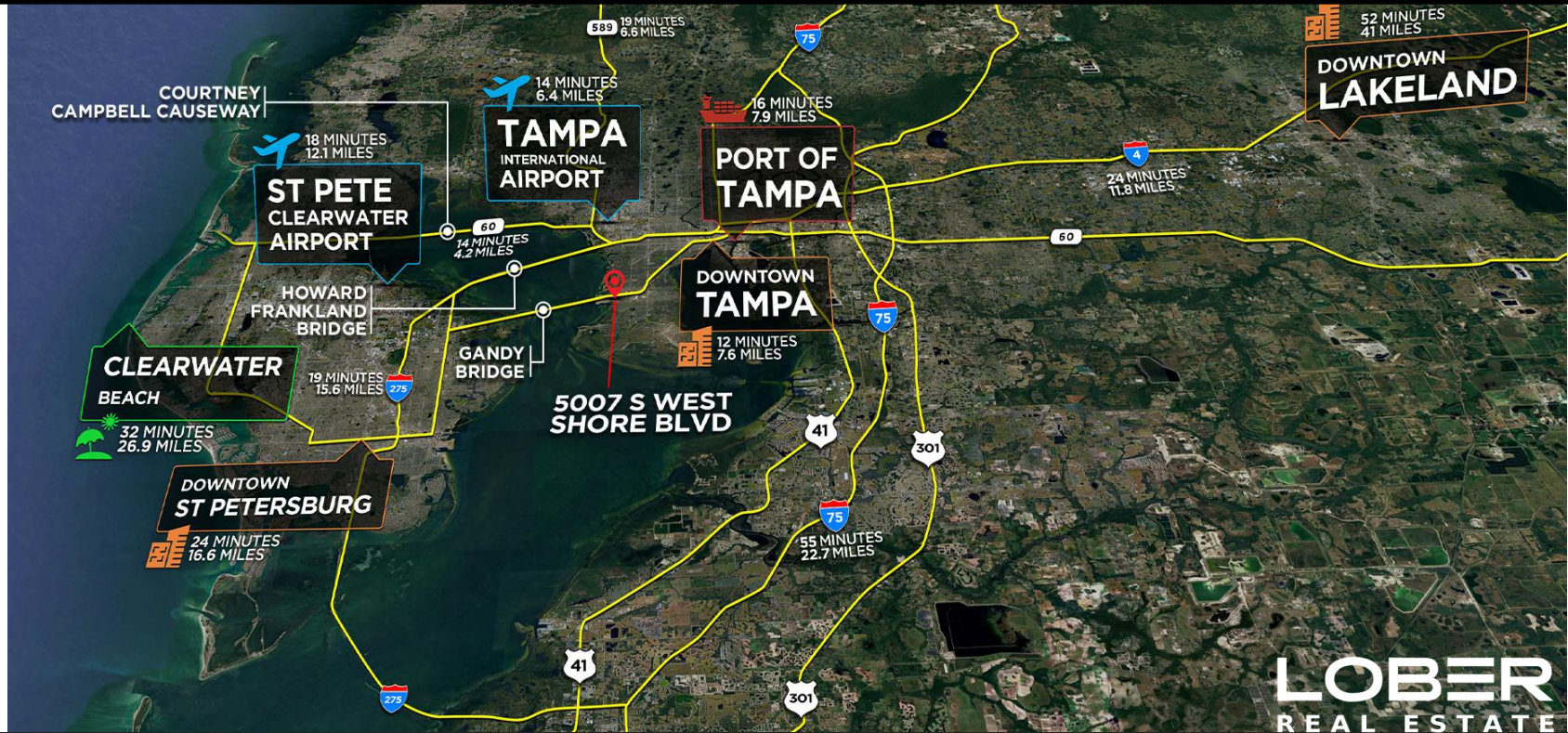


BRAND NEW EXTERIOR LED LIGHTS

Your Sign Here

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**Location Benefits:** 5007 S West Shore Blvd offers manufacturers and distributors unmatched benefits, with **direct access to major roadways** and transportation arteries. The property is just minutes from the **Gandy Bridge, Howard Frankland Bridge, and Courtney Campbell Causeway**, providing crucial connections for **labor pool access, customer reach, and the flow of goods**. Additionally, its proximity to **Tampa International Airport (TPA), St. Petersburg-Clearwater International Airport (PIE), and the Port of Tampa** makes air freight, cargo, and global shipping highly efficient. With **downtown Tampa and downtown St. Petersburg** under **20 minutes** away, this location is ideal for businesses seeking rapid connectivity, logistics, and growth potential.

**LEVELAN**  
PARTNERS

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