

# TAMPA FLEX OFFICE

1921 Tampa East Blvd., Tampa, FL 33619



**FOR SALE \$895,000**

**FOR LEASE \$7.50 / SF NNN**

## NEW ROOF & HVAC SYSTEM



## Property Highlight

- 12,000 SF flex building (2 floors 6,000 SF each)
  - 4,500 SF office
  - 6,650 AC production space
  - 850 SF warehouse
- Room to expand up to 2,400 SF
- 40 parking spaces
- 0.90 acre lot
- Zoned M - light manufacturing
- 3 Dock high doors
- Located in East Tampa off US Hwy 301

### FOR MORE INFORMATION CONTACT

**Anthony Lefler, Broker**

Off 813.242.6464 ext 21

Cel 813.493.6464

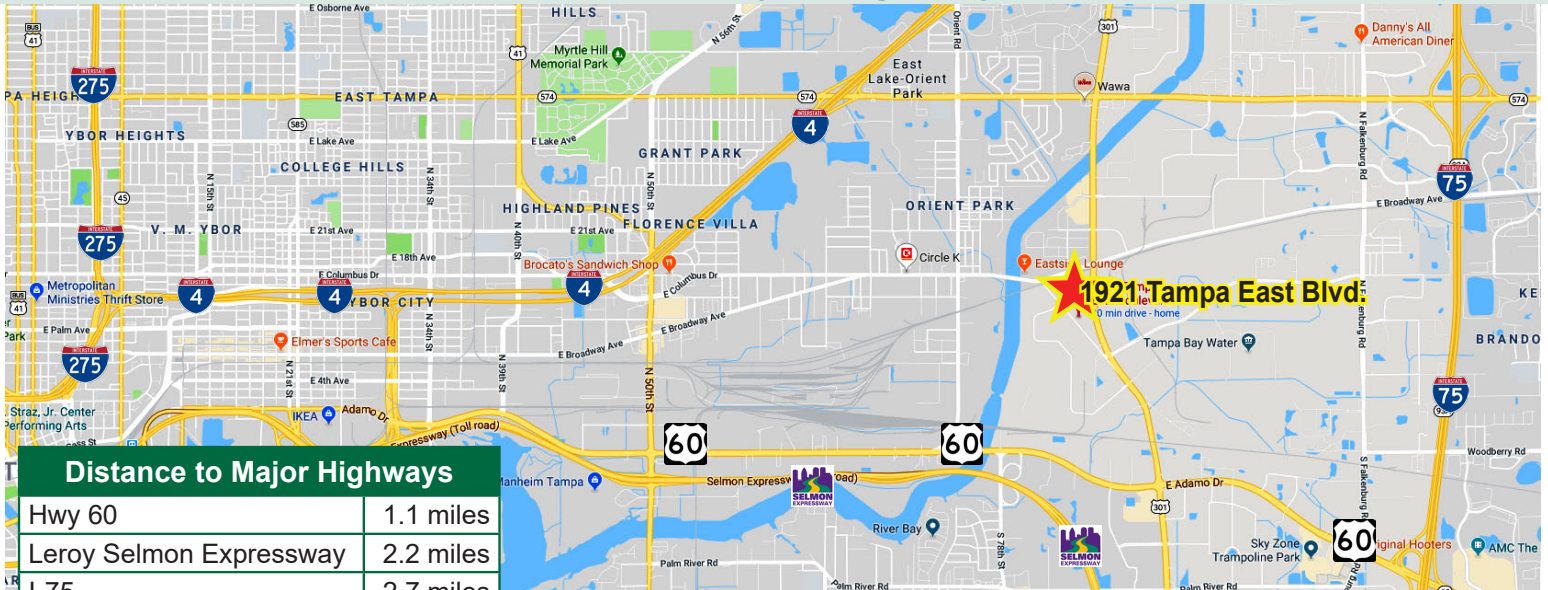
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## Close to Major Highways



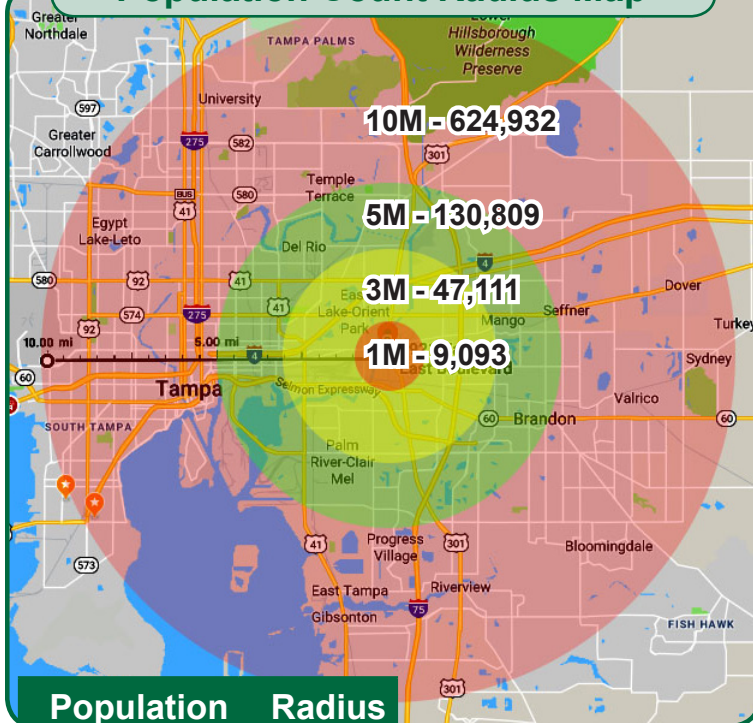
### Distance to Major Highways

Hwy 60	1.1 miles
Leroy Selmon Expressway	2.2 miles
I-75	2.7 miles
I-4	2.8 miles
I-275	5.7 miles

### Birdseye View



### Population Count Radius Map



### Population Radius

624,932	10 Miles
130,809	5 Miles
47,111	3 Miles
9,093	1 Mile

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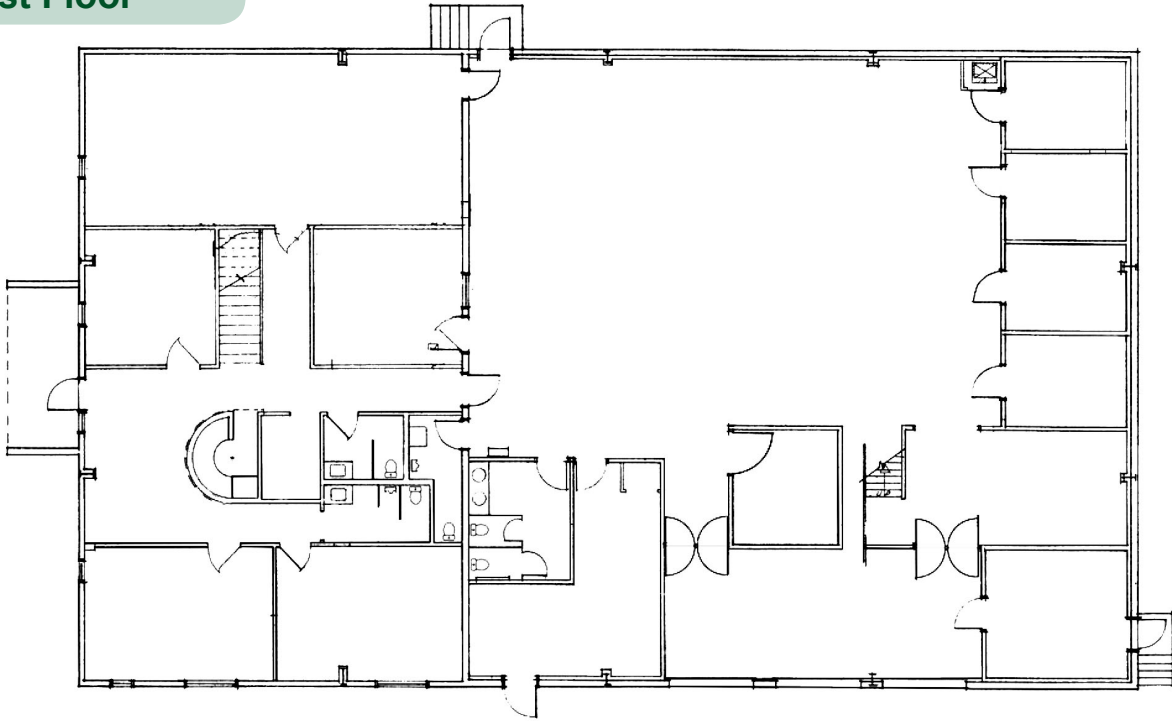
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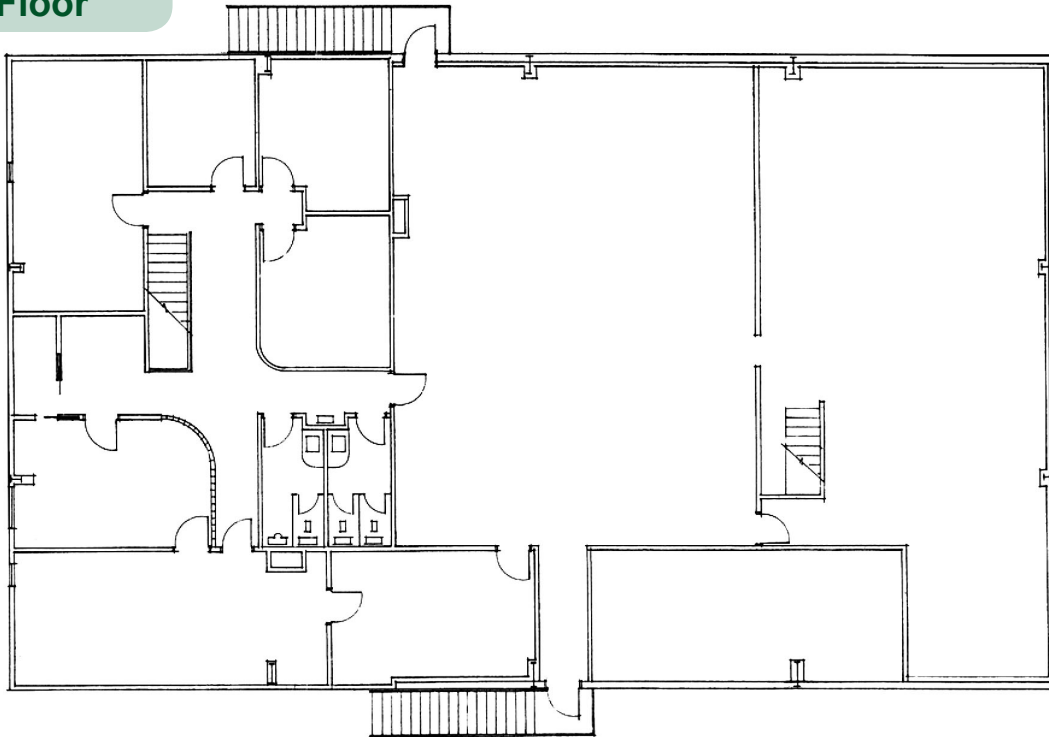
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## Floor Plans

### First Floor



### Second Floor



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