

21,913+ SQUARE FEET
7.99 ACRES MOL

FOR SALE - IOS - TRUCK FACILITY - INDUSTRIAL WITH EXCESS LAND
6015 US HIGHWAY 301 NORTH
TAMPA, FLORIDA 33610



FOR ADDITIONAL INFORMATION CONTACT:
DERON THOMAS, SIOR, CCIM
CELL (727) 204-0201
TYLER THOMAS, JD
KYLE HARRIS
OFFICE (727) 724-3300



INDUSTRIAL REALTY SOLUTIONS, INC.
701 ENTERPRISE ROAD E., SUITE 701
SAFETY HARBOR, FL 34695
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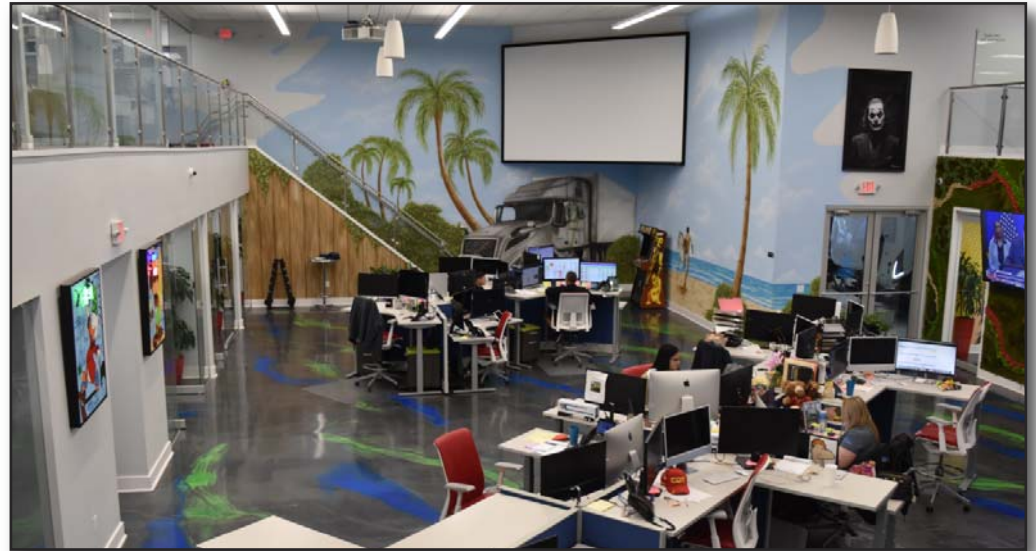
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PROPERTY SPECIFICATIONS:

Building Sizes:	16,913 Sq. Ft. Main Building 5,000 Sq. Ft. Maintenance Facility Two Residential Office Conversions
Building Class:	B, Constructed in 1972 & 2023
Construction:	Insulated Metal
Well Appointed Office Space Main Building:	10,663± Square Feet MOL 6,550± Square Feet Ground Floor
Clear Height:	17'- 34' Main Building 18.4'- 22.8' Maintenance Facility
Dock Well Loading Doors:	None, But There Is Room To Add
Grade Level Doors Main Bldg.:	2 @ 18'h x 14'w, 2 @ 16'h x 14'w
Grade Level Doors Small Bldg.:	4 @ 16'h x 14'w
Power:	3-Phase, Both Buildings
Warehouse Lighting:	LED Lights
Column Spacing:	Clear Span Buildings
Site Size:	7.99 Acres MOL
Zoning:	CI - Commercial Intensive PD - Two Northern Parcels (In Process)
Property Extras:	Excess Land Major Frontage/Signage Excellent Location Access To Major Highways Several Ingress/Egress Points
Offered For Sale:	Contact Broker For Pricing



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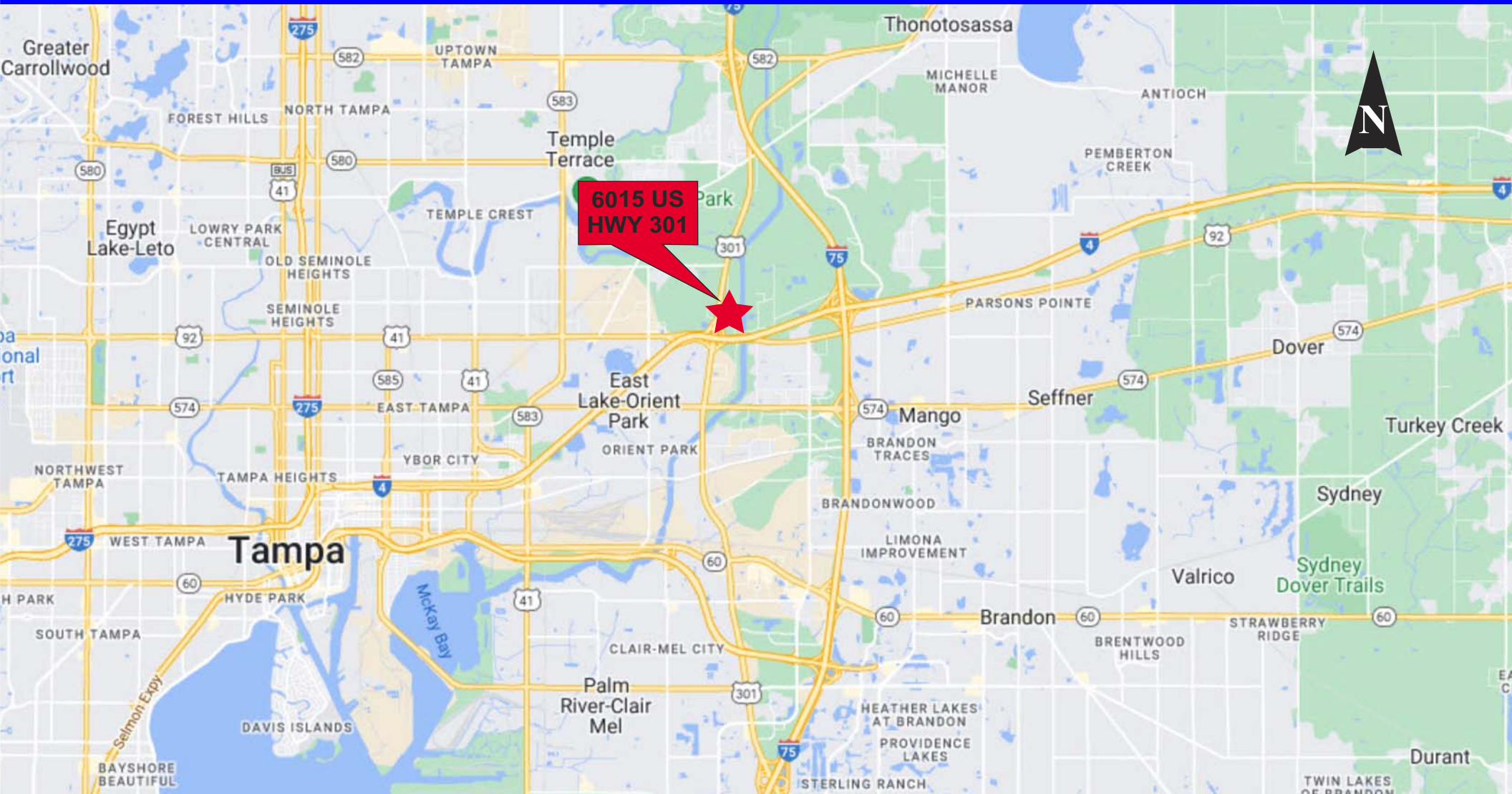


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