



Executive Summary

INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate:	Negotiable
CAM:	\$3.75 PSF
Building Size:	82,506 SF +/-
Available SF:	21,872 - 82,506 SF +/-
Lot Size:	5.93 Acres
Number of Units:	3
Year Built:	1963
Renovated:	2024
Zoning:	CI

PROPERTY OVERVIEW

Ideally located in affluent South Tampa just west of Dale Mabry Highway, Gandy Blvd and the Selmon Expressway, three of Tampa's most important transportation arteries. This property offers spaces ranging from 21,872 SF - 82,506 SF +/- with over 3 acres of parking/outdoor storage.

PROPERTY HIGHLIGHTS

- Active CSX rail
- All suites feature dock high doors and 1 ramp
- 19' clear height
- 3-Phase - 1,200 AMP - 277/480 V
- ESFR fire suppression
- Column spacing: 19' (w) x 19' (d)
- Under renovation with new solar-ready TPO roof, interior and exterior paint, asphalt parking lot, and LED lighting.



Additional Photos

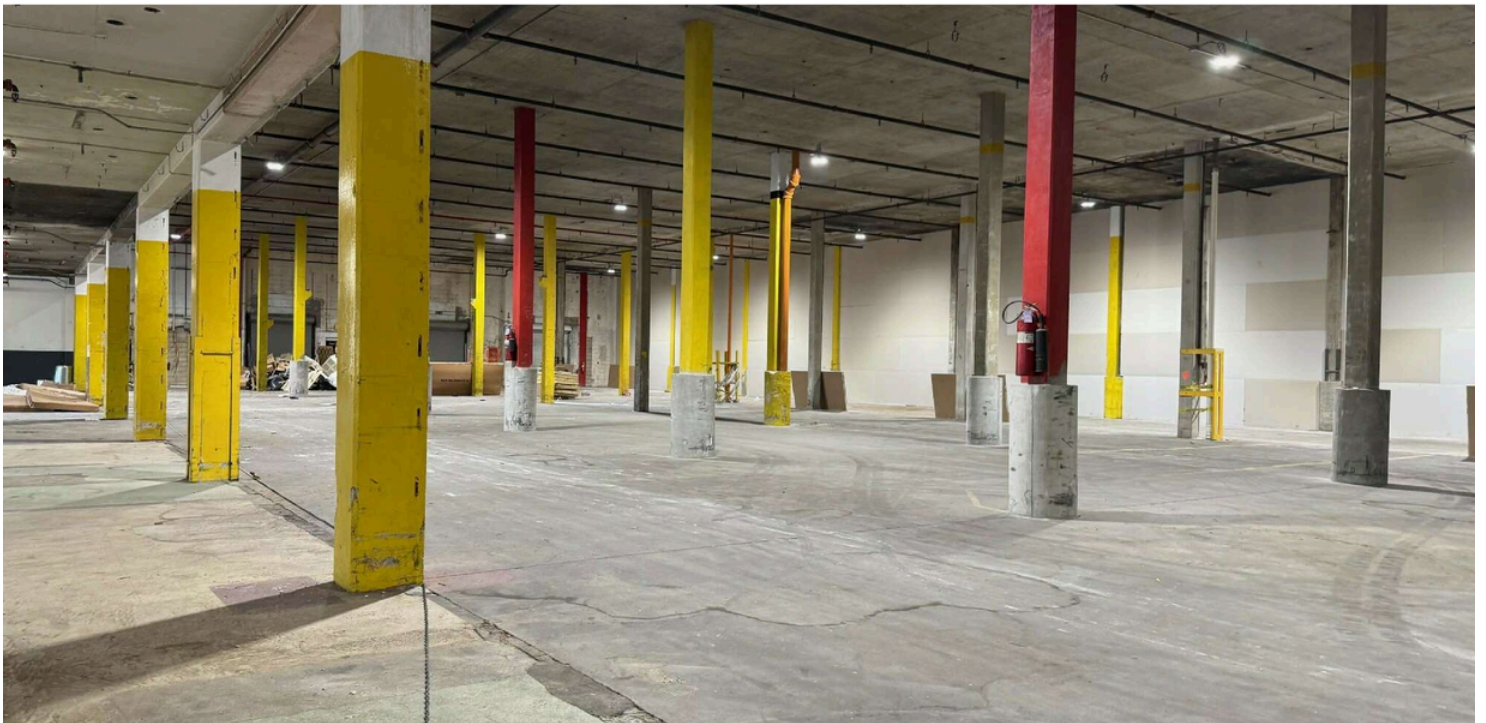
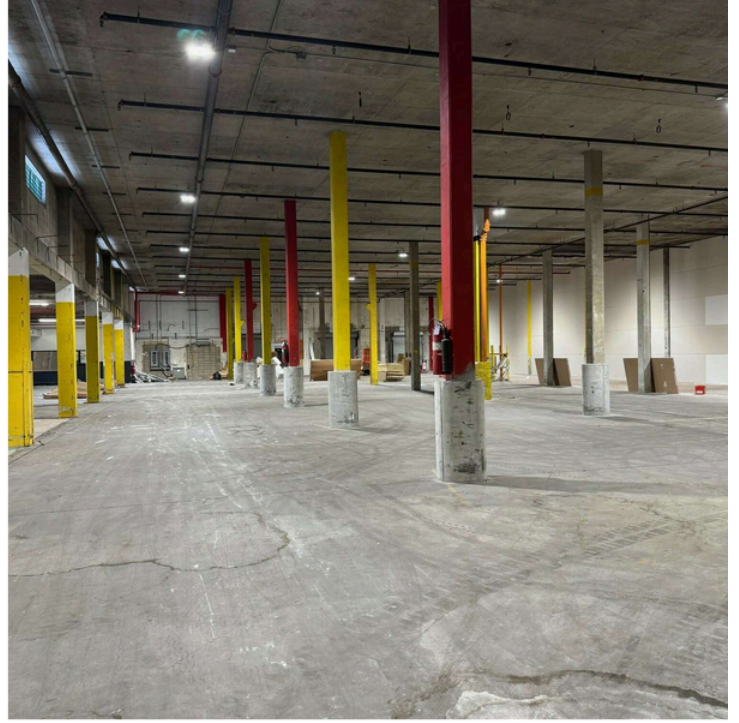
INDUSTRIAL PROPERTY FOR LEASE





Additional Photos

INDUSTRIAL PROPERTY FOR LEASE





Additional Photos

INDUSTRIAL PROPERTY FOR LEASE





Additional Photos

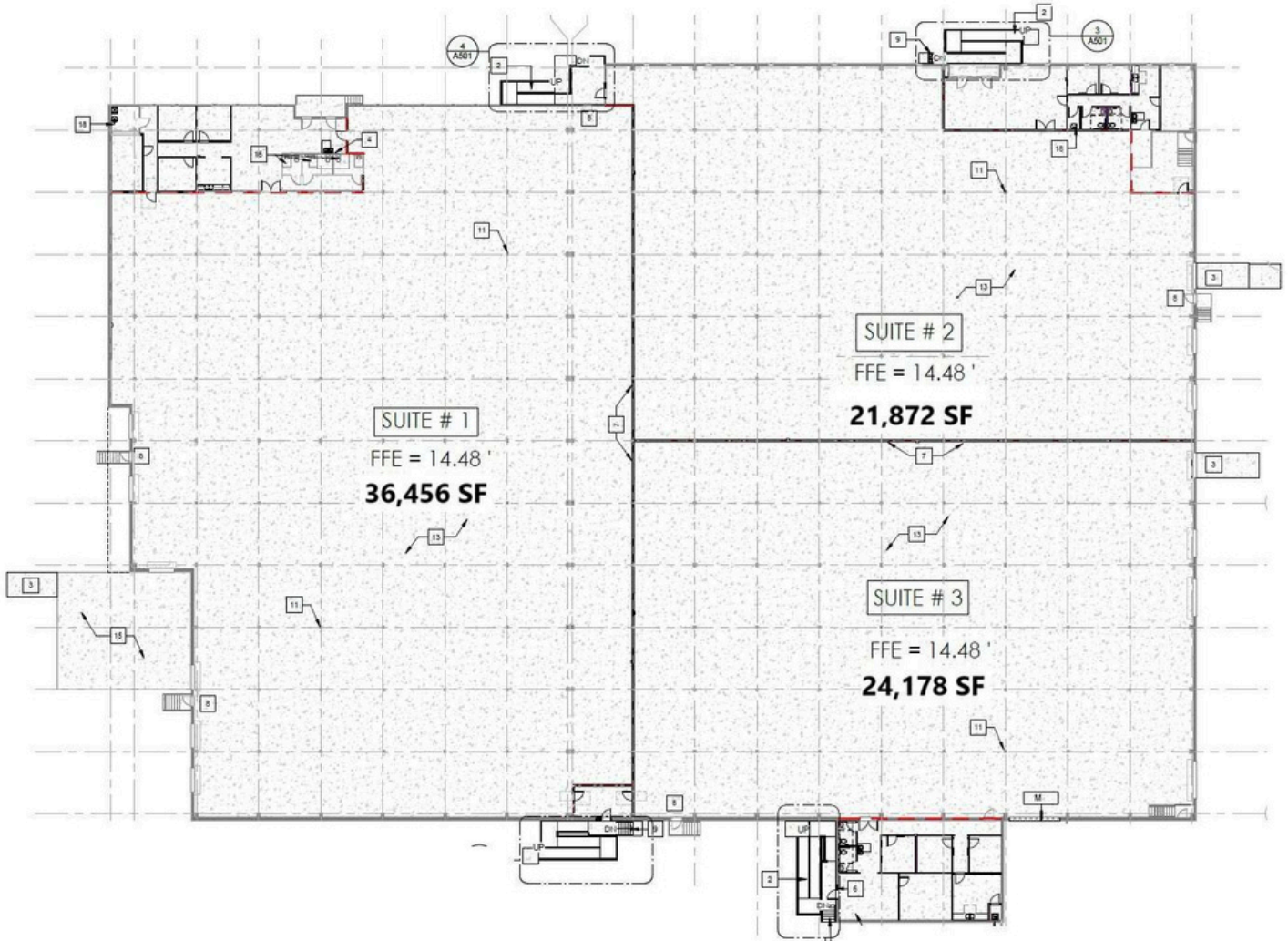
INDUSTRIAL PROPERTY FOR LEASE





Floor Plan

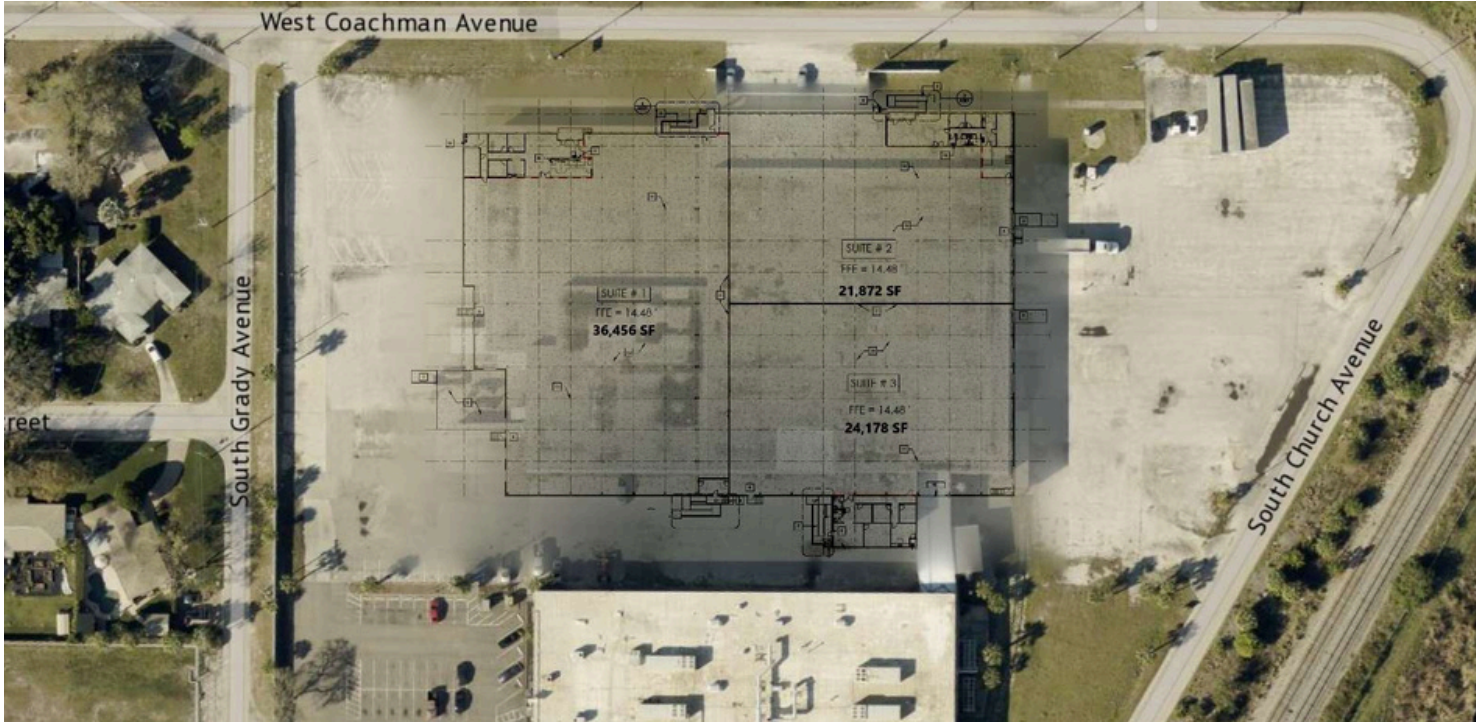
INDUSTRIAL PROPERTY FOR LEASE





Lease Spaces

INDUSTRIAL PROPERTY FOR LEASE



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	21,872 - 82,506 SF +/-	Lease Rate:	Negotiable

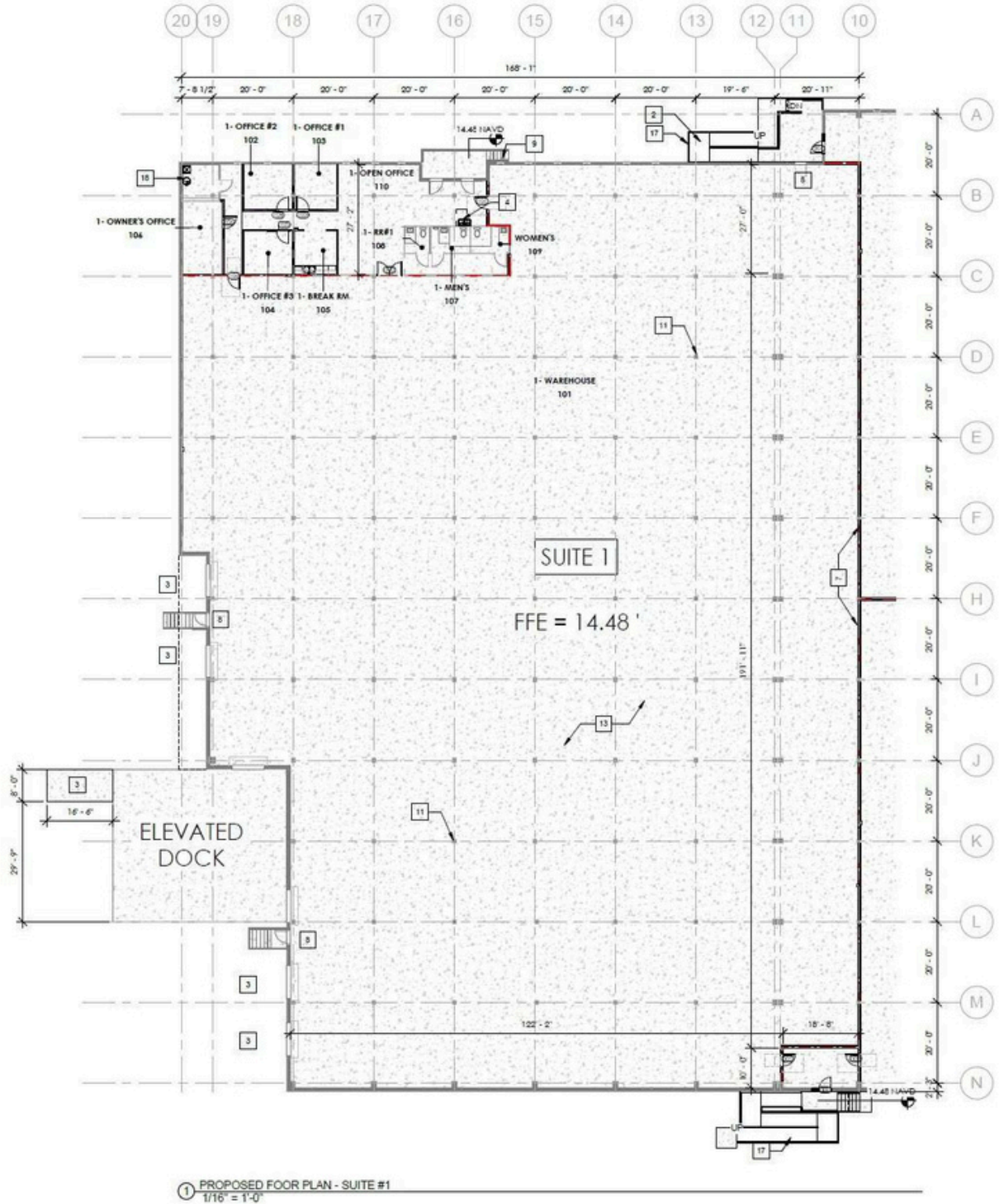
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF) +/-	OFFICE SIZE (SF) +/-	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	36,456 - 82,506 SF	2,178 SF	NNN	Negotiable	4 Dock High Doors 2 Dock on Elevated Dock Platform 1 Ramp
Sutie 2	Available	21,872 - 82,506 SF	2,155 SF	NNN	Negotiable	2 Dock High Doors 1 Ramp
Suite 3	Available	24,178 - 82,506 SF	1,835 SF	NNN	Negotiable	3 Dock High Doors 1 Ramp



Floor Plan - Suite 1

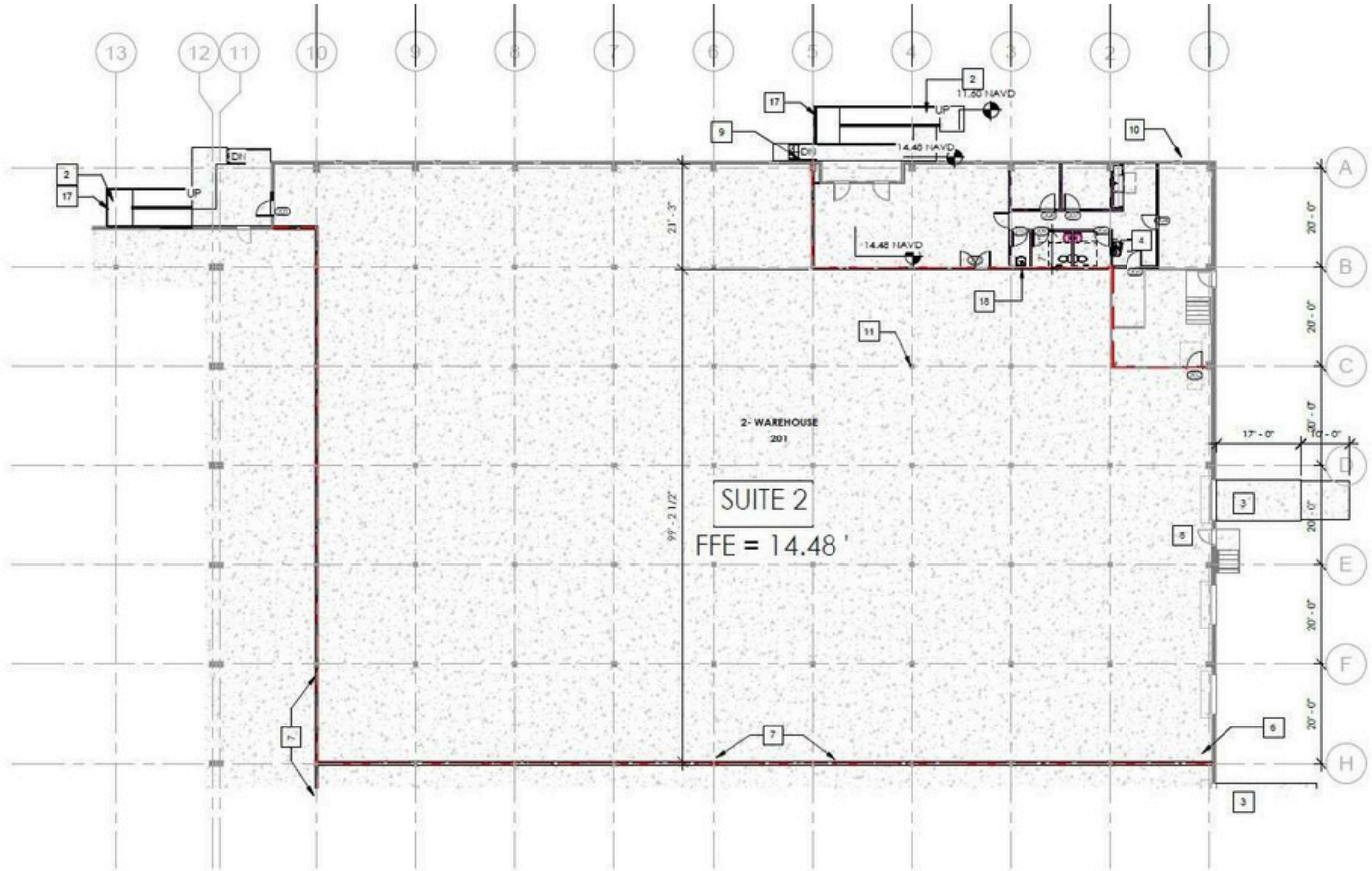
INDUSTRIAL PROPERTY FOR LEASE





Floor Plan - Suite 2

INDUSTRIAL PROPERTY FOR LEASE

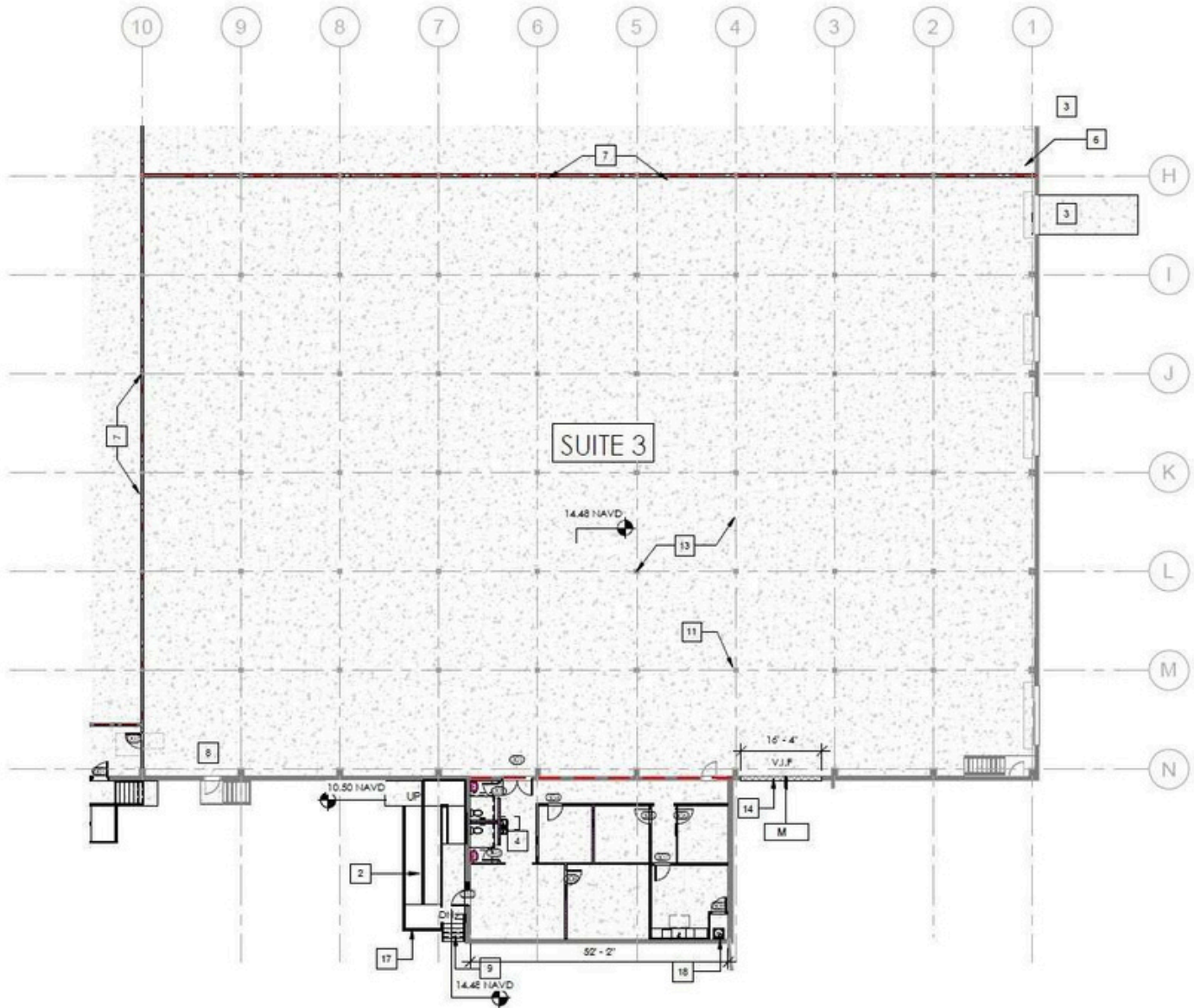


① PROPOSED FLOOR PLAN - SUITE #2
1/16" = 1'-0"



Floor Plan - Suite 3

INDUSTRIAL PROPERTY FOR LEASE





Aerial Map

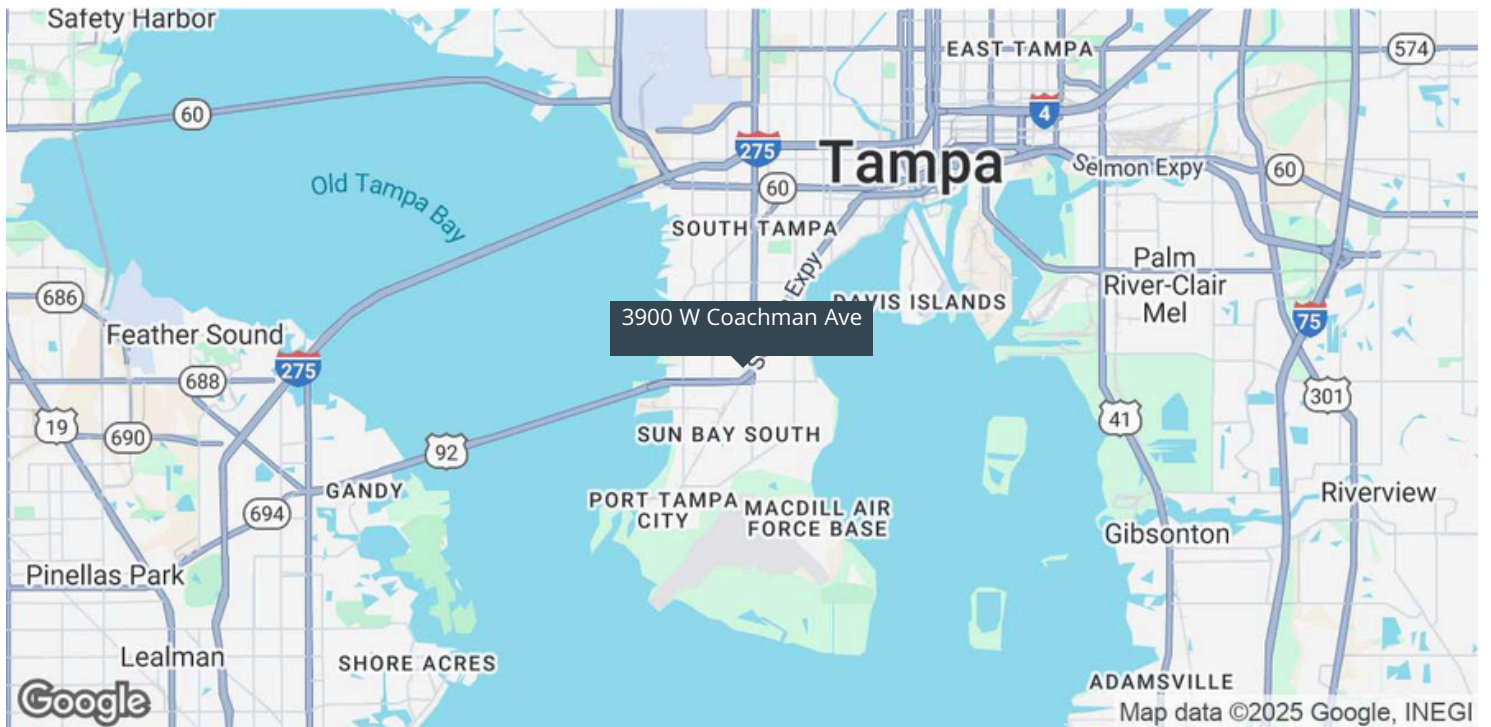
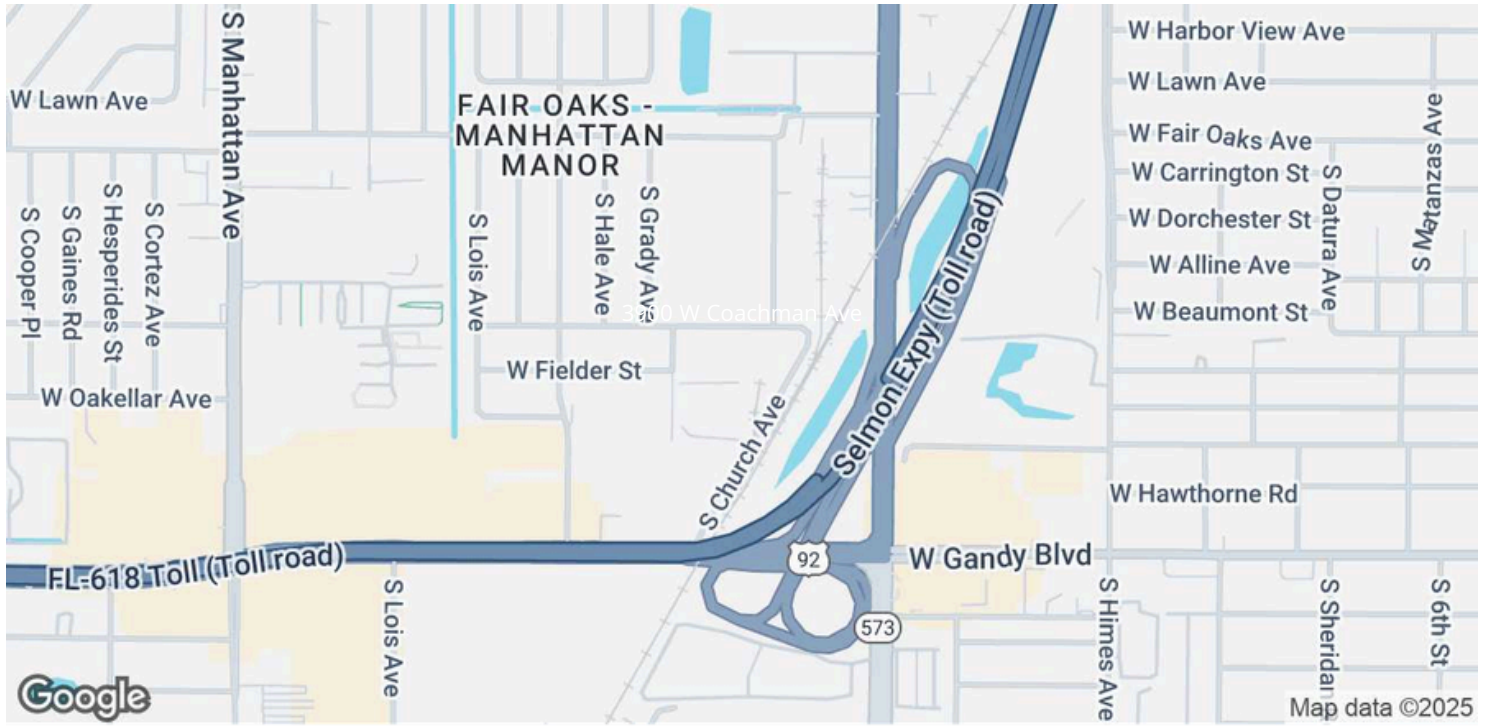
INDUSTRIAL PROPERTY FOR LEASE





Location Map

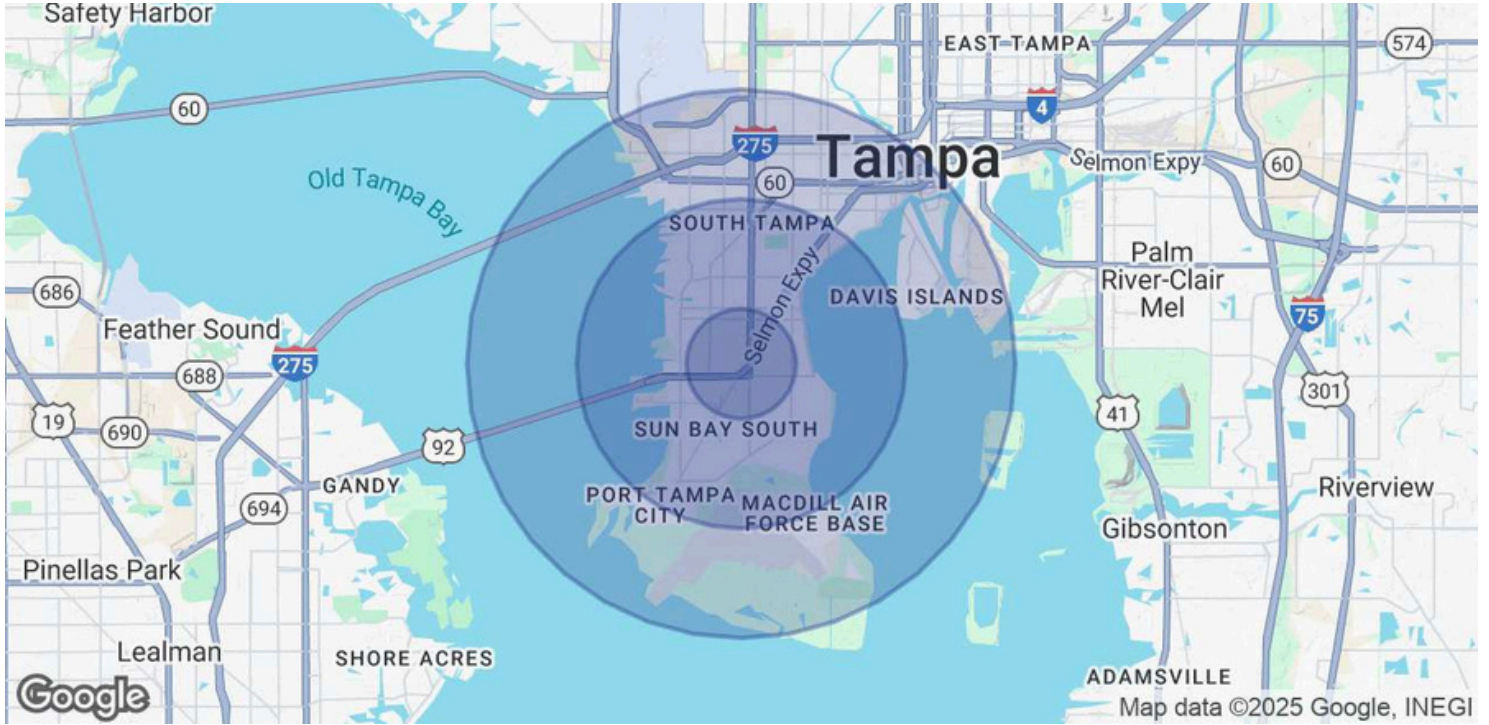
INDUSTRIAL PROPERTY FOR LEASE





Demographics Map & Report

INDUSTRIAL PROPERTY FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,912	83,953	152,871
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	43	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,974	37,613	69,433
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$128,768	\$161,799	\$147,855
Average House Value	\$559,478	\$721,647	\$684,521

Demographics data derived from AlphaMap