

For Lease – Immediate Occupancy

OFFICE – WAREHOUSE – RETAIL COMMERCIAL BUILDING
5110 S. West Shore Blvd., Tampa, FL. 33611



The space offered for lease is located at the northeast corner of West Shore Boulevard and Ballast Point Boulevard four blocks south of Gandy Boulevard across from the Westshore Marina District development. Formerly occupied by Interbay Air-Compressors, the offered space includes 4,000 sq. ft. of warehouse space with approximately 1,200 square feet of air-conditioned office space on two floors.

Building Area: 80' deep x 54' wide, 4,320 sq.ft.

Land Area: 22,500 sq. ft. or 0.52 acres±

Zoning: City of Tampa, CI, Commercial Intensive Zoning. This district provides areas for intense commercial activity, permitting heavy commercial and service uses. Minimum lot size is 10000 square feet. Maximum FAR is 1.0-1.5. Maximum height is 45 feet. The east parking area is zoned RS-75 and has a Special Use Permit granted by the City of Tampa City Council for use as appurtenant parking for the commercial building.

Land Use: CMU -35, Community Mixed Use-35 allows a maximum development density floor area ratio (FAR) of 2.0 and Residential 10, which allows a maximum development density FAR of .35.

Parking: The property has 16 designated asphalt and concrete paved parking spaces onsite reflecting a parking ratio of 3.7 spaces per 1,000 sf of gross building area.

Locator Map

For additional information, please call: Jim Jacob 813-245-7717 or Joe Jacob 813-758-5282

Asking Lease Rate is \$19.00 psf, triple net

For Lease – Immediate Occupancy

OFFICE – WAREHOUSE – RETAIL COMMERCIAL BUILDING - 5110 S. West Shore Blvd., Tampa, FL. 33611 2 of 9

Local Map:

The property is four blocks south of Gandy Blvd. on the East side of West Shore Boulevard at the NE corner of Ballast Point Blvd.



Flood Zone: The FEMA Flood Zone designation for the property is AE, a base floodplain where base floor elevations are provided. For the subject, the BFE established is 11 feet above sea level. AE Zones are now used on new format FIRMs instead of A1-A30 Zones. The property is located within the 100 year flood plain. FEMA Map Identifier:12057C0344J FIRM ID 12057C FIRM Panel Number 0344J FEMA Map Date Oct. 7, 2021



Improvements: The building is a pre-engineered steel frame and steel skin building built in 1994. It has one masonry exterior wall (north side) and three metal walls. The eaves height is estimated to be 20' with a center height of 22'. The roof is corrugated metal, and gutters and downspouts are provided. The pedestrian entry doors are a mix of metal and glass in metal frames. The windows are bronze aluminum frames. There is one overhead door (10'x 12') located along the eastern elevation, facing the parking area.

For additional information, please call: Jim Jacob 813-245-7717 or Joe Jacob 813-758-5282

The total finished office space is estimated at 951 square feet, reflecting a 22% ratio. The office area has average quality finish with vinyl floor coverings, finished gypsum board interior walls. The ceilings are 2'x 2'

JRES | Jacob Real Estate Services, Inc. | 607 West Bay Street, Tampa, Florida 33606 | 813-258-3200 | 813-254-8168 | www.jres.net

Any information given herewith is obtained from sources we consider reliable. However, JRES, Jacob Real Estate Services, Inc. is not responsible for misstatement of facts, errors, omissions, prior placement or sale, withdrawal from market, modification of offering terms and/or conditions, or change in price without notice. The information presented here is for informational purposes without warranty or assurance that said information is correct. Other than the obligation to deal honestly and in good faith, any terms outlined here are for negotiation purposes and are in no way binding upon any party until such time as a fully negotiated lease or purchase document is executed by the parties intending to be bound. Any person intending to rely upon the information supplied herein should verify all information independently.

For Lease – Immediate Occupancy

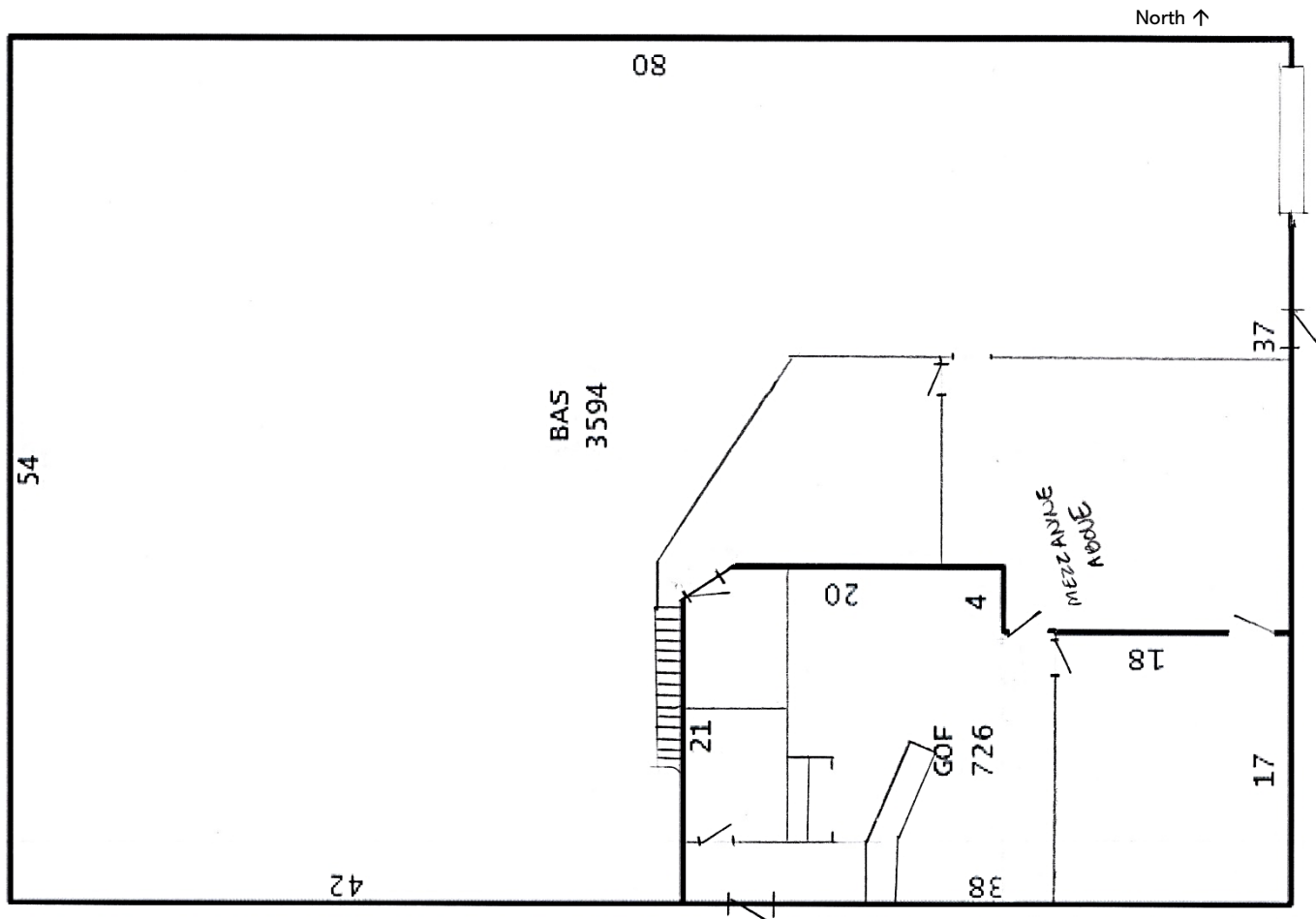
OFFICE – WAREHOUSE – RETAIL COMMERCIAL BUILDING - 5110 S. West Shore Blvd., Tampa, FL. 33611

Page 3 of 9

suspended acoustical tile grid system with recessed fluorescent lighting. The ceiling height is estimated to be 8'. The office area has central heating and cooling system with a pad mounted condensing unit. The office floor plan includes a front reception/waiting area, two individual offices, small break area, and 2 two-fixture restrooms. The building has 600 Amp, 460 Volt, 3 – Phase power.

The warehouse property is fenced with two double width, rolling vehicle gates. The outside yard is also fenced, and the parking area to the east is gated permitting secure outside storage.

Floor Plan



Asking Lease Rate is \$19.00 psf, triple net

Tenant Improvement Allowance May be Available Subject to Underwriting

For additional information, please call:

Jim Jacob 813-245-7717 jjacob@jres.net
or Joe Jacob 813-758-5282 joejacob@jres.net

JRES | Jacob Real Estate Services, Inc. | 607 West Bay Street, Tampa, Florida 33606 | 813-258-3200 | 813-254-8168 | www.jres.net

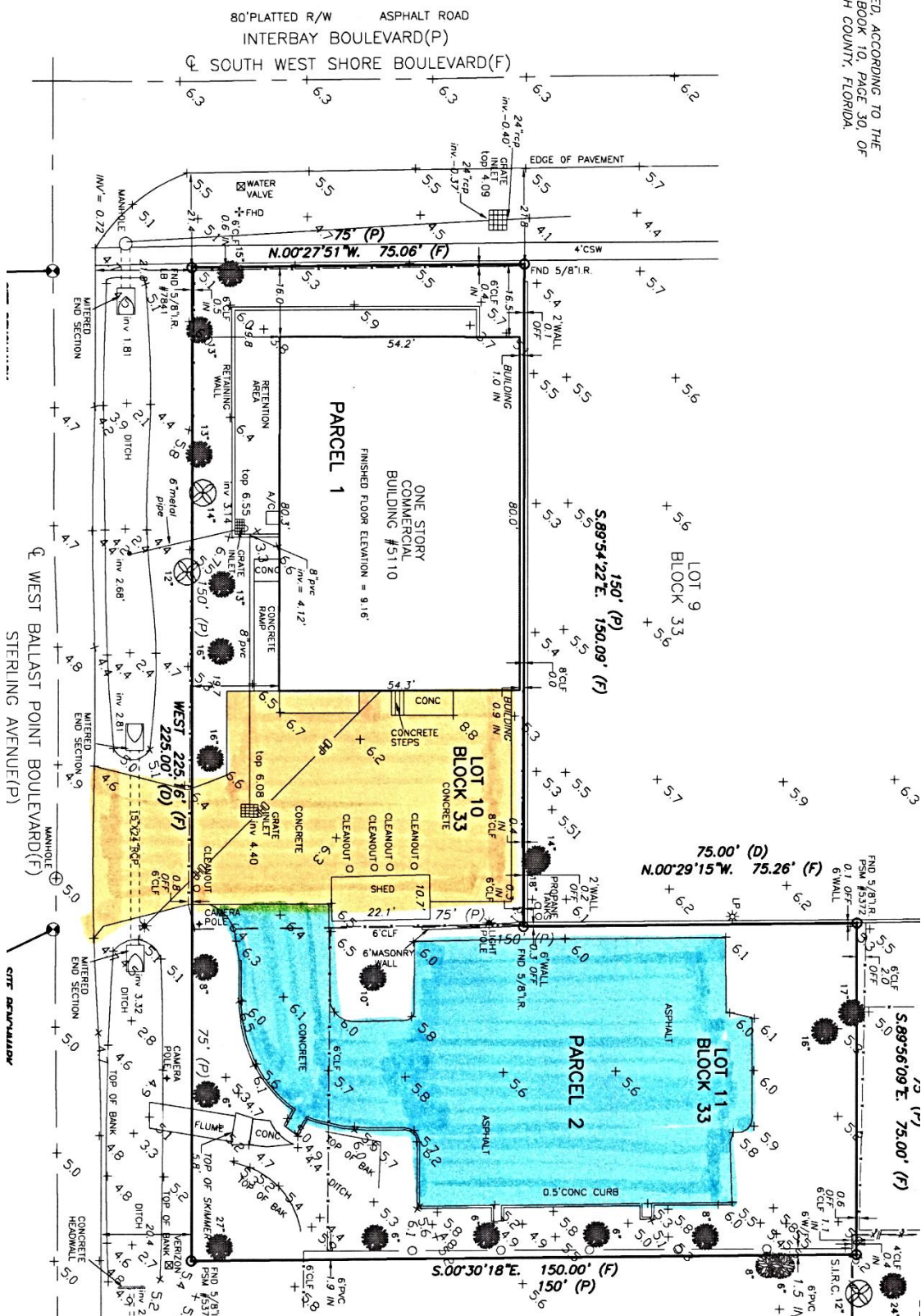
Any information given herewith is obtained from sources we consider reliable. However, JRES, Jacob Real Estate Services, Inc. is not responsible for misstatement of facts, errors, omissions, prior placement or sale, withdrawal from market, modification of offering terms and/or conditions, or change in price without notice. The information presented here is for informational purposes without warranty or assurance that said information is correct. Other than the obligation to deal honestly and in good faith, any terms outlined here are for negotiation purposes and are in no way binding upon any party until such time as a fully negotiated lease or purchase document is executed by the parties intending to be bound. Any person intending to rely upon the information supplied herein should verify all information independently.

For Lease – Immediate Occupancy

OFFICE – WAREHOUSE – RETAIL COMMERCIAL BUILDING - 5110 S. West Shore Blvd., Tampa, FL.

Page 4 of 9

Site Sketch

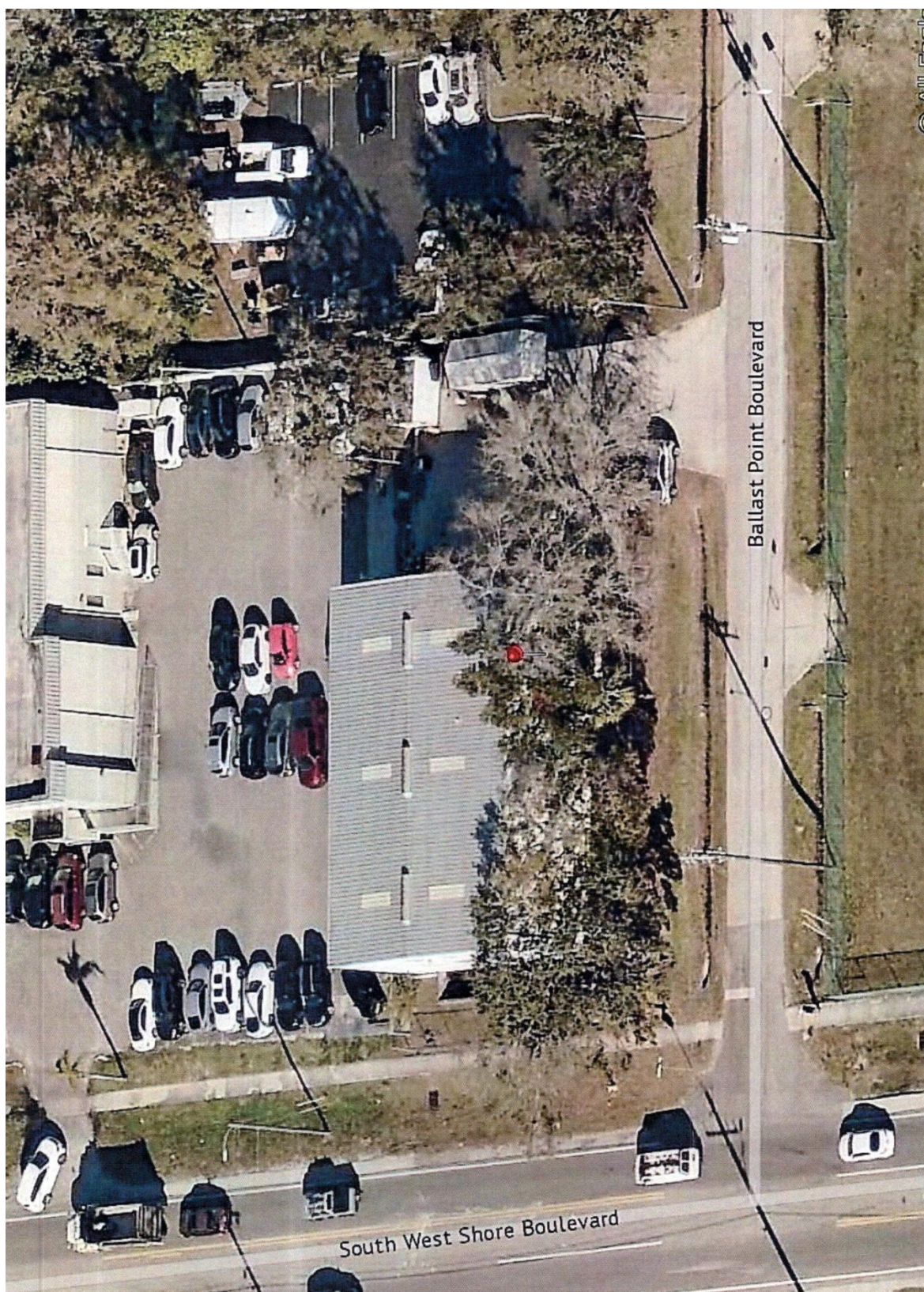


NOTED: ACCORDING TO THE BOOK 10, PAGE 30, OF H COUNTY, FLORIDA.

Feb. 2024 Aerial www.hcpafi.org – Pictometry ← North

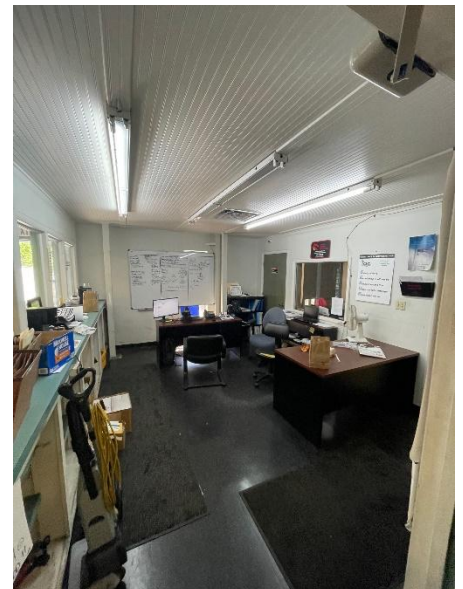
JRES | Jacob Real Estate Services, Inc. | 607 West Bay Street, Tampa, Florida 33606 | 813-258-3200 | 813-254-8168 | www.jres.net

Any information given herewith is obtained from sources we consider reliable. However, JRES, Jacob Real Estate Services, Inc. is not responsible for misstatement of facts, errors, omissions, prior placement or sale, withdrawal from market, modification of offering terms and/or conditions, or change in price without notice. The information presented here is for informational purposes without warranty or assurance that said information is correct. Other than the obligation to deal honestly and in good faith, any terms outlined here are for negotiation purposes and are in no way binding upon any party until such time as a fully negotiated lease or purchase document is executed by the parties intending to be bound. Any person intending to rely upon the information supplied herein should verify all information independently.



JRES | Jacob Real Estate Services, Inc. | 607 West Bay Street, Tampa, Florida 33606 | 813-258-3200 | 813-254-8168 | www.jres.net

Any information given herewith is obtained from sources we consider reliable. However, JRES, Jacob Real Estate Services, Inc. is not responsible for misstatement of facts, errors, omissions, prior placement or sale, withdrawal from market, modification of offering terms and/or conditions, or change in price without notice. The information presented here is for informational purposes without warranty or assurance that said information is correct. Other than the obligation to deal honestly and in good faith, any terms outlined here are for negotiation purposes and are in no way binding upon any party until such time as a fully negotiated lease or purchase document is executed by the parties intending to be bound. Any person intending to rely upon the information supplied herein should verify all information independently.



JRES | Jacob Real Estate Services, Inc. | 607 West Bay Street, Tampa, Florida 33606 | 813-258-3200 | 813-254-8168 | www.jres.net

Any information given herewith is obtained from sources we consider reliable. However, JRES, Jacob Real Estate Services, Inc. is not responsible for misstatement of facts, errors, omissions, prior placement or sale, withdrawal from market, modification of offering terms and/or conditions, or change in price without notice. The information presented here is for informational purposes without warranty or assurance that said information is correct. Other than the obligation to deal honestly and in good faith, any terms outlined here are for negotiation purposes and are in no way binding upon any party until such time as a fully negotiated lease or purchase document is executed by the parties intending to be bound. Any person intending to rely upon the information supplied herein should verify all information independently.

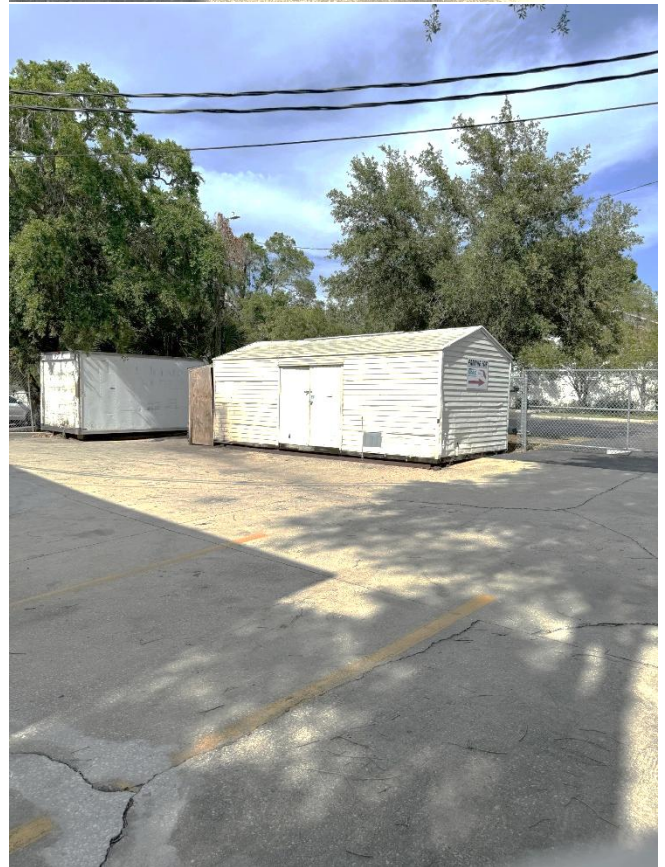
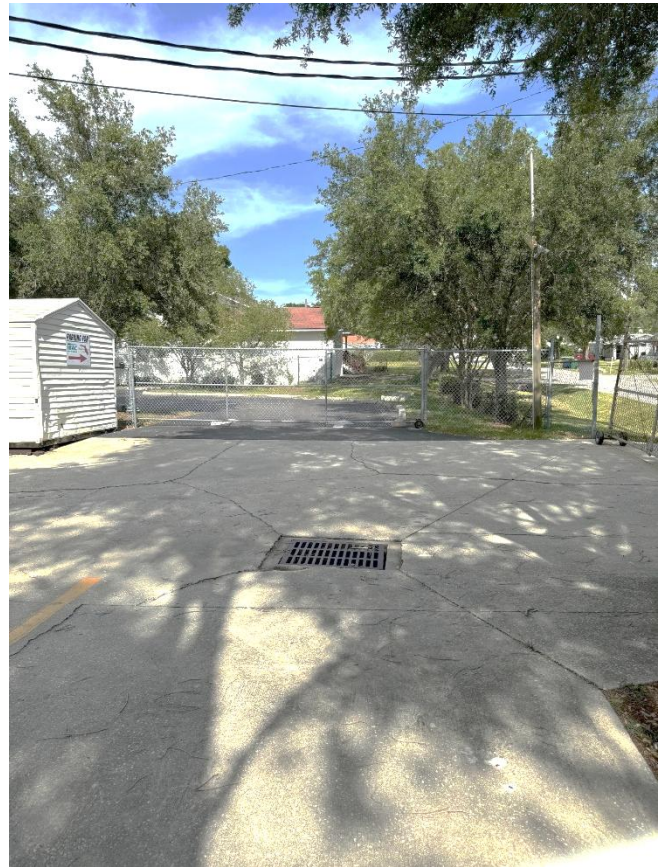
For Lease – Immediate Occupancy

OFFICE – WAREHOUSE – RETAIL COMMERCIAL BUILDING - 5110 S. West Shore Blvd., Tampa, FL. 33611



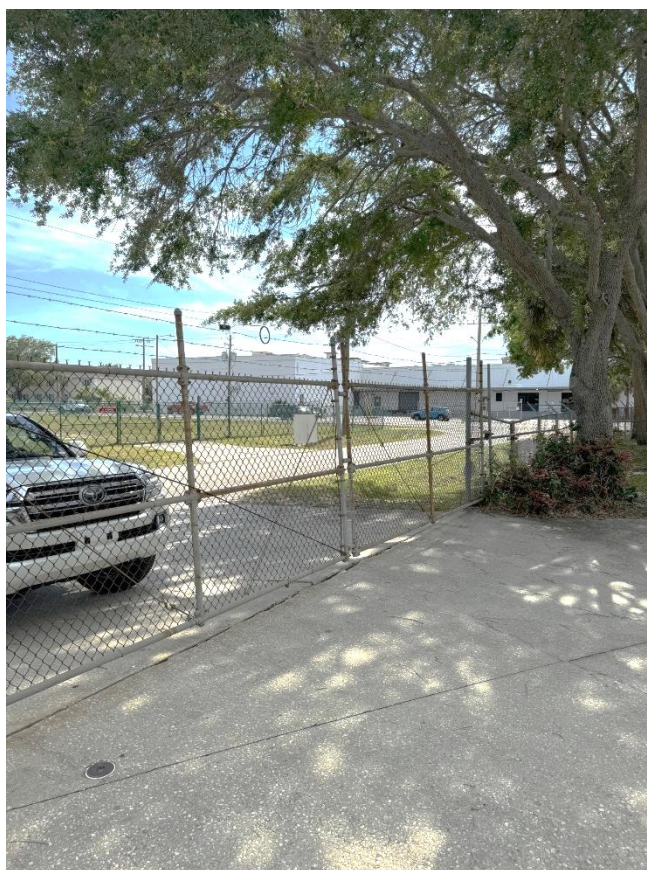
JRES | Jacob Real Estate Services, Inc. | 607 West Bay Street, Tampa, Florida 33606 | 813-258-3200 | 813-254-8168 | www.jres.net

Any information given herewith is obtained from sources we consider reliable. However, JRES, Jacob Real Estate Services, Inc. is not responsible for misstatement of facts, errors, omissions, prior placement or sale, withdrawal from market, modification of offering terms and/or conditions, or change in price without notice. The information presented here is for informational purposes without warranty or assurance that said information is correct. Other than the obligation to deal honestly and in good faith, any terms outlined here are for negotiation purposes and are in no way binding upon any party until such time as a fully negotiated lease or purchase document is executed by the parties intending to be bound. Any person intending to rely upon the information supplied herein should verify all information independently.



JRES | Jacob Real Estate Services, Inc. | 607 West Bay Street, Tampa, Florida 33606 | 813-258-3200 | 813-254-8168 | www.jres.net

Any information given herewith is obtained from sources we consider reliable. However, JRES, Jacob Real Estate Services, Inc. is not responsible for misstatement of facts, errors, omissions, prior placement or sale, withdrawal from market, modification of offering terms and/or conditions, or change in price without notice. The information presented here is for informational purposes without warranty or assurance that said information is correct. Other than the obligation to deal honestly and in good faith, any terms outlined here are for negotiation purposes and are in no way binding upon any party until such time as a fully negotiated lease or purchase document is executed by the parties intending to be bound. Any person intending to rely upon the information supplied herein should verify all information independently.



JRES | Jacob Real Estate Services, Inc. | 607 West Bay Street, Tampa, Florida 33606 | 813-258-3200 | 813-254-8168 | www.jres.net

Any information given herewith is obtained from sources we consider reliable. However, JRES, Jacob Real Estate Services, Inc. is not responsible for misstatement of facts, errors, omissions, prior placement or sale, withdrawal from market, modification of offering terms and/or conditions, or change in price without notice. The information presented here is for informational purposes without warranty or assurance that said information is correct. Other than the obligation to deal honestly and in good faith, any terms outlined here are for negotiation purposes and are in no way binding upon any party until such time as a fully negotiated lease or purchase document is executed by the parties intending to be bound. Any person intending to rely upon the information supplied herein should verify all information independently.