

## 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 Specail Use Permit granted by the City of Tampa City Council for use as appurenant 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

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## 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 FIRM's 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.

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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'

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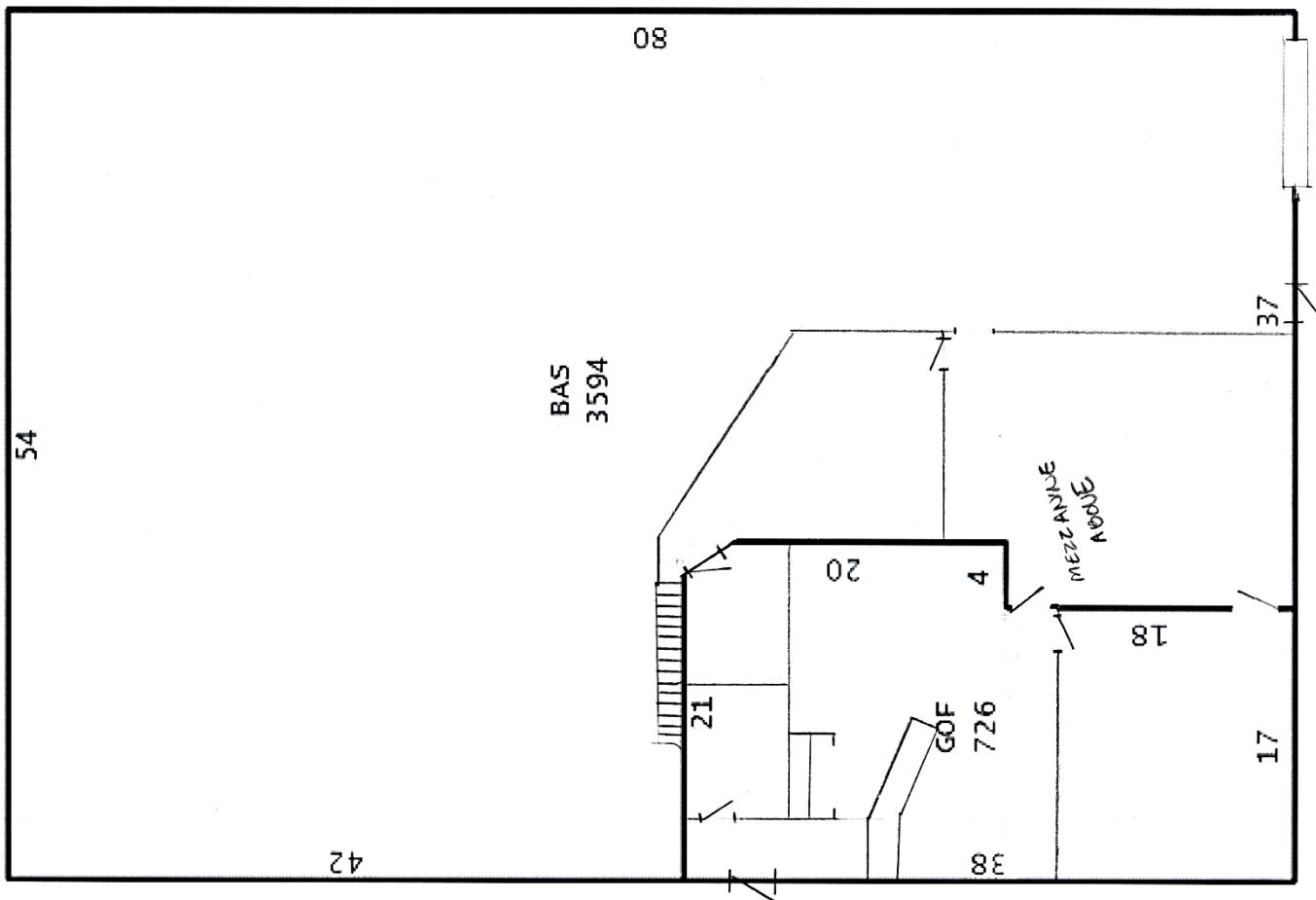
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suspended acoustical tile grid system with recessed fluorescent lighting. The ceiling height is estimated to be 8'. The office area has central heating and cooling system with a pad mounted condensing unit. The office floor plan includes a front reception/waiting 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

North ↑



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Tenant Improvement Allowance May be Available Subject to Underwriting

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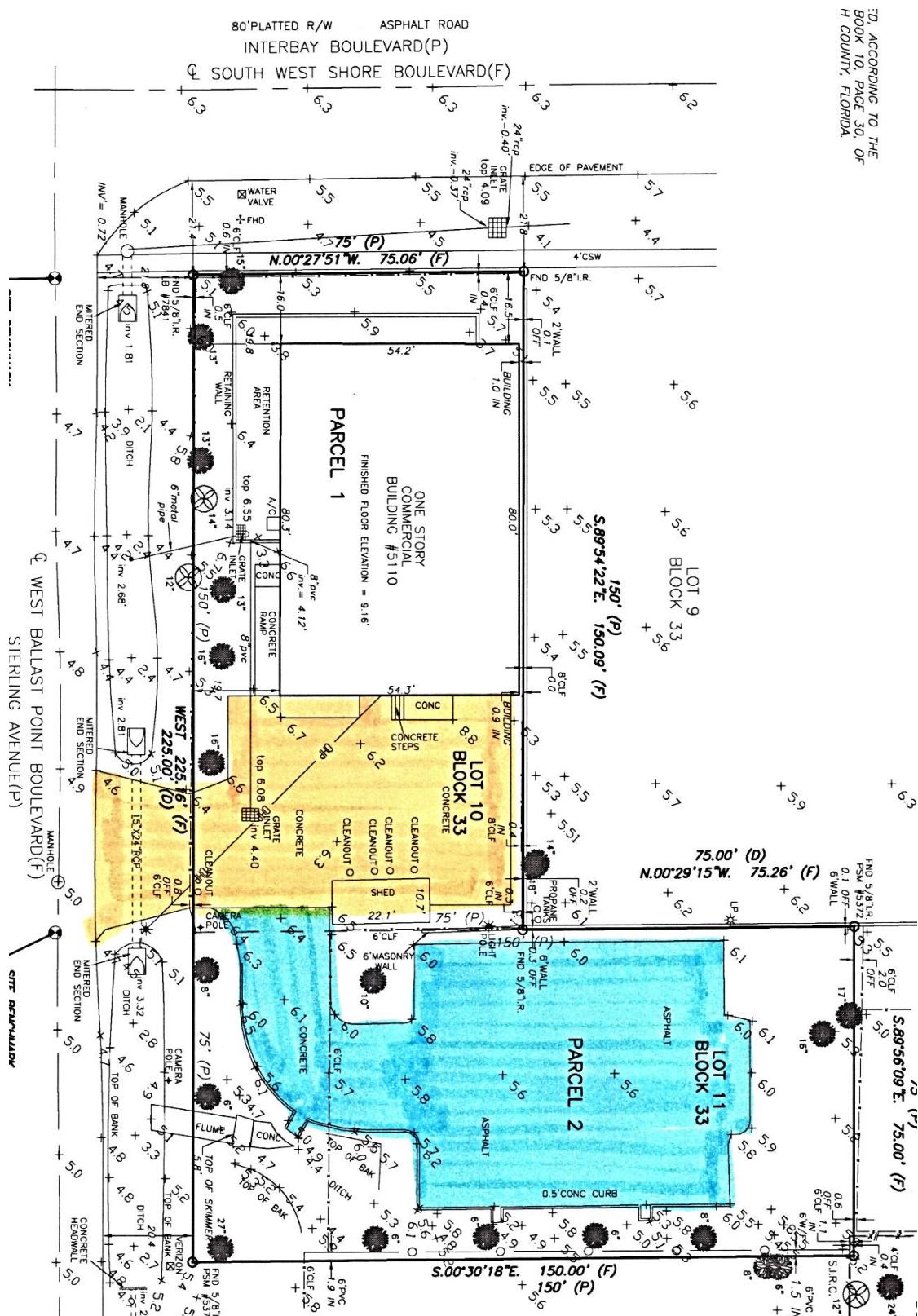
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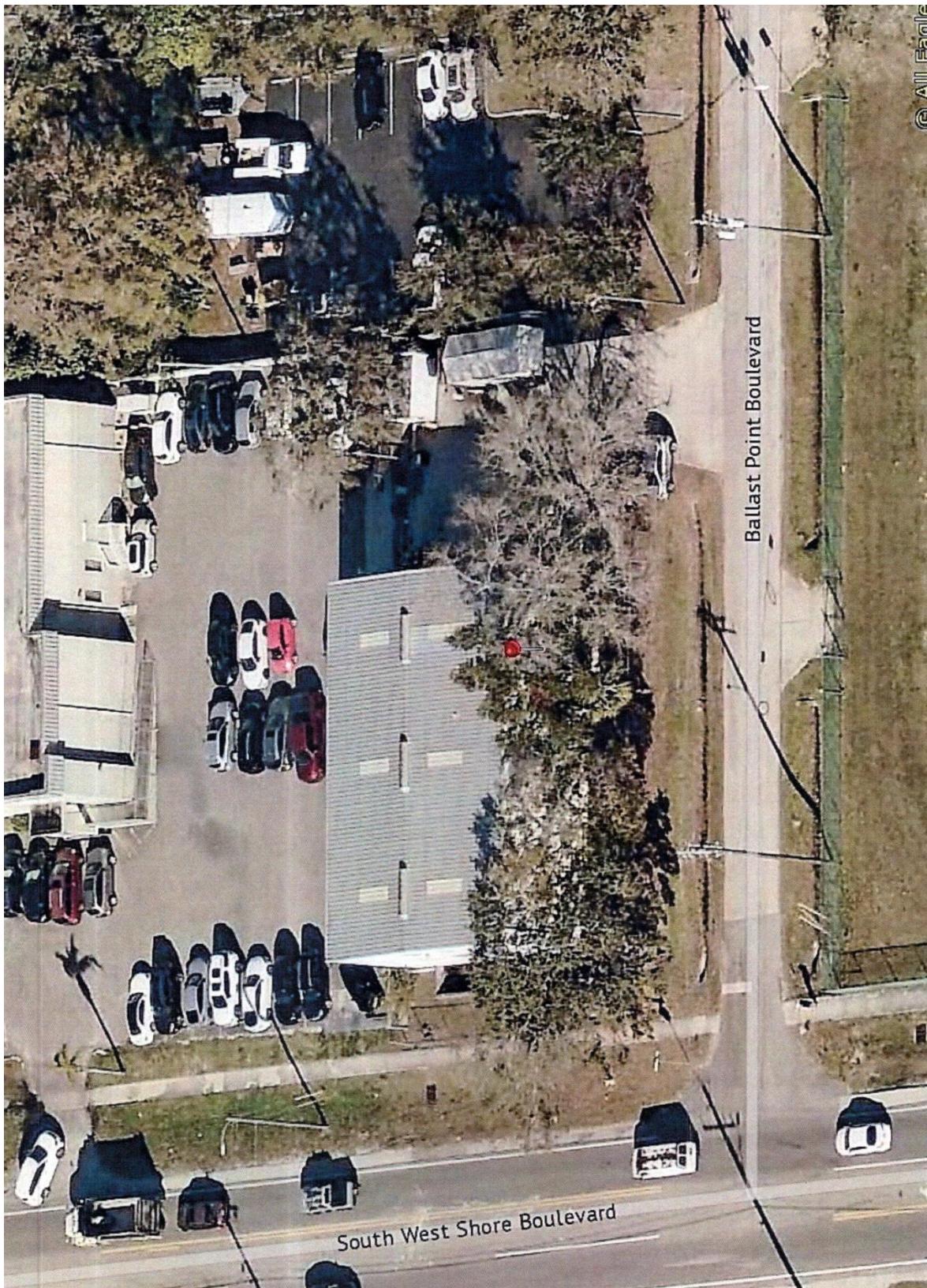
## Site Sketch



Feb. 2024 Aerial [www.hcpafl.org](http://www.hcpafl.org) – Pictometry ← North

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