

4,000 SF WAREHOUSE SUBLEASE - AVAILABLE NOW

MADISON BUSINESS PARK

4428 Eagle Falls Place, Bldg H, Tampa FL, 33619

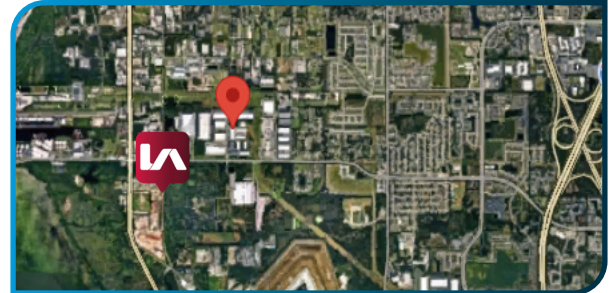


COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY



PROPERTY SPECIFICATIONS

AVAILABILITY:	NOW
AVAILABLE SF:	4,000 SF
OFFICE SF:	1,280 SF
EXPIRATION:	August 31, 2027
LOADING:	1 Grade-Level (12x14) 1 Dock-High Door (12x12)
CLEAR HEIGHT:	18'11"
POWER:	3-Phase/ 208 v/120 amps
SPRINKLERS:	Wet Pipe
RATE:	\$19.60/SF NNN, 4% Annual Escalations after 9/1/26 + 2026 OPEX \$4.50/SF
OTHER INFO:	Sublease inclusive of trash removal, water, electricity/lighting, subtenant is responsible for all telecommunication (telephone/internet) services.



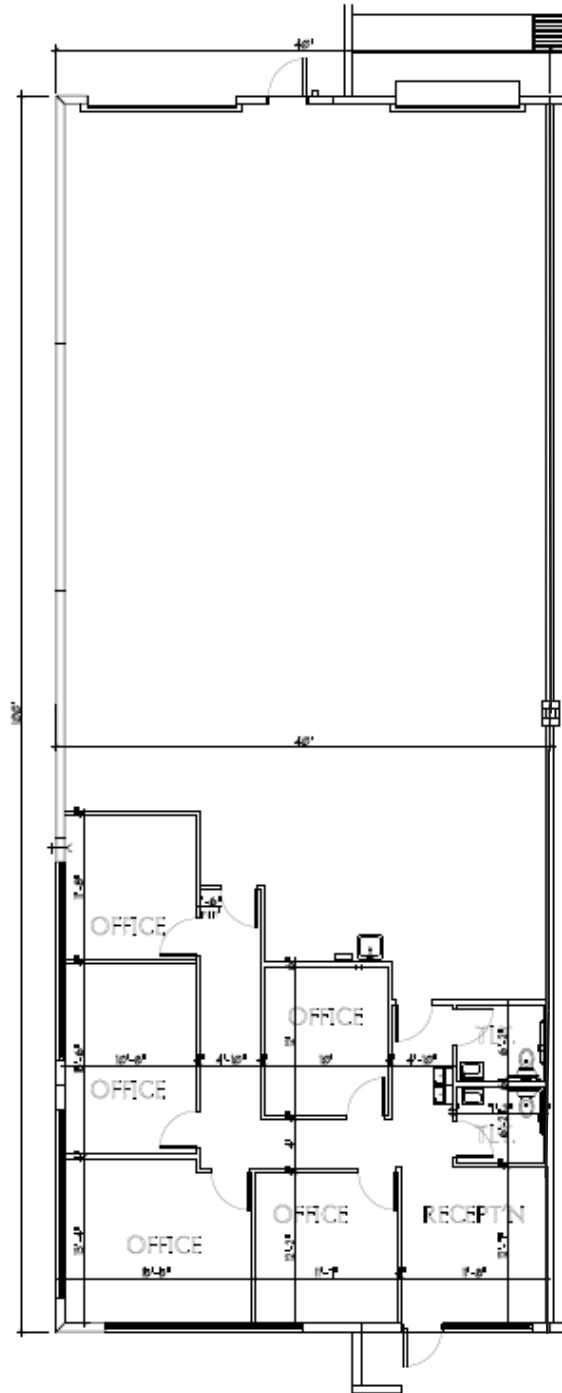
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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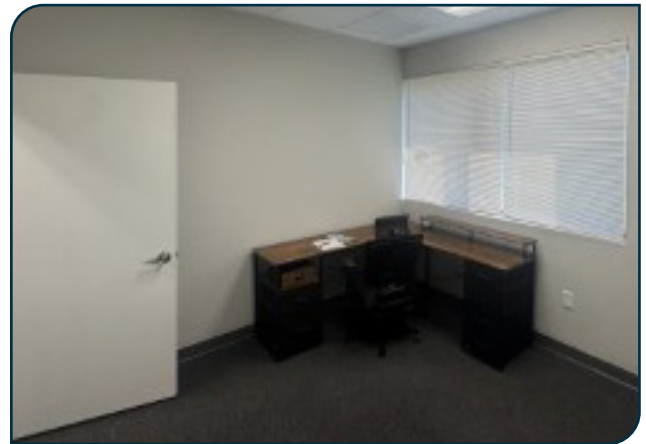
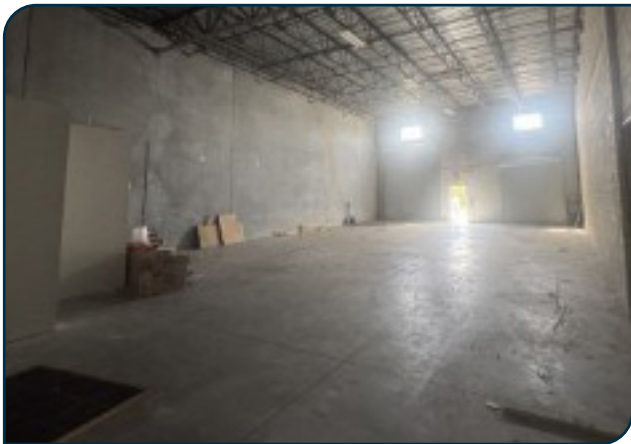
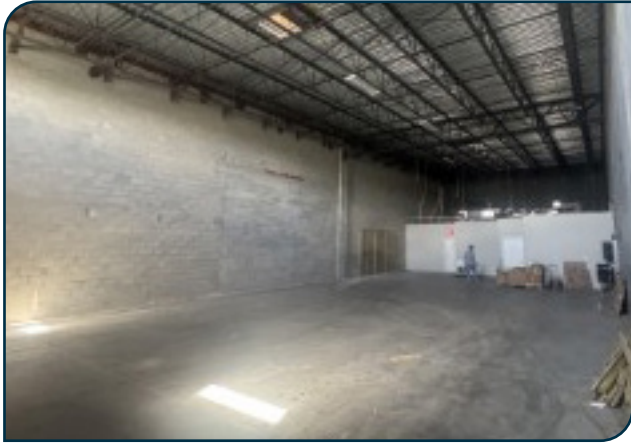
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