

3 BUILDINGS | UP TO ±363,222 SF

# SOUTH TRADE CENTER TAMPA

FOR LEASE

4132 WEST GANDY BLVD | TAMPA, FL



# PROPERTY OVERVIEW

Ideally located for easy transport and highway access. 1/2 mile from the intersection of Dale Mabry Highway, Gandy Blvd and the Selmon Expressway, three of Tampa's most important transportation arteries.



<b>BUILDING SIZE</b>	Building 4136 - 125,052 SF Building 4134 - 140,596 SF Building 4132 - 140,596 SF
<b>SITE AREA</b>	39.16 acres
<b>BAY SIZES</b>	56' x 44.8' - 60' speed bay
<b>AUTO PARKING</b>	396 spaces
<b>LOADING DOORS</b>	9' x 10' overhead dock doors 12' x 14' ramped overhead doors
<b>CLEAR HEIGHT</b>	36' clear height
<b>INGRESS/EGRESS</b>	Two ingress/egress points to access Gandy Blvd. One ingress/egress point on Pearl Avenue for distribution vehicles
<b>EXTERIOR FINISHES</b>	Tilt up concrete wall panels
<b>SLAB CONSTRUCTION</b>	7" thick 4,000 psi concrete slab on grade with 15 mil vapor barrier
<b>SPRINKLERS</b>	ESFR sprinkler system
<b>ROOFING</b>	60-mil TPO membrane system   20 year warranty
<b>POWER</b>	1,600 amp, 277/480V, 3 phase, 4 wire service <i>(upon tenant verification)</i>
<b>LIGHTING</b>	Exterior lighting to achieve 1 foot-candle average   Interior lighting: (1) light per bay + lighting to achieve 30 foot candles at 36" A.F.F. in the speed bays

# BUILDING FEATURES

## TOTAL SF

363,222 SF AVAILABLE

## BUILDING DEPTH

BLDG 4136 - 192'

BLDG 4132/4134 - 194'

## LOADING

REAR LOADING

## CLEAR HEIGHT

36'

## COLUMN SPACING

BLDG 4136 - 54' x 44' - 60' speed bay

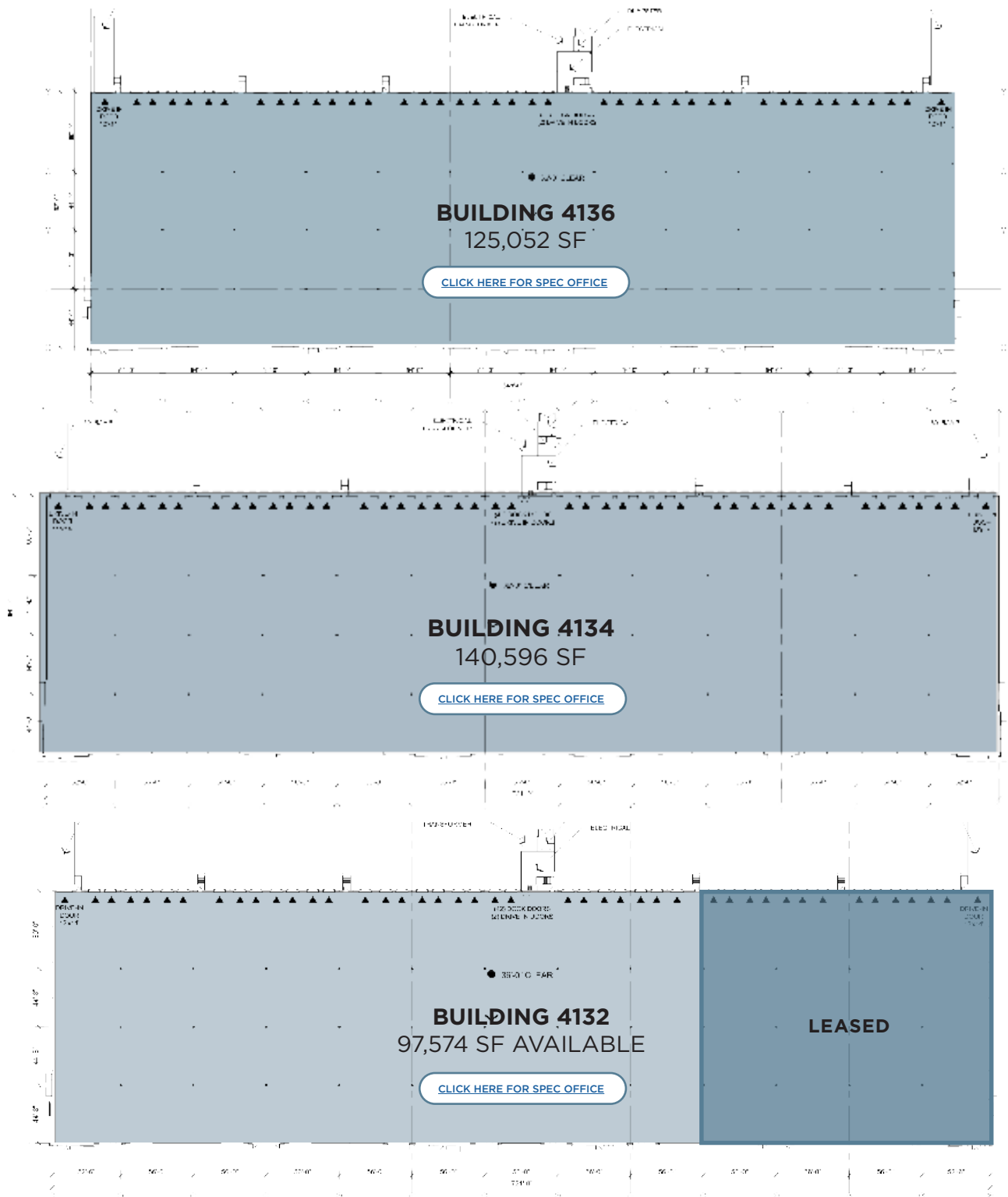
BLDG 4132/4134 - 56' x 44.8' - 60'  
speed bay

## TRUCK COURT

BLDG 4132/4134 - 180' SHARED

## FIRE PROTECTION

ESFR



# LOCATION

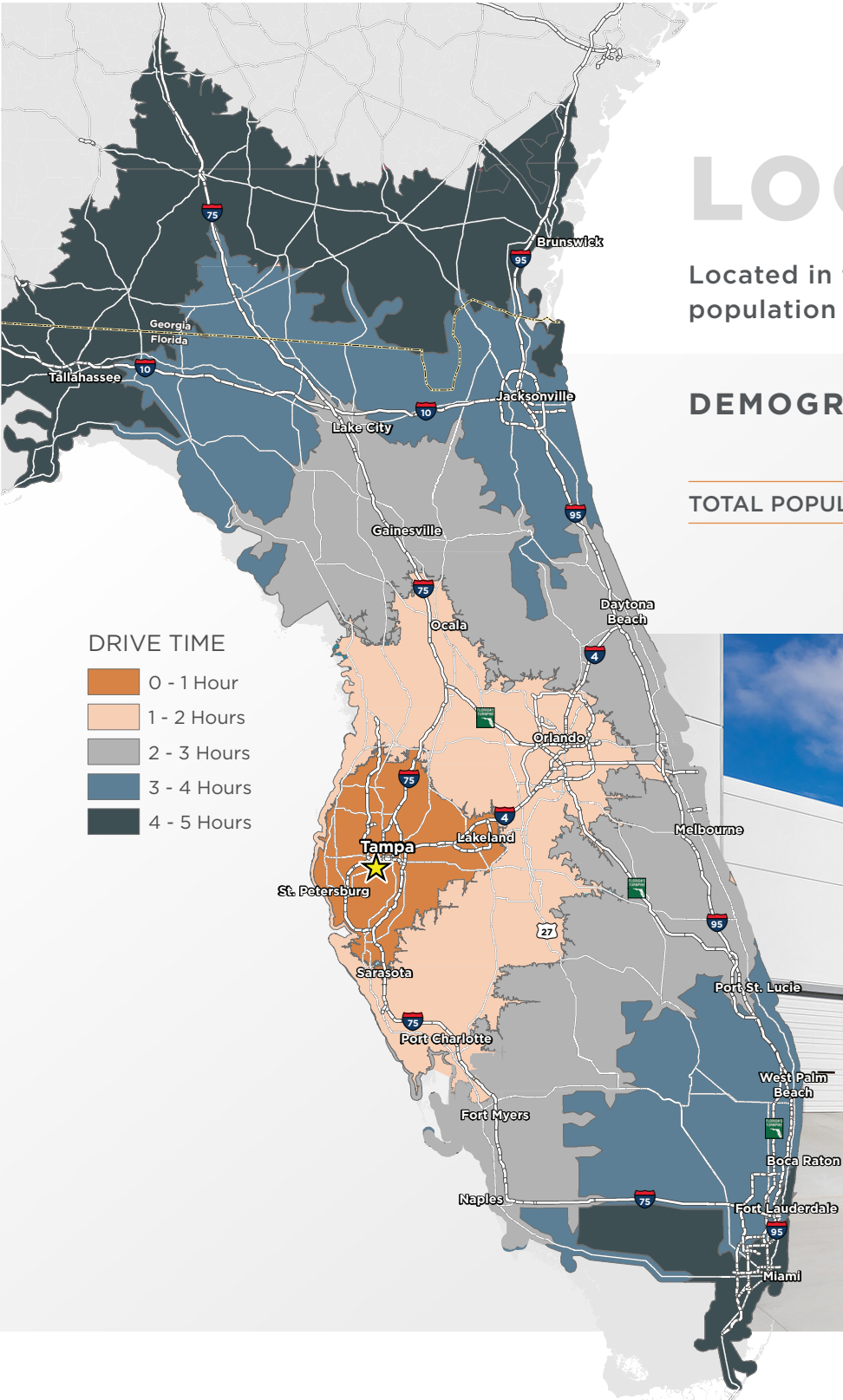
Located in the geographic center of Tampa Bay, with 90% of the MSA's population within 45 minutes

## DEMOGRAPHICS

	5 MILE(S)	10 MILE(S)	20 MILE(S)	40 MILE(S)	50 MILE(S)
TOTAL POPULATION	125,969	491,325	2,218,222	3,827,378	4,291,257

### DRIVE TIME

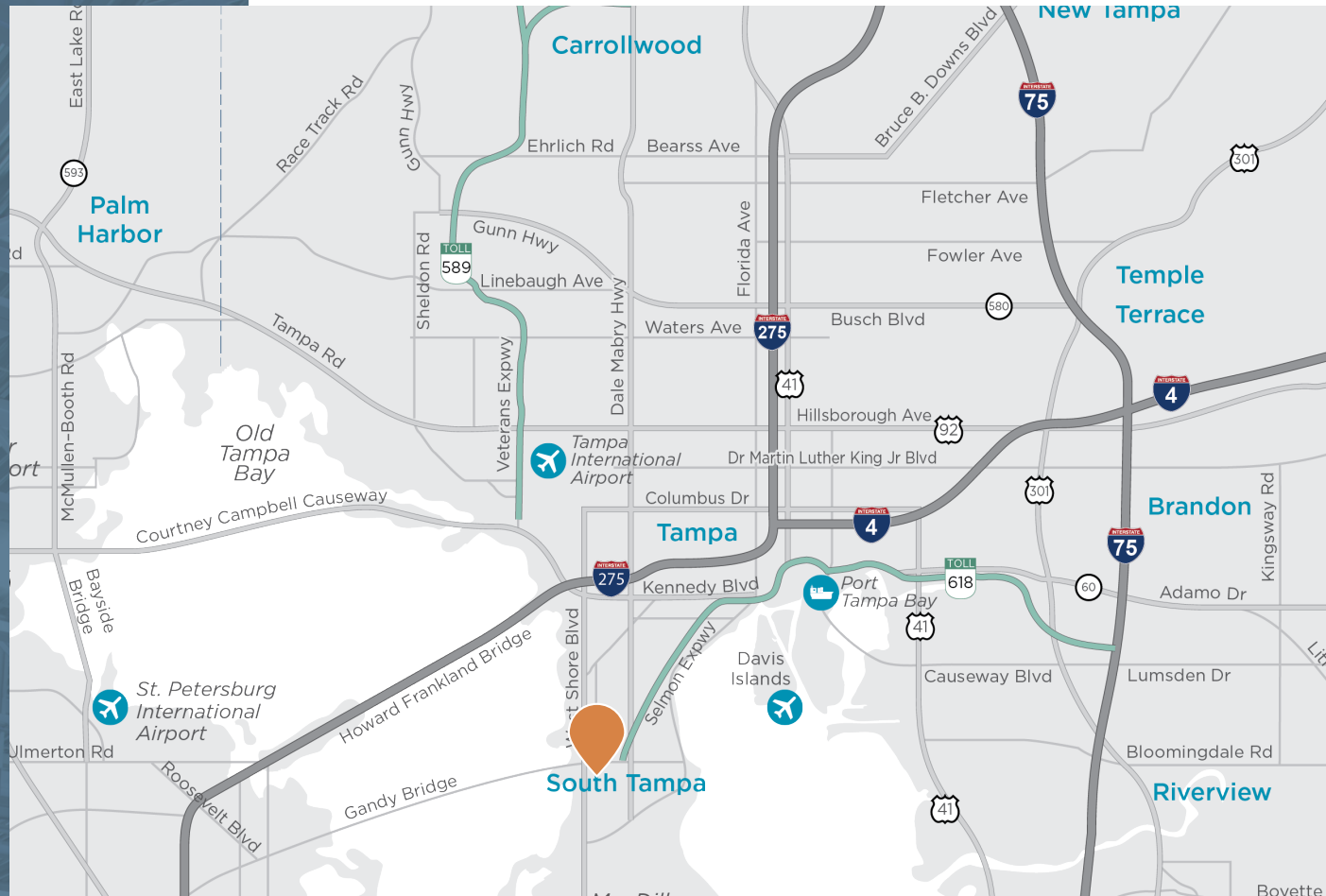
- 0 - 1 Hour
- 1 - 2 Hours
- 2 - 3 Hours
- 3 - 4 Hours
- 4 - 5 Hours



**DRONE VIDEO**

[CLICK HERE TO VIEW](#)

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