

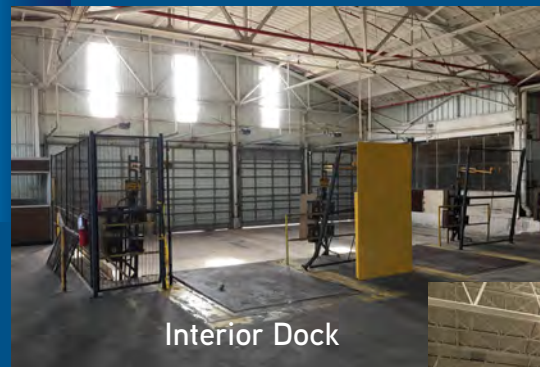
120,000± SF NEWLY RENOVATED INDUSTRIAL BUILDING



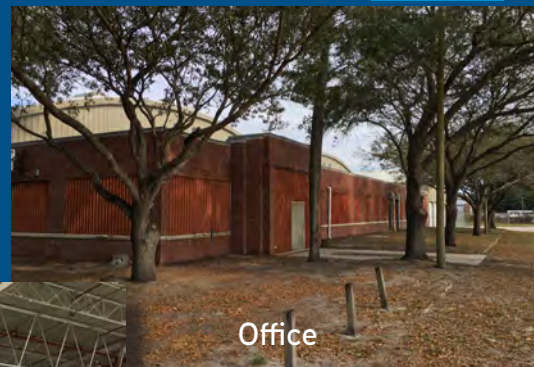
FOR SALE OR LEASE > INDUSTRIAL

120,000± SF NEWLY RENOVATED INDUSTRIAL BUILDING

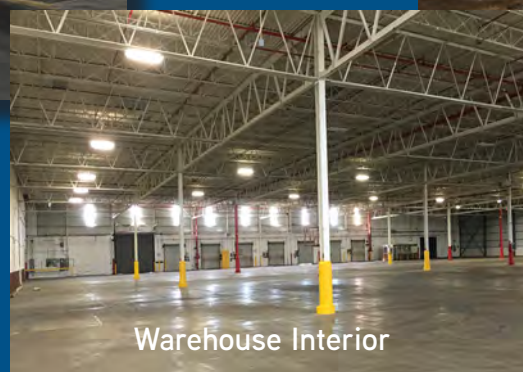
2307 NORTH 36TH STREET, TAMPA, FLORIDA 33605



Interior Dock



Office



Warehouse Interior

Property

- Freestanding building: 120,000± SF
- Lot size: 3.77± acres (164,221± SF)
- 19' to 22' Clear height
- 40' x 60' and 30' x 85' Column spacing
- 11 Dock high doors - 4 Grade level doors
- Rail spur into building
- Vent fans throughout
- Overhead sprinkler system throughout
- Zoned: IG

- **NEWLY RENOVATED**
- **DAILY TRAFFIC COUNT FROM I-4: 110,300± Vehicles**

Sale Price: \$4,995,000
Lease Price: \$3.95 NNN

[Click Here for Property Website](#)

Location

- *Excellent location in the East Tampa submarket*
- *Visibility from Interstate 4 with a daily traffic count of 110,300±*
- *Convenient to the major roadways such as I-4, I-75, I-275, Selmon-Crosstown Expressway, US 41 and US 301*

[Click Here for Property Website](#)

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Tampa Bay Florida

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Tampa Bay Florida

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FOR SALE OR LEASE



120,000± SF NEWLY RENOVATED INDUSTRIAL BUILDING



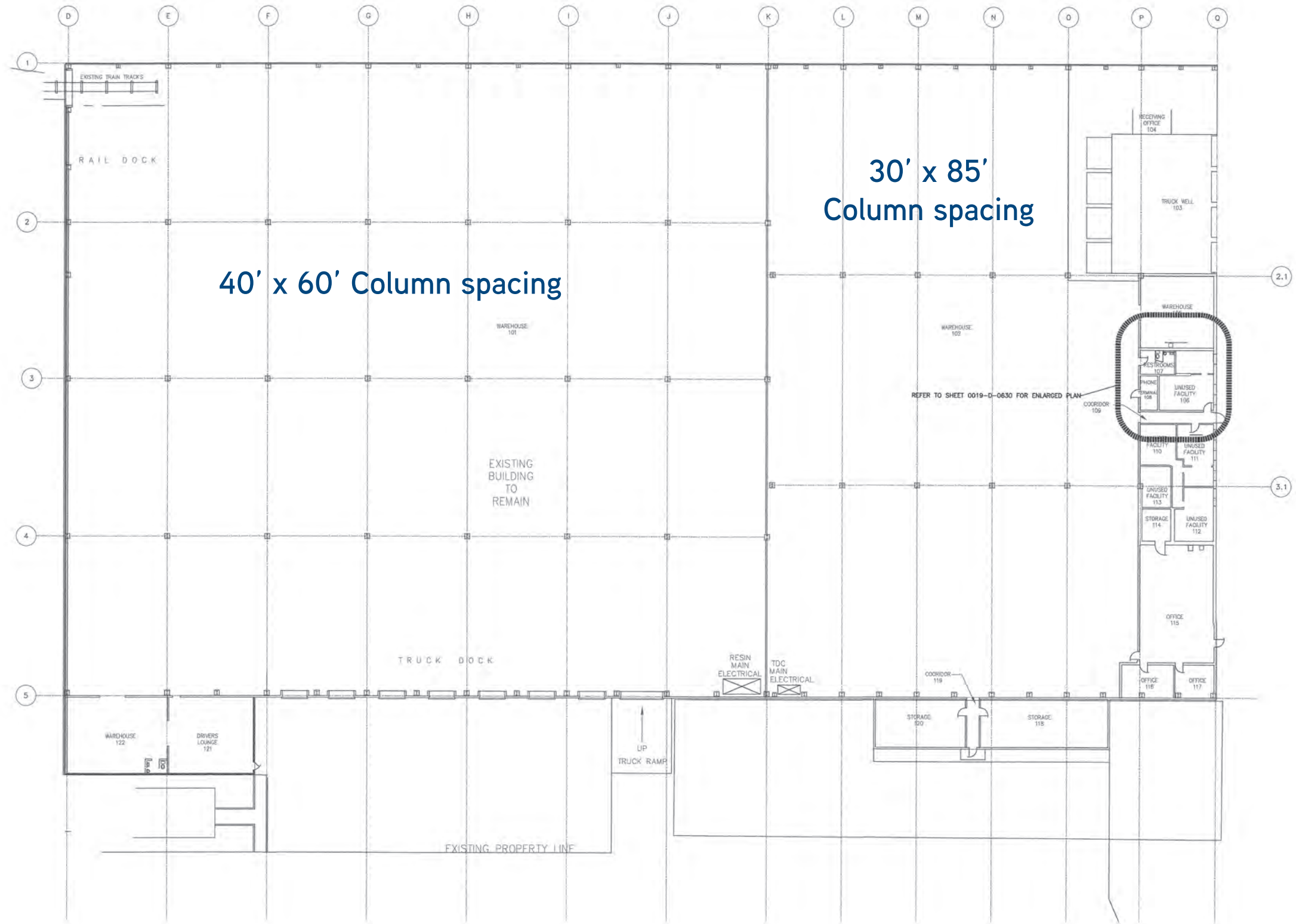
Interior Rail Spur



Dock & Grade Level Loading



Grade Level Loading



Tampa Bay Florida