

Park 6

11902-12402 Race Track Rd
Tampa, FL 33626

Flex Industrial Business Park
Investment Opportunity



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INVESTMENT OVERVIEW

Address	11902-12401 Race Track Road, Tampa, FL 33626
Total Size	184,500 rentable square feet
Composition	53% Office, 47% Warehouse
Land	24.78± acres
Occupancy	93.1%
NOI	\$1,401,153

HIGHLIGHTS

- Stabilized portfolio with below market rents
- Recently completed capital improvements - monument signage, parking lots, exterior paint, exterior fascia
- Amenity rich neighborhood – Starbucks, Dunkin Donuts, Village Inn, Bank of America, Regions Bank, Chase Bank, CVS, Walgreens, and Winn-Dixie within ½ mile of the Park
- Significant barriers of entry within 5 miles – investors to benefit entering a market not encumbered by new development leading to appreciating rents.
- Discount to replacement cost – provides a competitive advantage to compete in procuring tenants in the market
- Large labor pool – over 1.1M people living within a 30 minute drive time due to being located at the convergence of the three most highly populated counties in the Tampa Bay MSA



AREA AMENITIES



Park 6
184,500 SF
93.1% Leased

Race Track Road

Countryway Blvd

Linebaugh Ave

Forest Lakes Blvd

Tampa Road

Tampa Road

Race Track Road



Race Track Road

For additional information, please contact:

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