



6001-6005 BENJAMIN ROAD

Key Features/Highlights

- › Newly renovated.
- › Currently occupied by single tenant.
- › Potential for multi-tenant occupancy.
- › Prime location with excellent access/ingress/egress.
- › Centrally located with easy access to Hillsborough, Pinellas and Pasco counties.
- › Proximity to hotels, restaurants, and professional services located within the adjoining Westshore business district.
- › Poised to benefit from significant rent growth due to constrained competitive development.

PRICED AT: \$9,900,000

Ed Miller, CCIM, SIOR
Managing Director
Industrial Services
Phone 813 871 8507
ed.miller@colliers.com

Dee Seymour, CCIM, MCR, SIOR
Managing Director
Industrial Services
Phone 813 495 6247
dee.seymour@colliers.com

Mike Milano, CCIM, MAI
Managing Director
Investment Sales
Phone 727 298 5303
mike.milano@colliers.com





1. FOR SALE

6001 Benjamin Road
Tampa, FL 33634

Key Features

- > Current use sales office/storage.
- > Abundant parking.
- > Separate access.
- > On street visibility.

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[Hillsborough County Redevelopment Program](#)

Please click below to visit the website:

<http://cilistings.listinglab.com/Benjamin>

Hillsborough County Folio Number:	027632.0000
Property Taxes 2015:	\$20,867.34
Building Size:	20,500± SF
Land Area:	2.58± Acres
Approximate Layout:	15,000± SF Office/Showroom; 5,000± SF Warehouse/Storage
HVAC:	Office climate controlled
Car Parking:	112 (5.5/1,000)
Year Built:	1962
Power:	3 Phase
Height:	11'
Column Spacing:	N/A
Sprinklers:	Wet pipe
Roof:	4 ply BUR tar and gravel
Doors-Dock and Grade:	3 docks

Hillsborough County Folio Number:	027647.0000
Property Taxes 2015:	\$103,404.27
Building Size:	104,115± SF
Land Area:	8.75± Acres
Approximate Layout:	80,765± SF Office/Assembly/ Fabrication; 23,350± SF Warehouse/Storage
HVAC:	All areas are climate controlled
Car Parking:	281 (2.7/1,000)
Year Built:	1988 with an addition in 2010
Power:	2000 Amps, 3 phase, 277/480
Height:	16' - 26'
Column Spacing:	40' X 50'
Sprinklers:	Wet pipe
Roof:	Newly installed on 3/31/2010 (20 year guarantee); 22 gauge steel deck with TPO HW 60 mil, mechanically fastened
Doors-Dock and Grade:	12 grade level 6 loading dock wells

2. FOR SALE

6005 Benjamin Road
Tampa, FL 33634

Key Features

- > Current use high tech office/assembly/fabrication.
- > Roof and building systems upgraded with addition in 2010.
- > Climate control throughout office and warehouse areas.
- > Potential for change of use to multi-tenant

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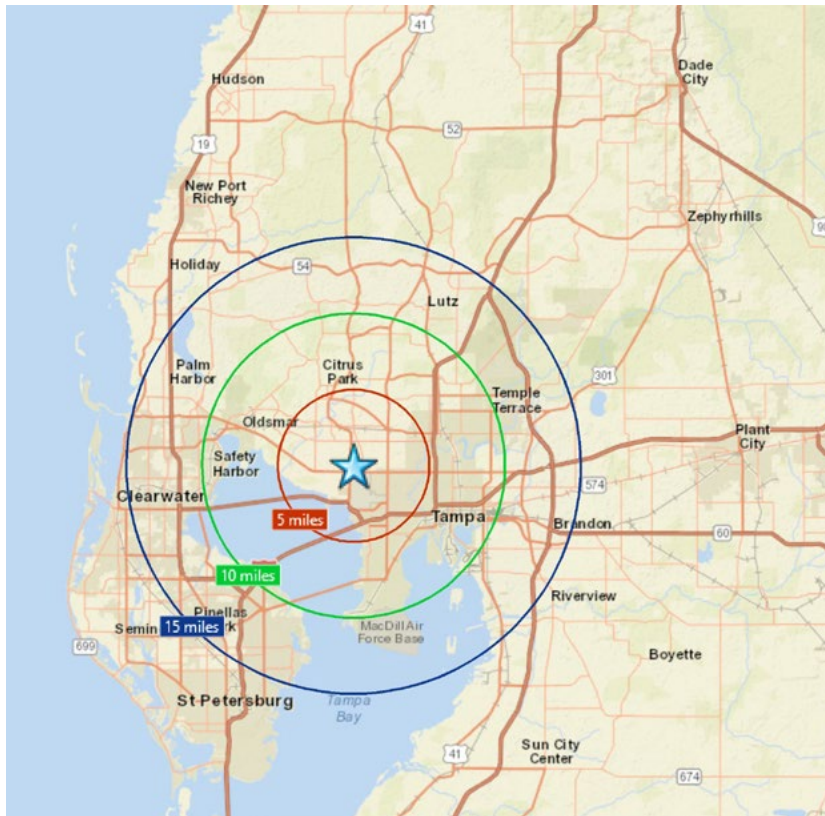
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Site Plan



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Contact Us

Ed Miller, CCIM, SIOR
Phone 813 871 8507
ed.miller@colliers.com

Dee Seymour, CCIM, MCR, SIOR
Phone 813 495 6247
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COLLIERS INTERNATIONAL
4830 W. Kennedy Blvd.
Suite 300
Tampa, FL 33609
www.colliers.com