

FOR SALE OR LEASE

5453

W. Waters Ave., Tampa, FL

PROPERTY HIGHLIGHTS

- > 7,200± SF total
- > Situated on 0.74 acres
- > Air conditioned warehouse space
- > Zoned M (manufacturing), Hillsborough County
- > Parking: 4/1,000 SF
- > Ceiling Height: 9' office/ 14' warehouse
- > One warehouse portion converted to lab area
- > Fully paved site
- > Doors: 2 grade level overhead doors Ingress/egress: Waters Avenue, Florida Mining Blvd. & Anderson (north bound only)
- > Great potential for an owner/user to occupy and collect income on adjacent space

PRICE

Sale \$864,000 / Lease \$17.00/PSF/MG



LEASE HIGHLIGHTS - SUITE 101-103

- > 4,113± SF total
- > Office: 3,713± SF
- > Warehouse: 400± SF
- > Private offices, reception area, restrooms data closet, breakroom and warehouse
- > Ceiling Height: 9'office/14' warehouse
- > Doors: 1 grade level overhead door
- > Immediate availability
- > Exterior windows facing east and north, allowing for good natural lighting

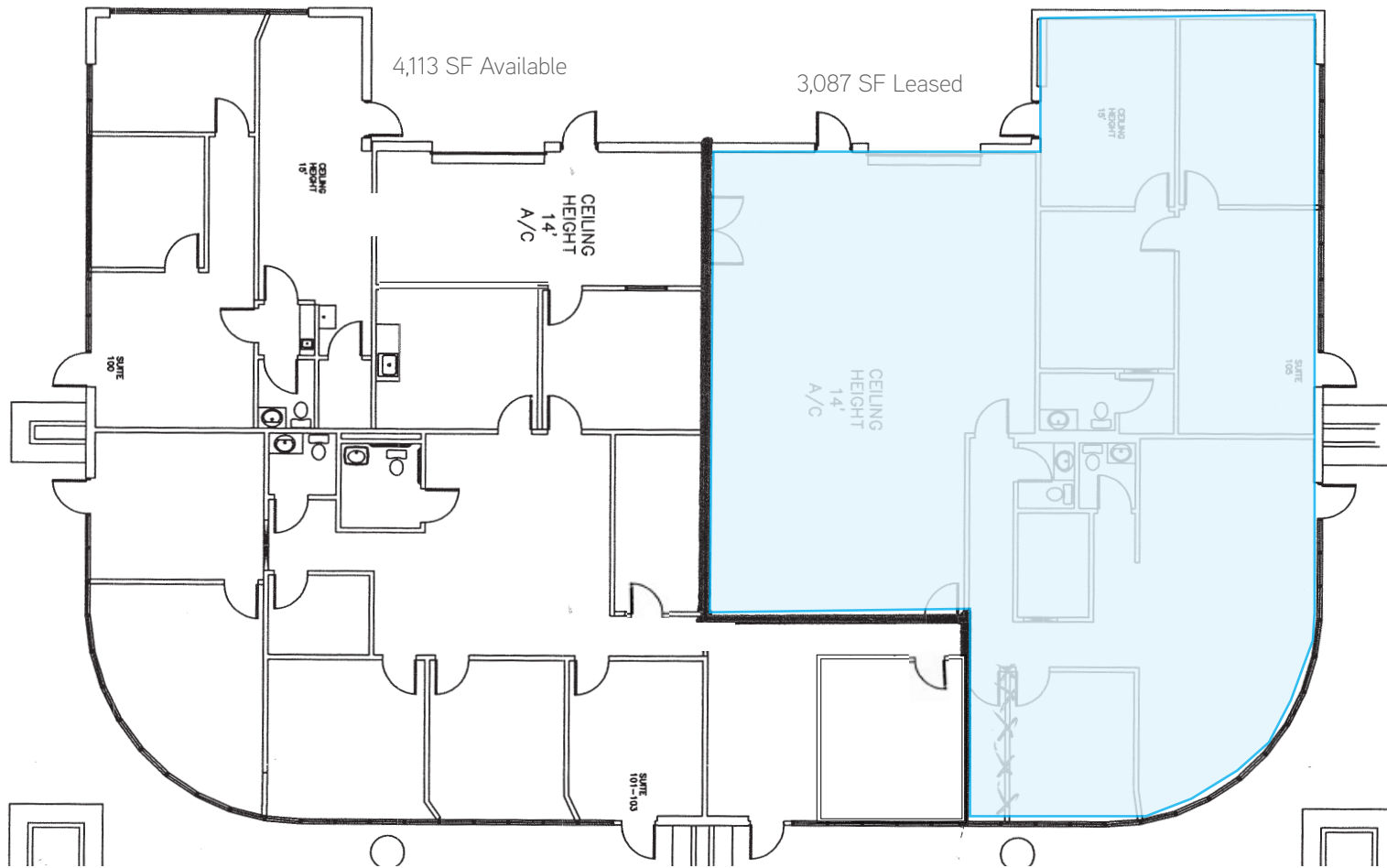
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Convenient Location
.5 mile to Veterans Expressway
7.7 miles Tampa International Airport

Restaurants: Jazzy's BBQ; PDQ;
Mission BBQ; Chik-fil-A

Fed Ex and
UPS Distribution on Florida Mining
Road within 2 minute drive and
open until 10:00 PM for drop off.

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Waters Avenue

Florida Mining Boulevard