

Farmer's Market Warehouse w/cold Storage for Lease

5207 N. 30th St., Tampa, FL 33610

EXECUTIVE SUMMARY



Summary:

Price: \$9 PSF NNN plus OPEX
Availability: Immediate
Space Size: 7,424 SF Warehouse (approx. 1,024 sf office)
Cooler Sizes: 1,147 sf & 465 sf both 30 Degree Freon systems
Lot Size: .63 Acres
Ceiling Heights: 20' @ eaves and 29' @ ridge+/-
Location: City of Tampa
Outside Storage: Large fenced yard
Construction: Metal/Block
Utilities: Water/Sewer: City of Tampa
Electric: Tampa Electric
Traffic Counts: Over 2,000 AADT

Overview:

Zoning: CI/commercial Intensive

Located adjacent to the Tampa Farmer's Market this is an opportunity to lease a warehouse with two walk in freon coolers in a great location. **Rate is calculated as follows: \$5,568/month base rent + \$2,165/month in OPEX + \$464/month sales tax = \$8,197 per month in rent.** The property is zoned Commercial Intensive. Both freon system compressors were replaced in 2017 and are in good condition. The larger cooler has 15' clear heights and the smaller cooler has 10' clear heights. The coolers will go below freezing. There is a large fenced yard in the rear of the property along with a large loading dock. There is an upstairs office space and lots of additional space for warehousing. Part of the roof and the signing has been replaced. This property is perfect to the business that needs cold storage along with a great location behind Tampa's Farmers Market.

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PICTURES



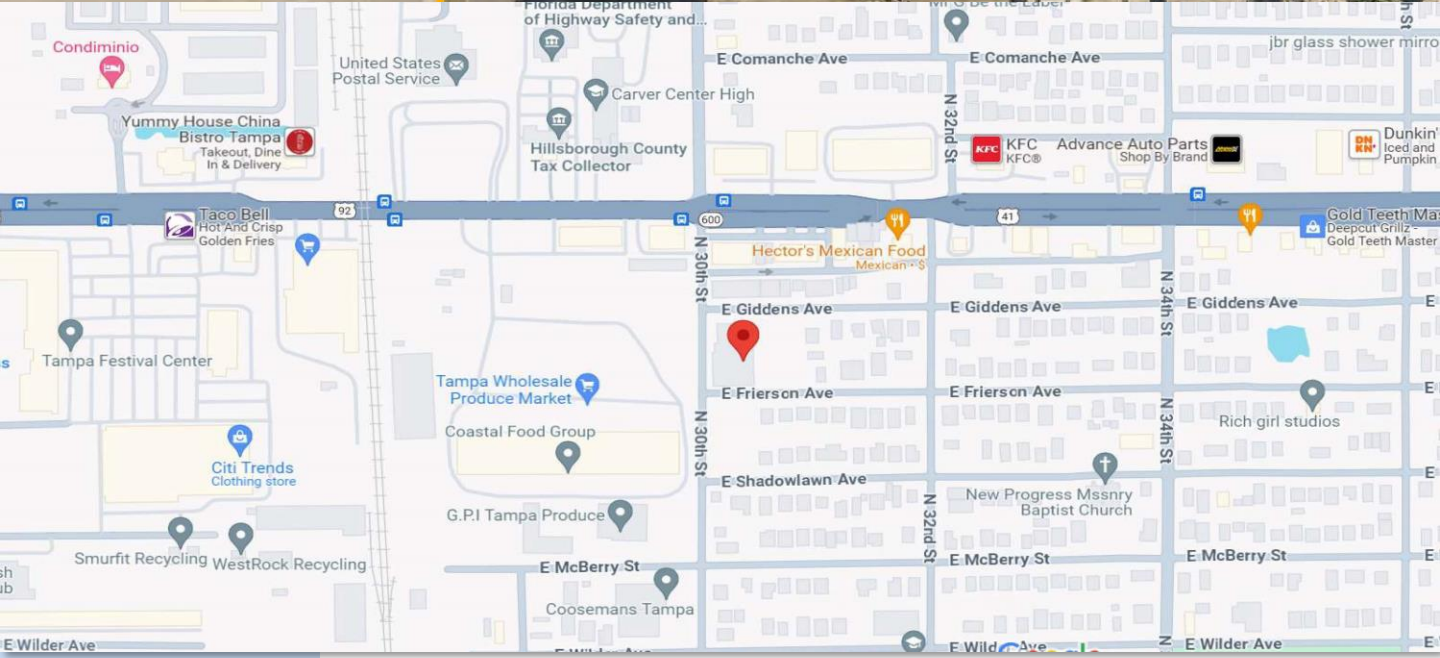
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