

MONROES BUSINESS PARK
Warehouse/Office
13809 Monroes Business Park, Tampa, FL 33635



FOR LEASE

- 12,699± SF Office/Warehouse Building
- Warehouse 11,581± SF; Office 1,118± SF
- Over 70% Climate Controlled with Bonus Mezzanine Space
- Ceiling Heights of 21'± to 23±; Two 12' x 12'± OH Doors
- Freshly Painted Interiors
- Truck Well; Heavy Amps/3 Phase
- Fire Suppression Monitoring System
- Built in 2014; 1.12± Acre Lot
- Lease Rate \$13/SF NNN / Expenses Est. \$3.25/SF

For More Information
Contact:

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Ranked Top 5 Teams Globally - Berkshire Hathaway Commercial Division 2018-2022

Teamwork | Integrity | Passion | Excellence

7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

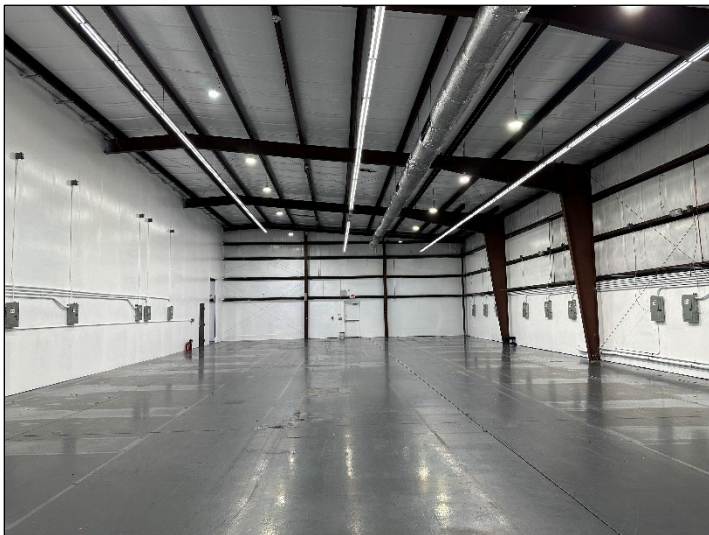
2300 4th Street N., St. Petersburg, FL 33704

CREBossLadies.com

MONROES BUSINESS PARK

WAREHOUSE/OFFICE

13809 MONROES BUSINESS PARK, TAMPA, FL 33635



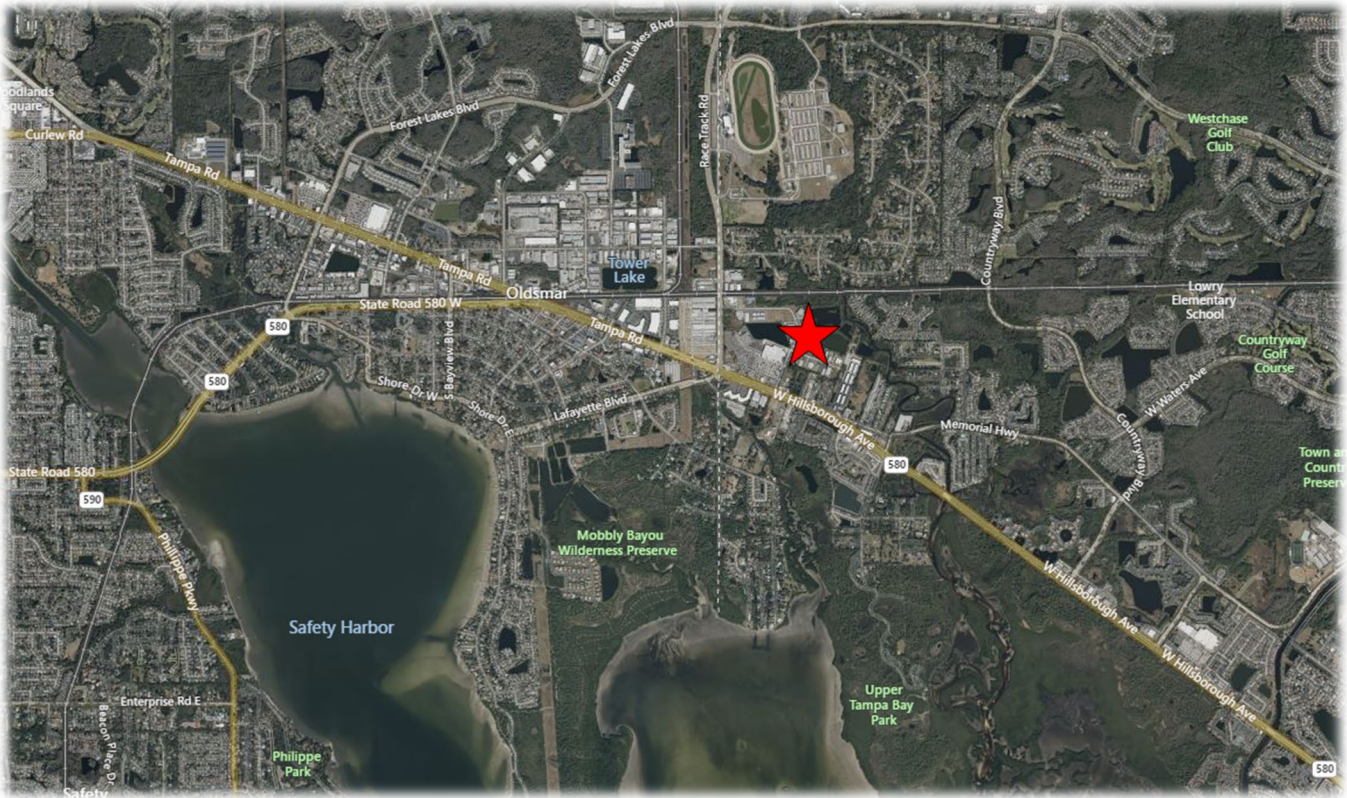
Built in 2014, this warehouse is 12,699± total SF and is 70% plus climate controlled. The office/breakroom is 1,118± SF, and the warehouse is 11,581± SF. It is equipped with 3 phase, heavy amps and a truck well. The warehouse has two 12'± x 12'± overhead doors, ceiling heights of 21' to 23' and located on a 1.12± acre lot with ample parking. Great location with easy access to Pinellas and Hillsborough.

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WAREHOUSE/OFFICE

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DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	4,519	47,015	152,087
Avg. HH Income	\$136,427	\$136,076	\$117,597
Median Age	39.4	38.5	42.9
Total Households	1,814	18,566	62,418

DEMOGRAPHICS BY DRIVE TIME

	5 MIN	10 MIN	15 MIN
Total Population	4,552	64,078	235,406
Avg. HH Income	\$123,605	\$124,016	\$108,988
Median Age	40.2	42.5	45.4
Total Households	3,030	22,786	60,070



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DYER-CARBONELLI TEAM
Commercial Real Estate Defined

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