

FOR LEASE: FLEX/OFFICE SUITE



2433-2437 S 86th
Street, Tampa



- Available: Flex/Office Space, 1,800 SF – Fully Air Conditioned
- Within 2 miles of Hwy 301, I-4, I-75
- Suite includes: 4 Offices, Conference room, Bathroom, Roll up door
- MOVE-IN READY
- New interior paint
- Outstanding frontage and access
- Ample onsite parking
- Demographic highlights within a 2-mi radius include a population count of 42,318

FOR LEASE: \$13 /SF NNN

LISTING AGENT: Tina Marie Eloian • O: 813-935-9600 • P: 813-997-4321 • E: Tina@FloridaCommercialGroup.com



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Globally Recognized*



401 E. Palm Avenue ❖ Tampa, FL 33602 ❖ www.FloridaCommercialGroup.com

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Each Office Individually Owned and Operated

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

LISTING DETAILS

FINANCIAL & TERMS

Status: **Active**

Lease Price: **\$13.00 /SF NNN**

CAM PSF: **\$2.73**

T.I. Available: **TBD, Contact Broker**

Expenses:

(Property Taxes, Insurance, Utilities, Alarm, Lawn/Maintenance, Pest Control, etc...)

LOCATION

Street Number: **2433-2437**

Street Name: **South 86th**

Street Suffix: **Street**

Street City: **Tampa**

County: **Hillsborough**

Traffic Count/ Cross Streets: **25,684 VTD (Causeway Blvd and 86th St) AADT, 2022**

Market: **Tampa- St. Petersburg- Clearwater**

Sub-Market: **SOUTH TAMPA SUBDIVISION**

THE PROPERTY

Folio Number: **044621-0000**

Zoning: **PD**

Property Use: **Flex Office**

Available SF: **1,800 SF**

Year Renovated: **2023**

Lot Size: approx. **8.6 AC**

Front Footage: **TBD**

Parking: **Onsite**

TAXES

Tax Year: **2022**

Taxes: **\$31,557.01**

UTILITIES

Electricity: **Teco**

Water/ Waste: **Hillsborough County Utilities**

Communications: **Frontier/ Verizon**

THE LISTING

Directions:

From Tampa, take Selmon Expressway toward east, Take exit 13 for US 301, Turn right on Causeway Blvd, Turn right on S 86th St.

THE COMMUNITY

Community/Subdivision Name: **Clair-Mel Area**

Flood Zone Area: **X**

Flood Zone Panel: **12057C0386k**



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LISTING FEATURES

HIGHLIGHTS

- Located in Palm River-Clair Mel
- Highest & Best: Flex, Warehouse, Office
- GREAT VALUE with competitive rates
- Offers high ceilings, one private office per unit and one ADA restroom,
- Zoned PD
- Fresh Interior Paint
- Onsite (paved) parking
- Exterior lights for increased security

AREA HIGHLIGHTS

- Located within 3 miles of I-75, Hwy 301 and Selmon Expressway
- High traffic counts: 25,684 VTD
- Excellent visibility
- Direct road frontage on 86th St.
- Easy access to Downtown, Port of Tampa, Brandon
- Start, relocate or expand your business



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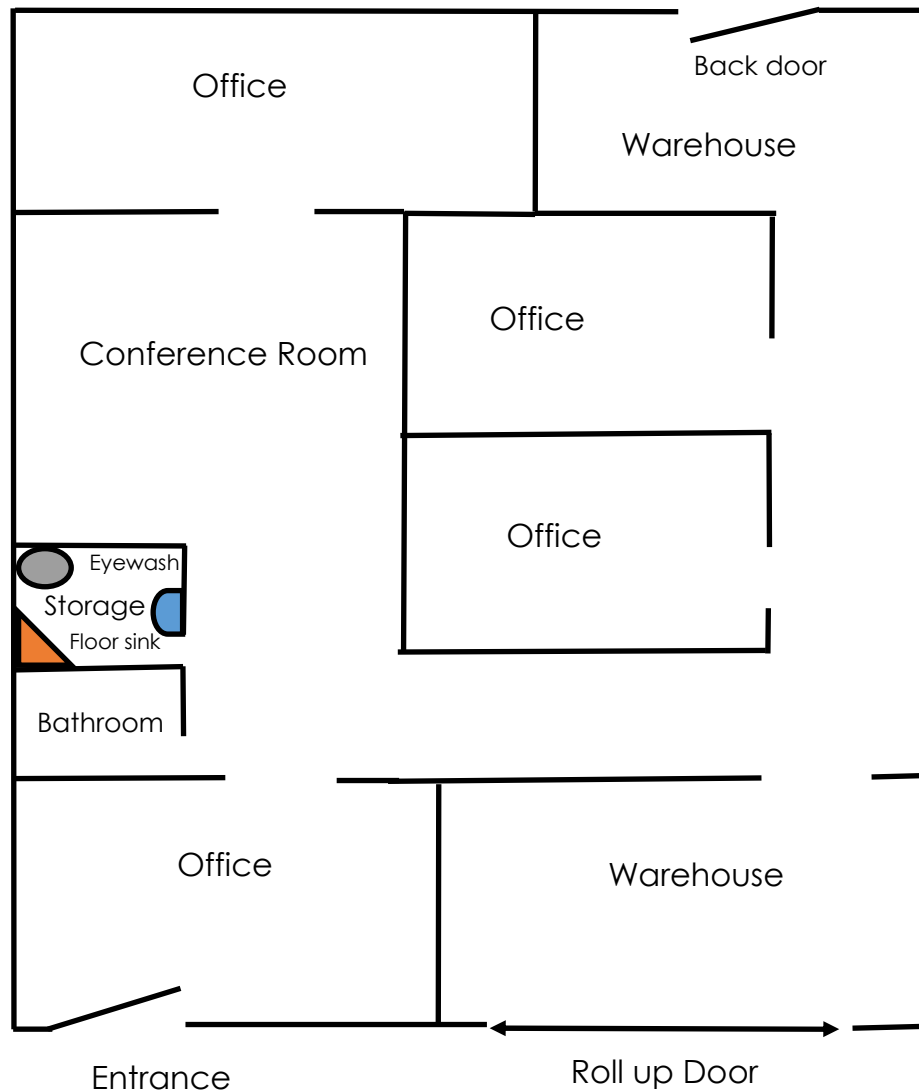
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Unit FLOORPLAN



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