## **East Ybor Industrial Building for Lease**

ANDRETTA

3606 E 4<sup>th</sup> Ave., Tampa, FL 33605 EXECUTIVE SUMMARY



Su			

Lease rate:	\$8.00 PSF, NNN
Uses:	Manufacturing and Warehouse/Distribution
Availability:	Immediate
Space Size:	28,929 SF +/- (includes office 750 +/-)
Parking	10 +/- spots
Ceiling Heights:	13'-18'+/-
Dock Doors:	One Grade level /One Well Door
Power:	Single phase w/Three Phase Possible
Location:	City of Tampa
Construction:	Concrete Block/Metal
Outside Storage:	Fenced Yard
Taxes:	\$16,945.
Utilities	Water/Sewer: City of Tampa Electric: Tampa Electric
Fire Sprinklers:	Wet System
Zoning:	IH – Heavy industrial

## **Overview:**

-Former Costa Broom Works building

Loca ted in the East Ybor/East Tampa submarket this warehouse is a vailable for a 2024 Q2 occupancy for your industrial use. The facility is located just blocks away from Adamo drive and within minutes of Interstate 4 with access to Orlando and Pinellas County. The property is zoned IH/Industrial Heavy and the owner has prewired the building for three phase power. There are two large roll up doors, one grade level and the other with a loading well for loading. With 13'-18' clear heights this building is perfect for a warehouse user looking for a facility near Tampa's vibrant downtown.

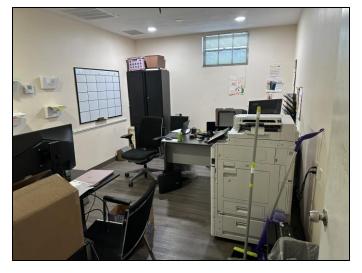
Bill Besselieu, CCIM Mobile/Direct: 813-263-5854 besselieu@gmail.com Greg Andretta, SIOR 813-263-4833 greg@andrettaproperties.com Andretta Properties Licensed Real Estate Broker 550 N. Reo St. #300 Tampa, FL 33609 Office: 813-889-0889 www.andrettaproperties.com

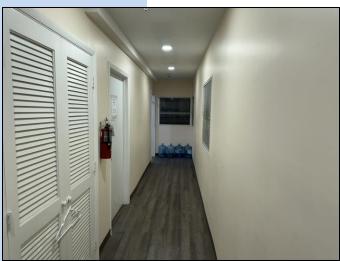
## **East Ybor Industrial Building for Lease**

3606 E. 4<sup>th</sup> Ave., Tampa, FL 33605 PICTURES

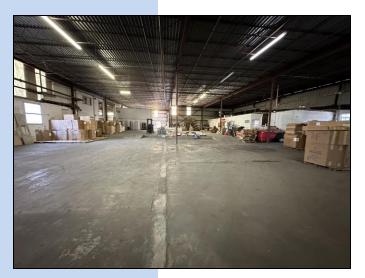














Bill Besselieu, CCIM Mobile/Direct: 813-263-5854 besselieu@gmail.com

Greg Andretta, SIOR 813-263-4833 greg@andrettaproperties.com

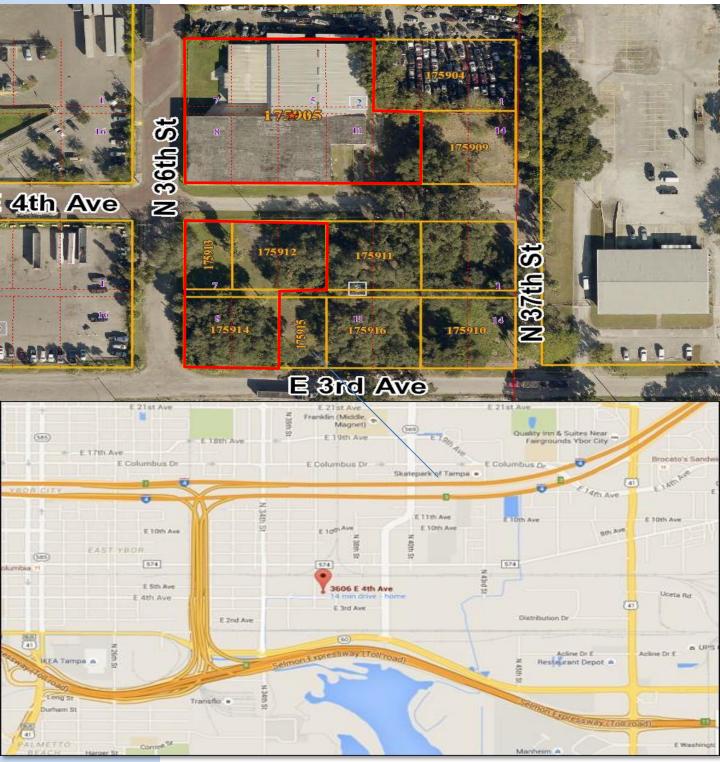
Andretta Properties Licensed Real Estate Broker 550 N. Reo St. #300 Tampa, FL 33609 Office: 813-889-0889 www.andrettaproperties.com

## **East Ybor Industrial Building for Lease**

3606 E. 4th Ave., Tampa, FL 33605



**AERIAL & AREA MAP** 



Bill Besselieu, CCIM Mobile/Direct: 813-263-5854 besselieu@gmail.com Greg Andretta, SIOR 813-263-4833 greg@andrettaproperties.com Andretta Properties Licensed Real Estate Broker 550 N. Reo St. #300 Tampa, FL 33609 Office: 813-889-0889 www.andrettaproperties.com

All information familished regrating property for sale, retrail, financing or projections of income & expenses is from sources deemed milible. No warranty or representation is made as to the accuracy thereof, and it is subject to error, missions, charge of price, metal or other conditions prior to sale, financing, or withdawal without notice. No where the Owner or Anderta: Properties, nor any of their respective discost, address, difficus, difficus and a structure of the submetant or any of their subject to error, and route as the subject to error. No effect and the subject to error and any of their subject to error, and no legal commitment or adjigation and as a set of the property involutional and or any of their subject to error. And the subject to error and err