

Port of Tampa Industrial Building for Lease

3810 S. 50th St., Tampa, FL 33619

EXECUTIVE SUMMARY



Summary:

Lease Rate:	\$10,000/month NNN + CAM
Availability:	6/1/24
Space Size:	7,440 SF (25% +/- office)
Lot size:	250' x 196' (1.13 acres) FENCED YARD
Dock doors:	Four 14' grade level doors
Power	Three Phase
Parking	Fenced Yard
Clear Heights:	14'+/- eaves & 16' +/- at Ridge
Location:	Port of Tampa
Zoning:	CI (Commercial Intensive)
Construction:	Metal
Signage:	Building
Utilities:	Septic System/County Water Electric: Tampa Electric
Traffic Counts:	Over 39,000 AADT
FDOT road expansion:	To take front 20'+/-

Overview:

Located near the industrial and shipping hub, Port of Tampa, this property features a 1.1-acre site and a 7,440 updated industrial building with a 2109 SF office. The property has good visibility along US 41 in Tampa and has daily traffic counts of 39,000/day +/- . Both Intersates 4 and 75 are a short drive away. There is ingress/egress from both the north and southbound directions on US 41. The building has been completely updated including, new siding, new roll up doors, electrical, plumbing, HVAC, 10' fencing, remote control access gate and graveled fenced yard. The office features a conference room, break room, reception area and several offices. The warehouse features four 14' roll up doors and 14' clear heights.

FDOT plans to take some of the property frontage for road expansion.

This property is perfect for a contractor, trucking company or any company doing business with the Port of Tampa.

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Greg Andretta, SIOR
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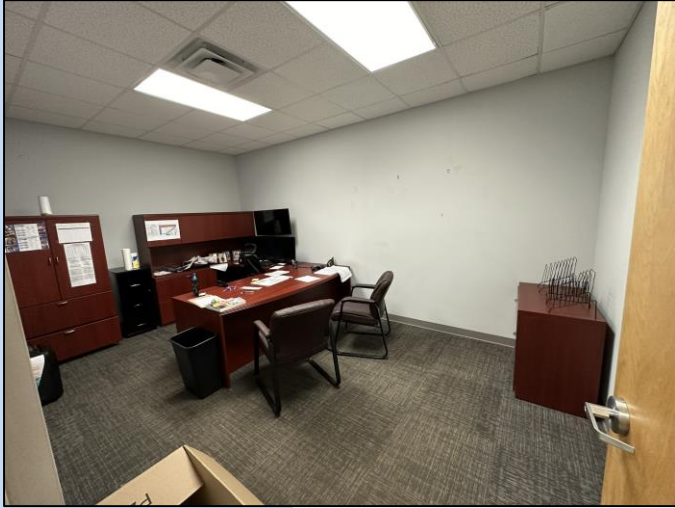
Andretta Properties
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PICTURES



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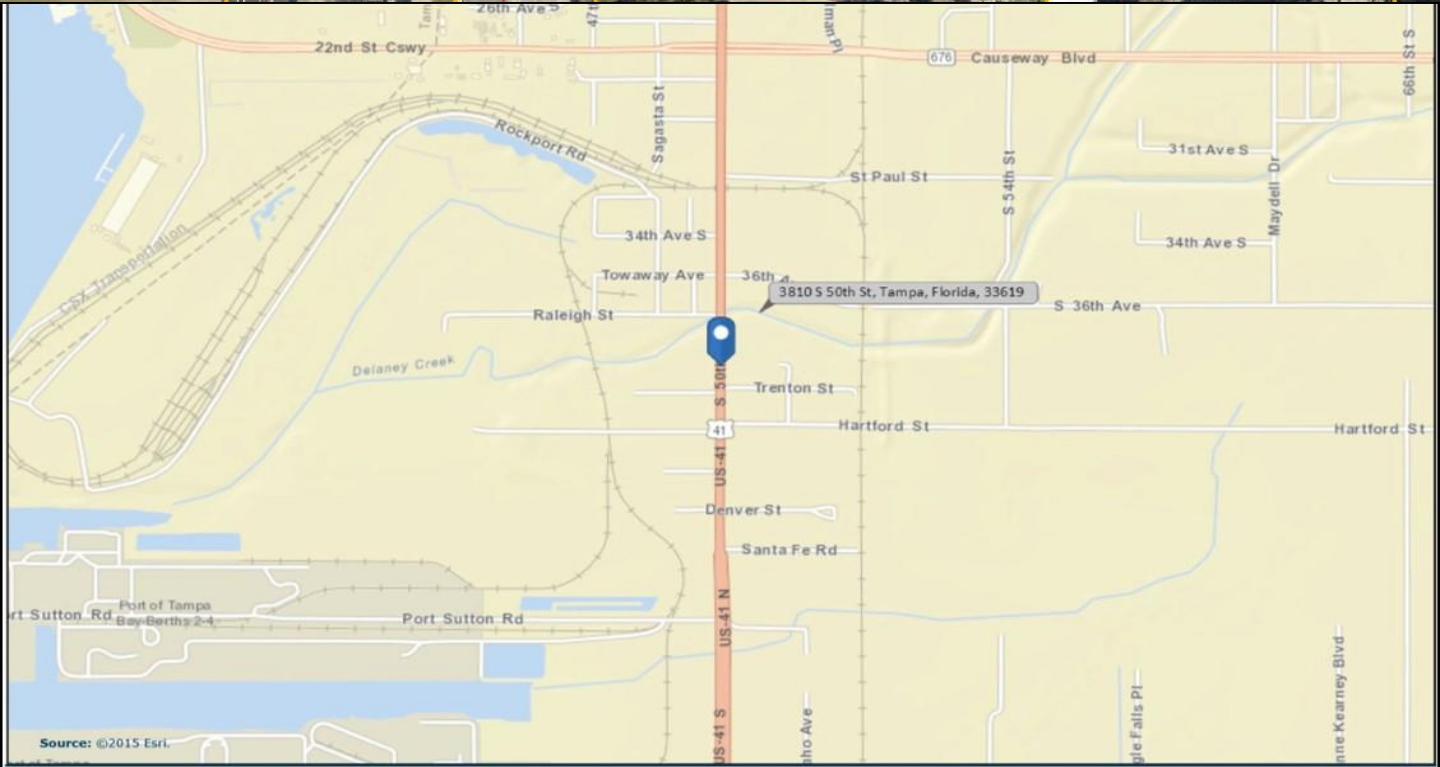
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AERIAL & AREA MAP



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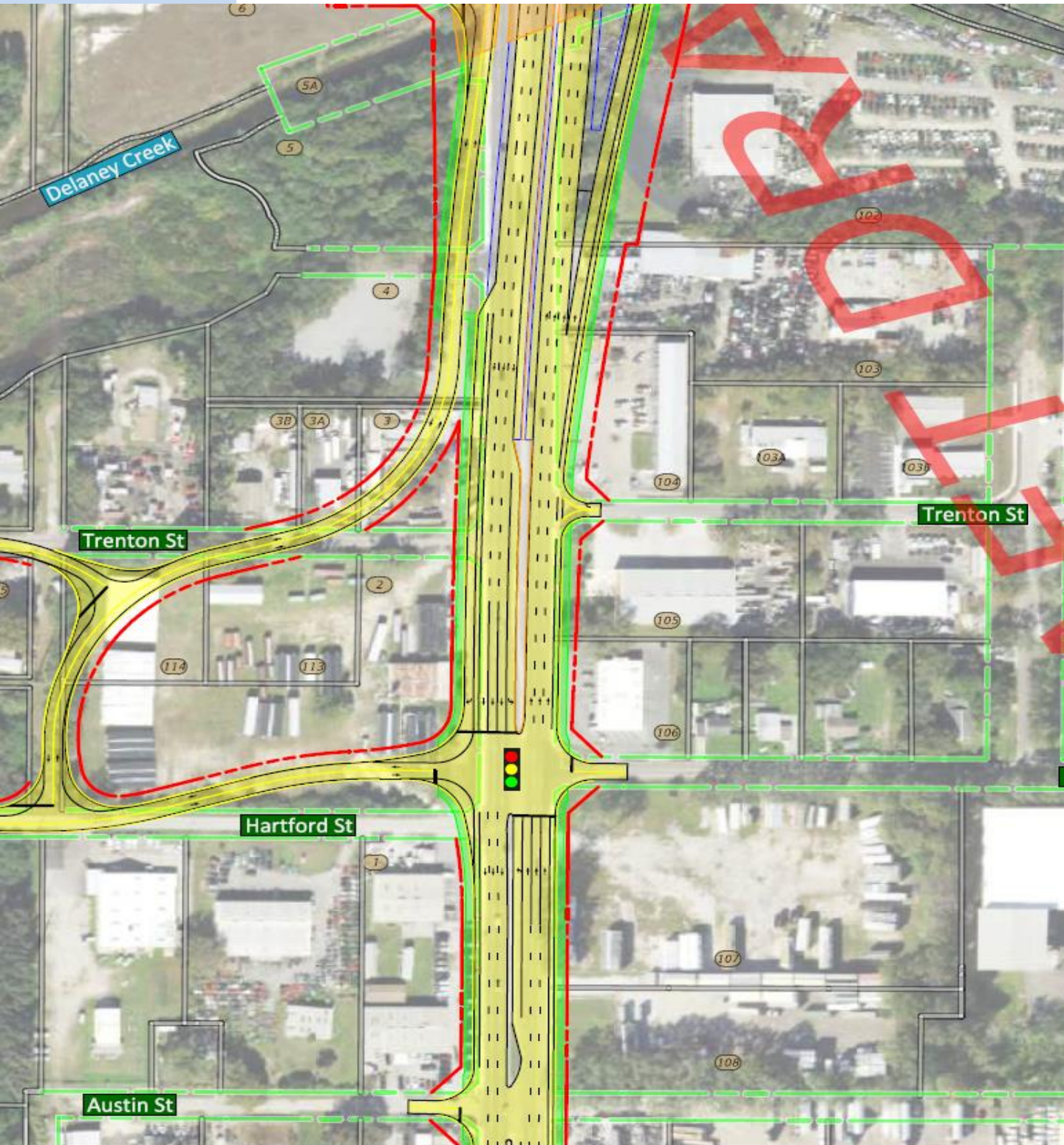
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FDOT MAP



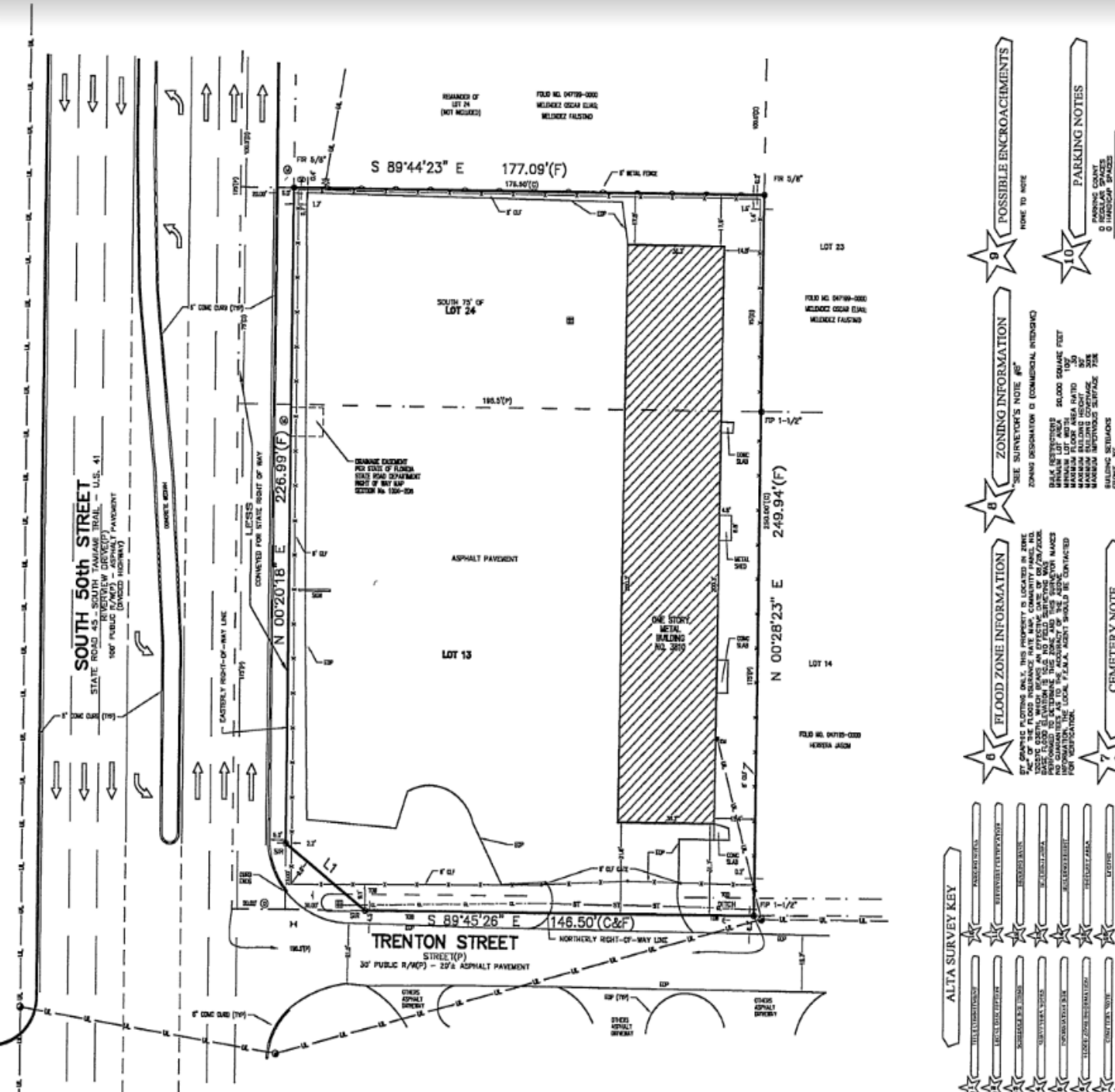
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- ★ FLOOD ZONE INFORMATION
 1. FLOOD PLANNING ONLY. THIS PROPERTY IS LOCATED IN ZONE X-1 (SEVERE FLOOD HAZARD AREA) WHICH REQUIRES AN EFFECTIVE DATE OF 02/28/2006. THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS OF 02/28/2006. FOR MORE INFORMATION ON FLOOD ZONES AND THE FLOOD HAZARD MAP, CONTACT THE U.S. COAST & GEODYSIC SURVEY, 1215 N. DESSAU BLVD., WASHINGTON, DC 20540. CONTACT SHOULD BE CONTACTED FOR VERIFICATION.
- ★ ZONING INFORMATION
 2. ZONING DESIGNATION IS COMMERCIAL INTERMEDIATE
 3. ZONING RESTRICTIONS
 4. SECOND SQUARE FEET
 5. MAXIMUM FLOOR AREA RATIO
 6. MAXIMUM FLOOR AREA
 7. MAXIMUM BUILDING HEIGHT
 8. MAXIMUM SETBACKS
- ★ POSSIBLE ENCROACHMENTS
 NONE TO NOTE
- ★ PARKING NOTES
 9. PARKING SPACES
 10. HANDICAP SPACES
- ★ CEMETERY NOTE

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