

# FOR LEASE | 19,422 SF

5126 W CYPRESS STREET | TAMPA, FL 33607

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY



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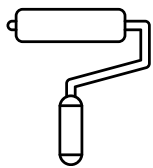


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## PROPERTY FEATURES

<b>BUILDING SIZE</b>	19,422 SF	<b>COLUMN SPACING</b>	18'x50'
<b>OFFICE AREA</b>	1st Floor: 3,334 SF 2nd Floor: 1,222 SF	<b>PARKING</b>	1.00/1,000 SF
<b>CLEAR HEIGHT</b>	17'	<b>LIGHTING</b>	LED in Warehouse
<b>LOADING</b>	11 Dock-High Loading Positions 1 Concrete Forklift Ramp	<b>SPRINKLER</b>	Non-Sprinklered
<b>POWER</b>	120/280-Volt, 3-Phase, Four-Wire with Capacity for 600 Amps	<b>TELECOMMUNICATIONS</b>	Verizon Fiber

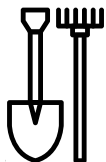
## EXTENSIVE CAPITAL IMPROVEMENTS UNDERWAY



Paint entire interior & exterior of the building



Upgrade interior & exterior lighting to LED



Landscape improvements

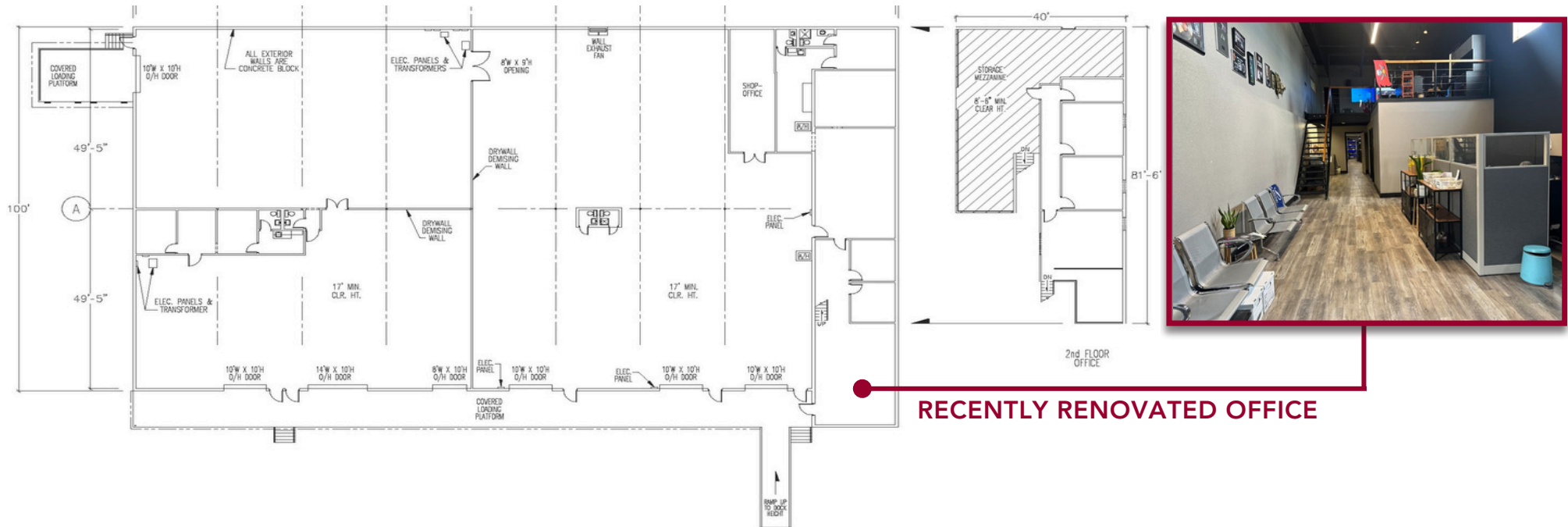


Repave, seal & strip the parking lot

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## FLOOR PLAN



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5126 W Cypress St

1.2 MILES



2.0 MILES



2.2 MILES



7.0 MILES

