

HILLSBOROUGH WAREHOUSE

GREAT OPPORTUNITY FOR AN OWNER-USER

7812 Symmes Rd, Gibsonton, FL 33534



**FOR SALE
OR LEASE**

Sandy Hall, Commercial Associate
Sandy@cprteam.com (813) 230-1400

Chris Redfield, Commercial Associate
Chris@cprteam.com (813) 373-8856

Highlights



Located midway between U.S. 41 and I-75 on Symmes Rd



1.28 AC with 246' of frontage and two curb cuts



Traffic: 15,500 AADT



Masonry and steel construction



Three-phase power, 200 Amp, 240 V

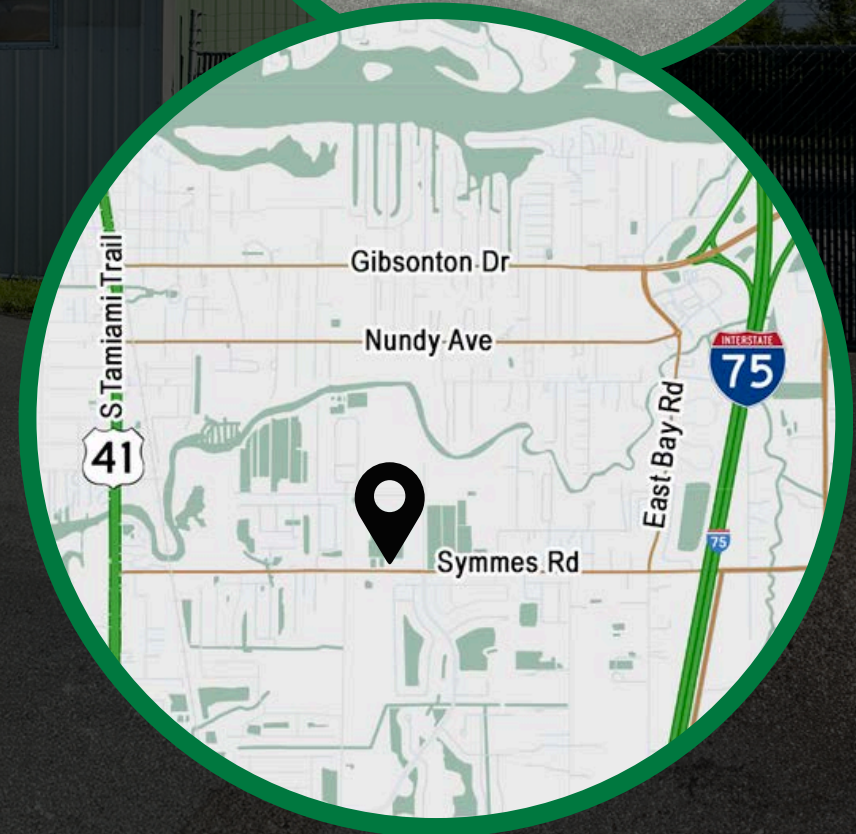


An application to change Hillsborough's Zoning from AR to Commercial is forthcoming; Property's Future Land Use is RES-6 (FAR .25) - [Click here for RES-6 typical uses \(pg. 12\)](#)



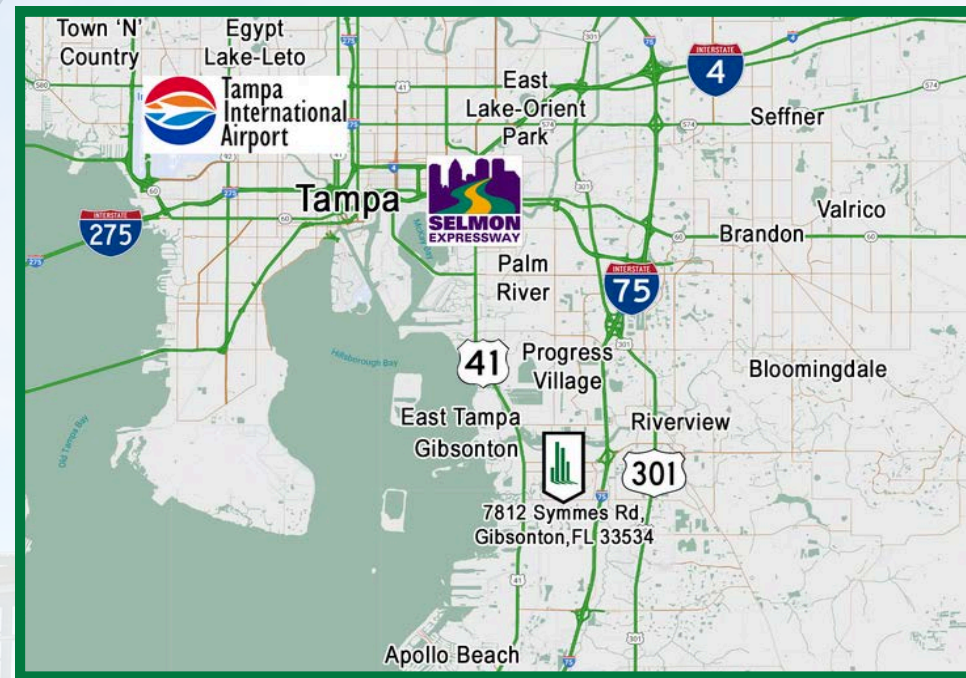
Asking Price: \$988,970 *
Lease Rate: \$7,000 / Month NNN

*Seller Financing available



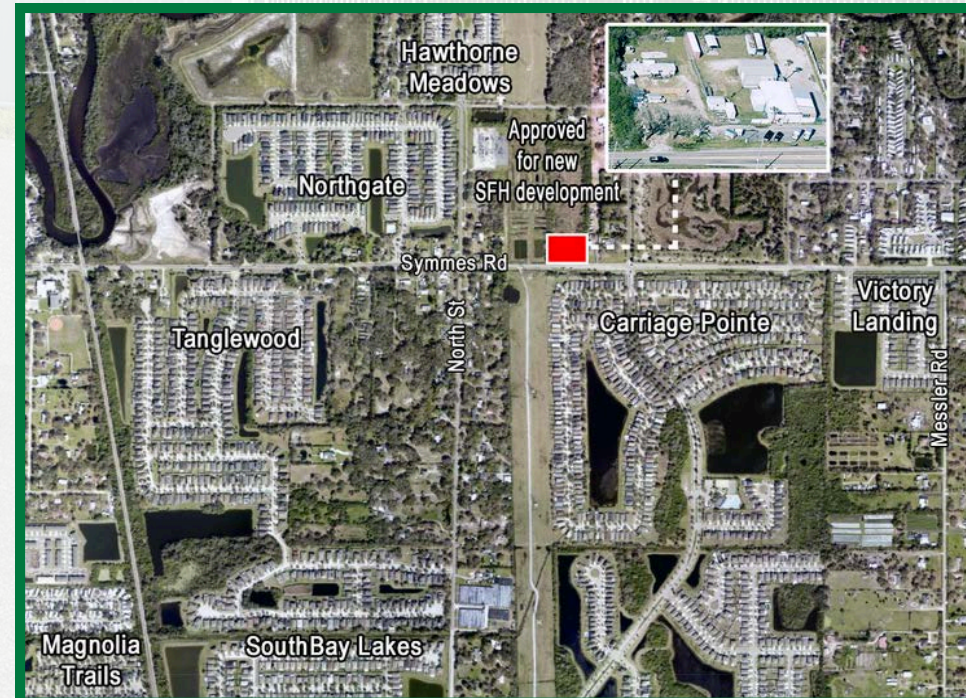
Property Details

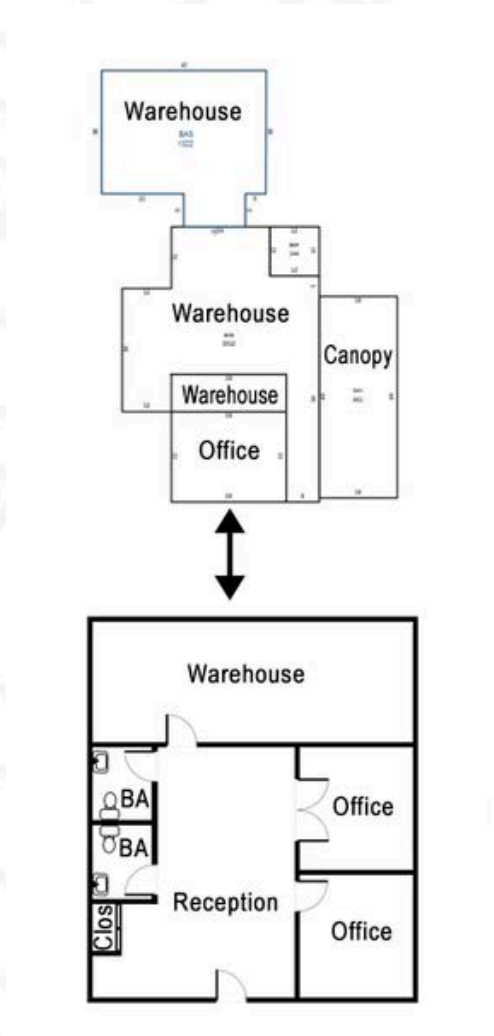
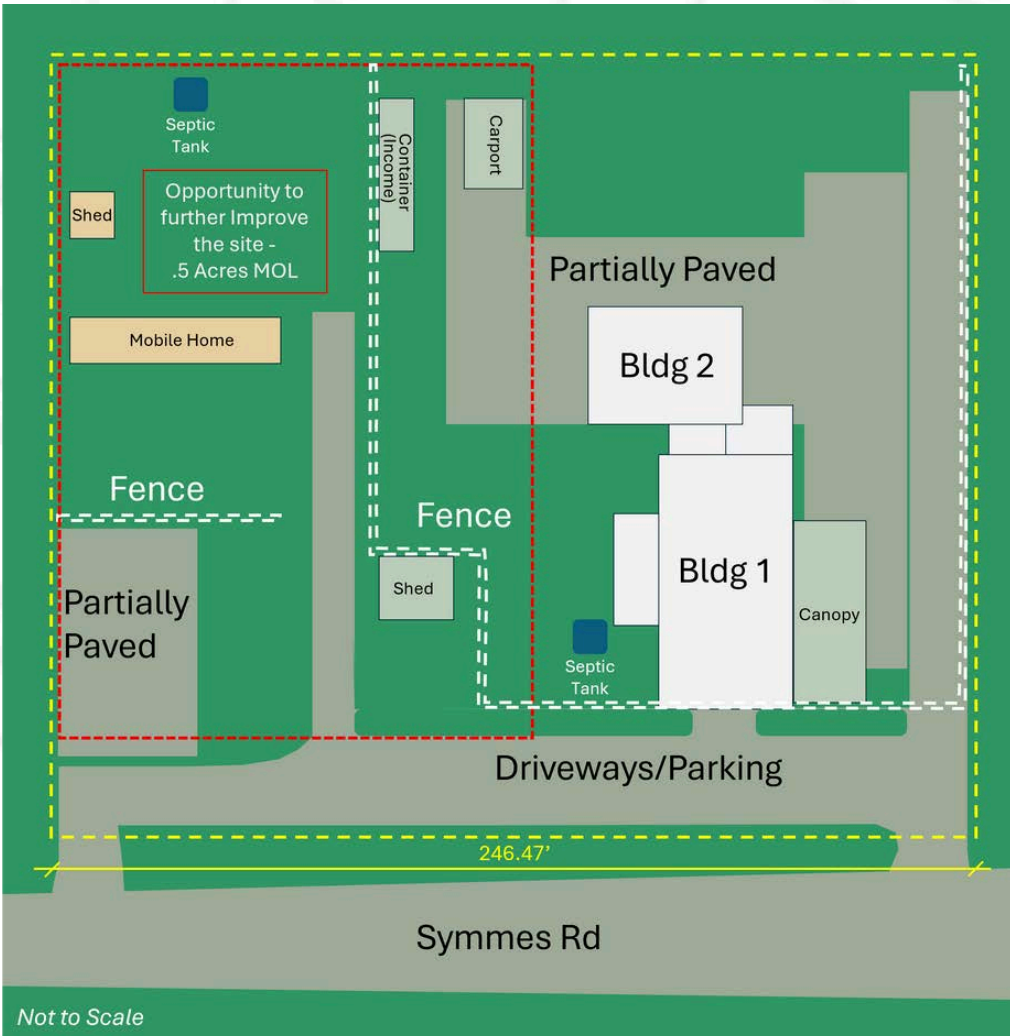
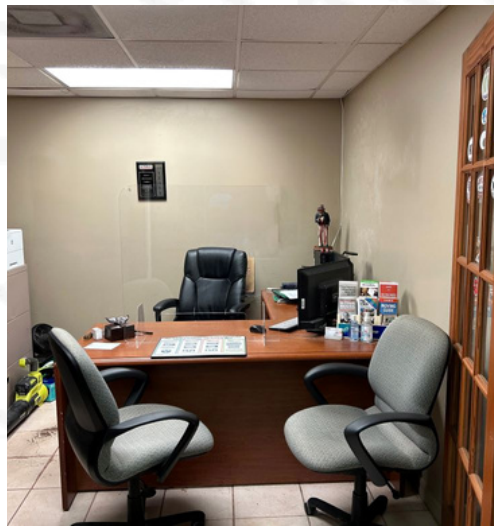
- Office and reception space: 760 SF
- Warehouse space: 3,334 SF
 - 2,012 SF in Bldg. 1
 - 1,322 SF in Bldg. 2
- Clear heights up to 13'
 - 9' clear in Bldg. 1 (with one grade level overhead door in rear section)
 - 13' clear in Bldg. 2 (with two facing grade level overhead doors)
 - 13' clear in the open area beneath the attached canopy



Driving Distance:

- I-75: 2.3 miles
- U.S. 41: .9 miles
- U.S. 301: 2.3 miles
- Selmon Expressway: 9.2 miles
- I-4: 13.1 miles
- Tampa International Airport: 19.3 miles





- A U-Haul Dealership transfers to the buyer.

Listing Team



Sandy Hall
Commercial Associate
Sandy@cprteam.com
(813) 230-1400



Chris Redfield
Commercial Associate
Chris@cprteam.com
(813) 373-8856



www.cprteam.com



[727-822-4715](tel:727-822-4715)



[Commercial Partners Realty](#)