1821 E. 2nd Ave., Tampa, FL 33605

EXECUTIVE SUMMARY



Summary:

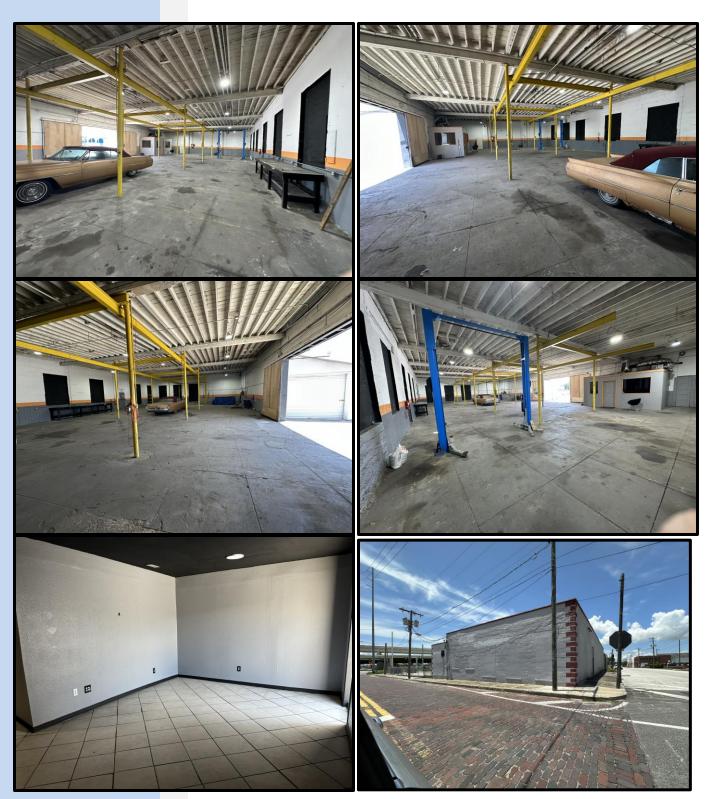
Lease rate:	\$12.00 PSF Industrial Gross \$4,995/Month	Explore Your Next Facility. Step into unparalleled potential with this industrial building, strategically located on Adamo Drive. This former body shop boasts:
Availability:	Immediate	 Prime Location: Located at a lighted intersection with great visibility (19,000 cars/day). Convenient location near Downtown City of Tampa with access to
Space Size:	4,988 SF (10%office)	major transportation routes for efficient logistics. This location is just a few blocks away from the Ybor City Historic district featuring many dining,
Outside Storage	Open paved	shopping and entertainment options.
Ceiling Heights:	11' +/-	 High Ceilings: At 11' clear this facility can accommodate large equipment and machinery with ease.
Column Spacing:	16'+/-	 Modern Infrastructure: Equipped with advanced utilities and technology for seamless operations.
Roll Up Doors	1 GRADE LEVEL	Spacious Layout: Ample floor space perfect for manufacturing, storage, or
Construction:	Concrete Block	distribution.
Power:	Three Phase	Whether you're expanding your business or looking for a new operational hub, this versatile building offers even thing you need and more. Elevate your
Utilities	Water - City of Tampa Electric: Tampa Electric	this versatile building offers everything you need and more. Elevate your business to new heights in a space designed for success. Contact us today to schedule a tour and secure your lease in this sought-after industrial facility.
Zoning:	IG/Industrial General	"First Month/Last Month plus security deposit Due at lease signing.
Traffic Counts:	Over 19,000 AADT	

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ADDITIONAL PICS



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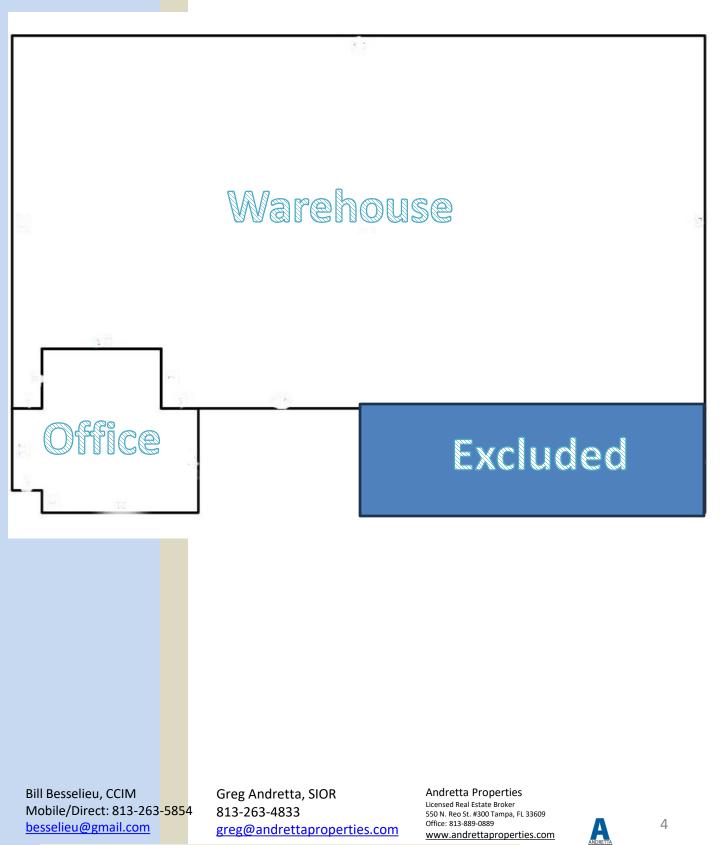
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AERIAL AND MAPS



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FLOOR PLAN(SUBJECT TO VERIFICATION)



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