



BROKERAGE DONE DIFFERENTLY

**live
work
& play**

813.359.7999

LEYLA MOHEBBI

LEYLA@FLORIDACOMMERCIALGROUP.COM

813.935.9600

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**2433-2437 S 86 ST.
FOR LEASE**

Warehouse | Retail | Contractor Office
\$15 PSF NNN + S.T.

• 1,800-3,600 SF WAREHOUSES •
FULLY AIR CONDITIONED



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

IDEAL FOR INDUSTRIAL USE, RETAILERS, CONTRACTORS, CONSULTANTS OR MERCHANTISERS

**FLORIDA COMMERCIAL GROUP IS PLEASED TO PRESENT AN
OPPORTUNITY TO LEASE A COMMERCIAL SPACE IN FLOURISHING
TAMPA BAY!**



LEASE HIGHLIGHTS

- Now leasing 1,800 to 3,600 SF
- Available: Fully Air Conditioned Flex Space
- Within 2 miles of Hwy 301, I-4, I-75
- Includes: Office, Private bathroom, Open space warehouse with a roll up door
- **MOVE-IN READY**
- Easy Access
- Outstanding frontage and access
- Ceiling Height 18'
- Ample onsite parking
- Demographic highlights within a 2-mi radius include a population count of 42,318
- Highest & best use: manufacturing, distribution, storage
- Two onsite building rows
- Flourishing area near thriving commercial and industrial commerce and major thoroughfares
- Buzzing residential and business district



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

LISTING DETAILS

FINANCIAL & TERMS

Status: **Active**

Lease Price: **\$15.00 /SF NNN**

CAM PSF: **\$2.73**

T.I. Available: **TBD, Contact Broker**

Expenses:

(Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

TAXES

Tax Year: **2024**

Taxes: **\$39,191.82**

UTILITIES

Electricity: **TECO**

Water/ Waste: **City of Tampa Utilities**

Communications: **Frontier Communications/ Verizon/ Spectrum**

LOCATION

Street Number: **2433-2437**

Street Name: **South 86th**

Street Suffix: **Street**

Street City: **Tampa**

County: **Hillsborough**

Traffic Count/ Cross Streets: **25,684 VTD (Causeway Blvd and 86th St) AADT, 2022**

Market: **Tampa- St. Petersburg- Clearwater**

Sub-Market: **SOUTH TAMPA SUBDIVISION**

THE PROPERTY

Folio Number: **044621-0000**

Zoning: **PD**

Property Use: **Flex Office**

Lot Size: **approx. 8.6 Acre**

Parking: **Onsite**



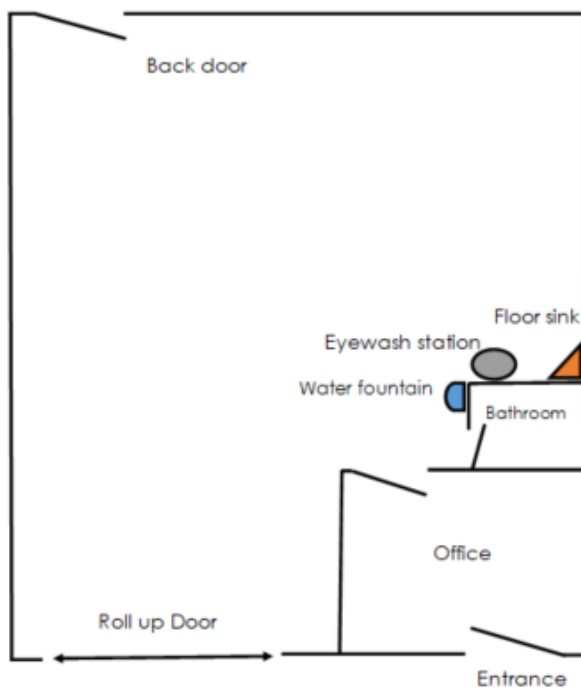
BROKERAGE DONE DIFFERENTLY



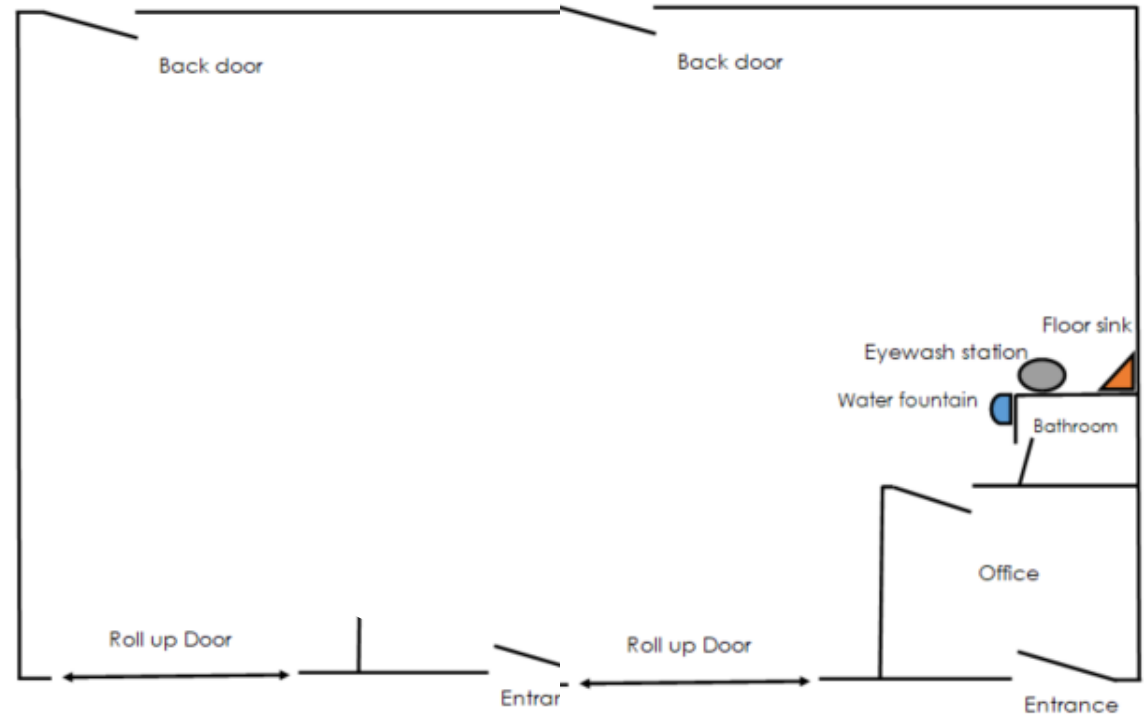
LISTING AGENT: **TINA MARIE ELOIAN, CCIM** | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

FLOORPLAN



1,800 sf warehouse



3,600 sf warehouse

BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



AERIAL MAP

The owner is seeking a long-term tenant, however, will consider a 2-5-year lease with options to a strong tenant seeking long term occupancy.



BROKERAGE DONE DIFFERENTLY

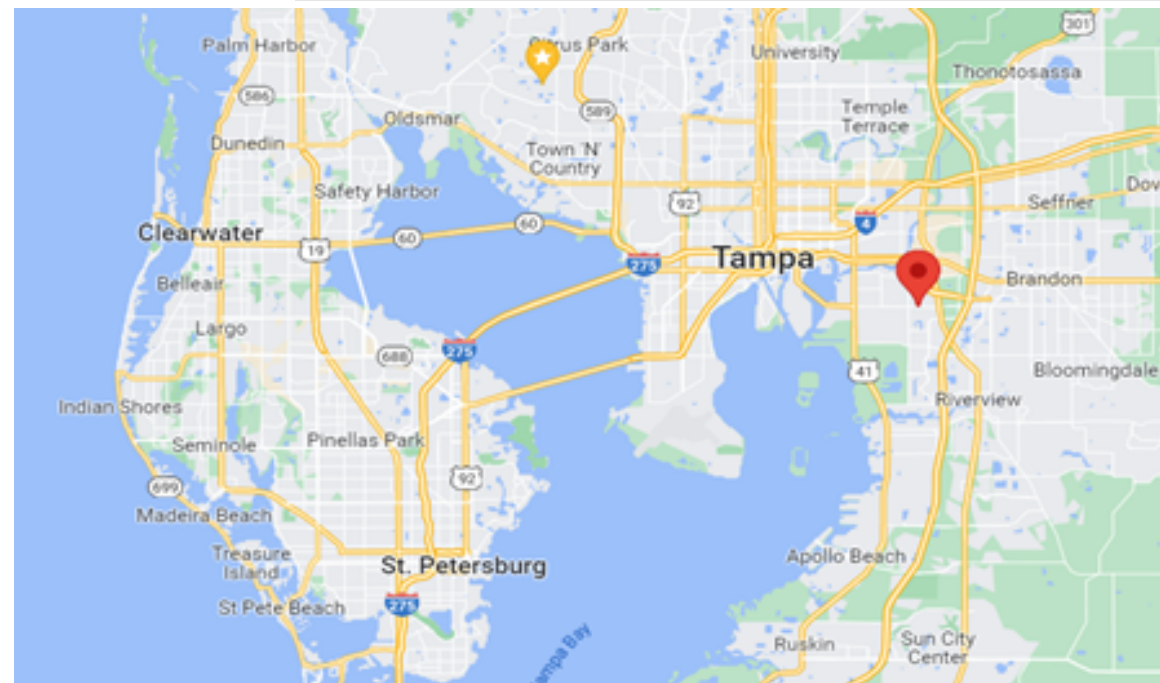
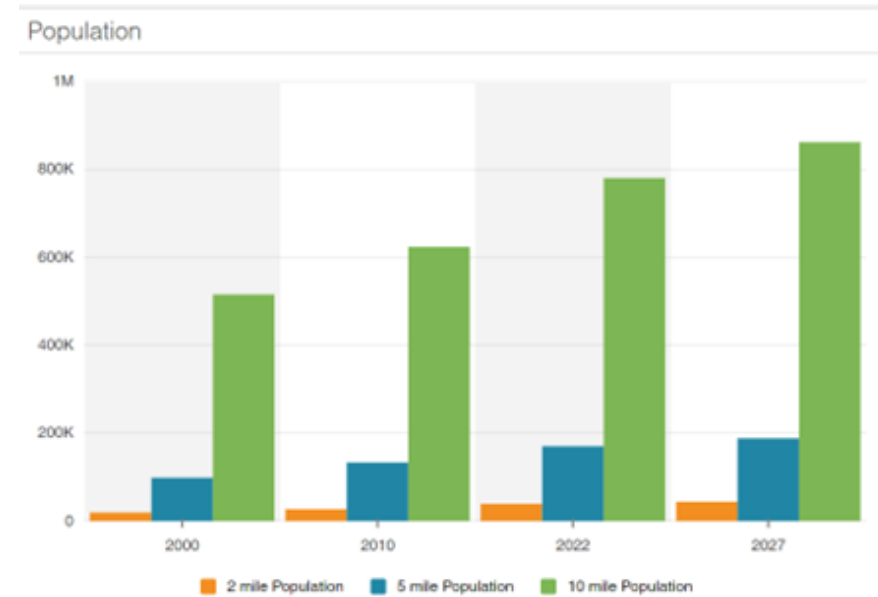
LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



HIGHLIGHTS | DEMOGRAPHICS

- Convenient secure parking
- One block to bustling 7th Avenue
- Tremendous signage opportunities
- Extra parking available for a fee
- Quick access to Interstate 4, Interstate 275 and Crosstown Expy.
- Tampa International Airport is 8 miles away and Downtown Tampa is 1.5 miles away
- Traffic: 25,684 VTD
- Exterior lights for increased security
- Zoned PD
- **Call for details**



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 | FLORIDACOMMERCIALGROUP.COM



Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

CALL OUR TEAM TODAY!
813.935.9600



THE MOST ADVANCED COMMERCIAL REAL ESTATE INVESTMENT SPECIALISTS ANYWHERE!
CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



BROKERAGE DONE DIFFERENTLY

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

OFFICE: 813.935.9600

TINA MARIE ELOIAN
CCIM & BROKER

MOBILE: 813.997.4321

TINA@FLORIDACOMMERCIALGROUP.COM

