

East Tampa Open Storage Space for Lease

4928 N. 56th Street, Tampa, FL 33610

EXECUTIVE SUMMARY



Summary:

Lease Rate:	\$5,900/month, Industrial Gross
Availability:	Immediate
Building Size:	720 SF Remodeled Office
Zoning:	CI – Commercial Intensive
Land size:	0.79 Acre Fenced Yard
Location:	Unincorporated Hillsborough County
Office Construction:	Concrete Block
Utilities	Well & Septic Electric: Tampa Electric
Traffic Counts:	Over 23,000 AADT

Overview:

This is an opportunity to lease a 720 SF building on a 0.79 acre commercial parcel with front footage along 56th St near E. Hillsborough Avenue in Tampa, FL. The site has good visibility with over 23,000 daily traffic counts. The property is currently zoned CI/Commercial Intensive allowing many different commercial uses. The property has a future land use of Light Industrial (1.0 FAR). Well and septic on site. This is located just north of Interstate 4 providing good access to potential customers and employees.

There is an access gate along 56th St on the east side of the property and a second access gate via a right of way along the south side of the property.

The location is near plenty of restaurants, housing, apartments, offices, shoppes, bars and other entertainment.

Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com

East Tampa Open Storage Space for Lease

4928 N. 56th Street, Tampa, FL 33610

PICTURES



Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

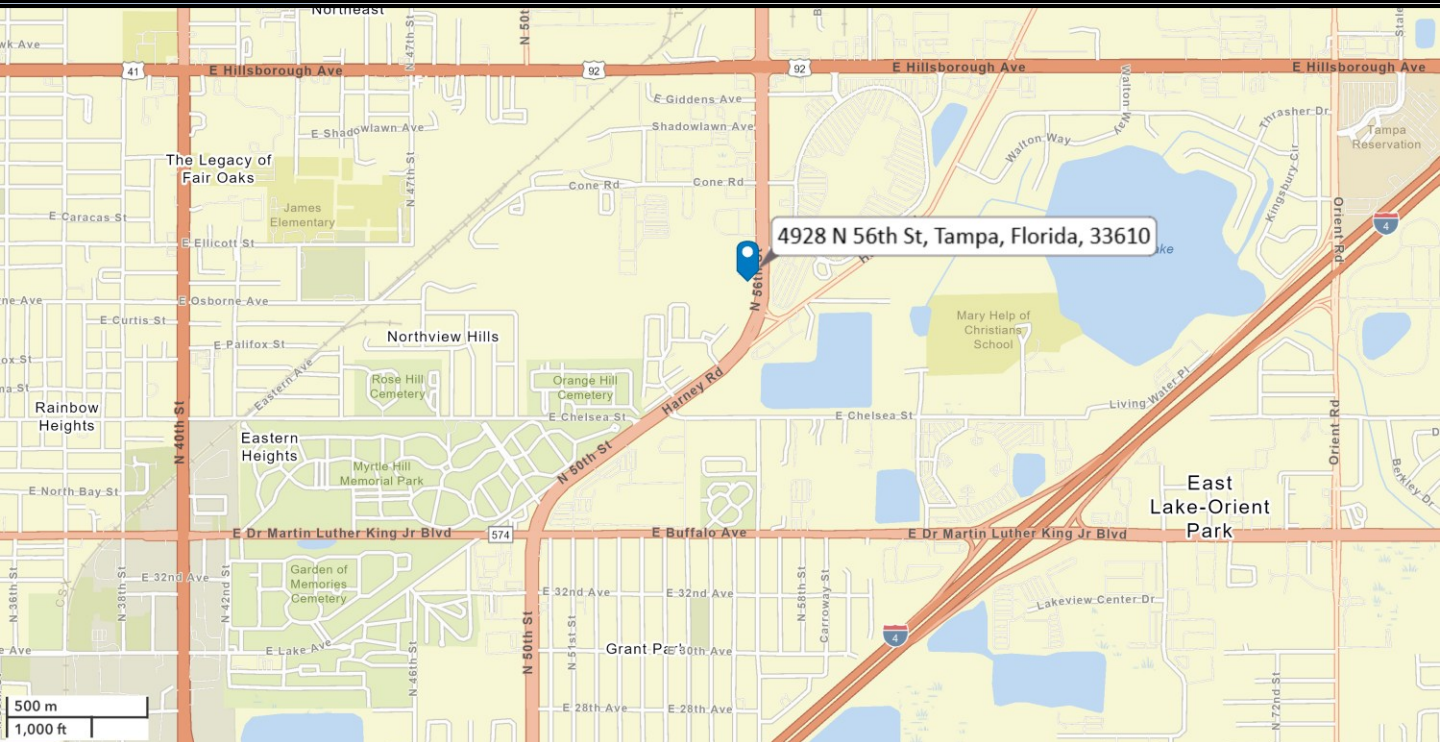
Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com

East Tampa Open Storage Space for Lease

4928 N. 56th Street, Tampa, FL 33610

AERIAL & AREA MAP



Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

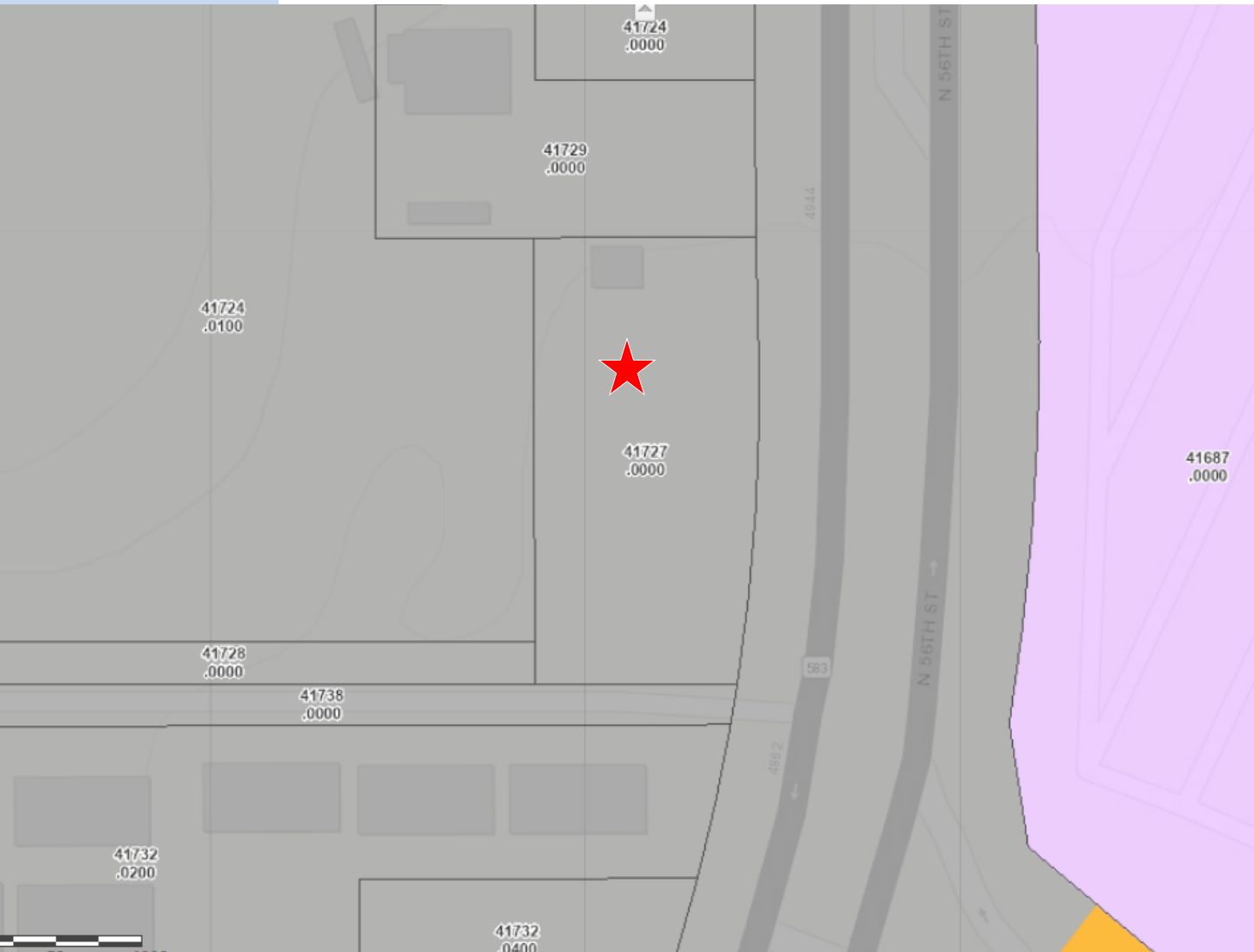
Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com

East Tampa Open Storage Space for Lease

4928 N. 56th Street, Tampa, FL 33610

FUTURE LAND USE MAP



JURISDICTION	FUTURE	CLUSTERING / OPEN SPACE	EXISTING
HILLSBOROUGH COUNTY	LIGHT INDUSTRIAL (.75 FAR)		Heavy Industrial

Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com