

East Ybor Industrial Building for Lease

3606 E 4th Ave., Tampa, FL 33605

EXECUTIVE SUMMARY



Summary:

Lease rate:	\$5.00 PSF + \$2.25 NNN \$17,478./Month
Uses:	Manufacturing and Warehouse/Distribution
Availability:	Immediate
Space Size:	28,929 SF +/- (includes office 750 +/-)
Parking	10 +/- spots
Ceiling Heights:	13'-18'+/-
Dock Doors:	One Grade level /One Well Door (10'x14'tall)
Power:	Single phase w/Three Phase Possible
Location:	City of Tampa
Construction:	Concrete Block/Metal
Land:	1.6 Acre Fenced Yard
Utilities	Water/Sewer: City of Tampa Electric: Tampa Electric
Fire Sprinklers:	Wet System
Zoning:	IH – Heavy industrial

Overview:

-Former Costa Broom Works building

Located in the East Ybor/East Tampa submarket this warehouse is available for a 2024 Q2 occupancy for your industrial use. The facility is located just blocks away from Adamo drive and within minutes of Interstate 4 with access to Orlando and Pinellas County. The property is zoned IH/Industrial Heavy and the owner has prewired the building for three phase power. There are two large roll up doors, one grade level and the other with a loading well for loading. With 13'-18' clear heights this building is perfect for a warehouse user looking for a facility near Tampa's vibrant downtown.

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 Ybor Industrial Building for Lease

3606 E. 4th Ave., Tampa, FL 33605

PICTURES



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

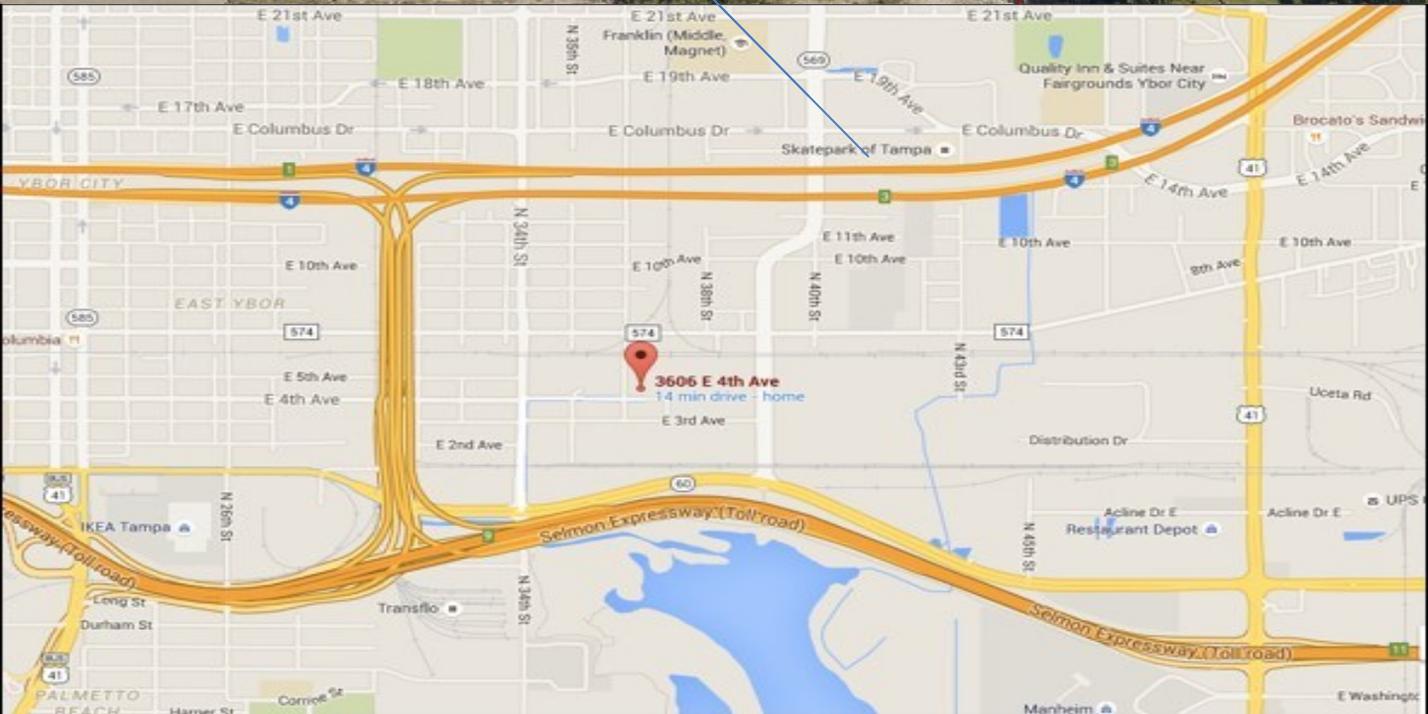
Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

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

East Ybor Industrial Building for Lease

3606 E. 4th Ave., Tampa, FL 33605

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