

Office/Warehouse For Lease

13809 Monroe's Business Park, Tampa, FL 33635



JILL CARBONELLI, CCIM
• COMMERCIAL REAL ESTATE •



Monroe's Business Park Office/Warehouse

- Located in Monroe's Business Park, Tampa
- Office/Warehouse is 12,699± Total SF Built in 2014
- Approx. 5,475 SF Warehouse and 7,224± SF Office
- 15 Private Offices and 2 Large Bullpens (Cubicles Included)
- Ceiling Heights of 21± to 23±, Bonus Mezzanine Space
- Two 12' x 12' Overhead Doors, 3-Phase, Heavy AMPS
- Truck Well and Ample Parking
- Approx. 10,458 SF is Air Conditioned

For More Information Contact:

Jill Carbonelli, CCIM

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For Lease: \$12/SF NNN
Estimated Expenses: \$3.75/SF

Ranked Top 5 Teams Globally - Berkshire Hathaway HomeService Florida Properties Group Commercial Division 2018-2023

Teamwork | Integrity | Passion | Excellence

7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

Office/Warehouse For Lease

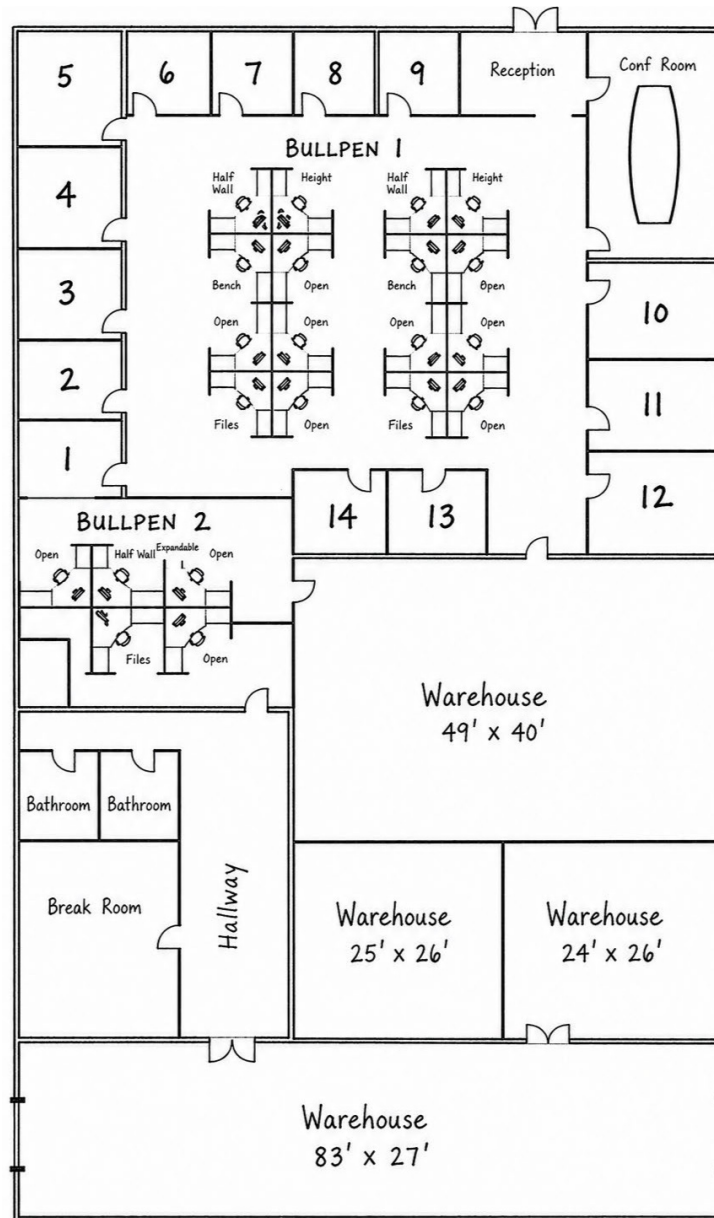
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Disclaimer: All measurements are approximate.

Built in 2014, this office/warehouse is 12,699± total SF with 10,428± SF climate controlled. The office is approx. 7,224 SF and the warehouse is approx. 5,475 SF. Bonus mezzanine space not included in the total SF. It is equipped with 3 phase, heavy AMPS and a truck well. The building has two 12± x 12± overhead doors, ceiling heights of 21± to 23± and located on 1.12± acre lot with ample parking.

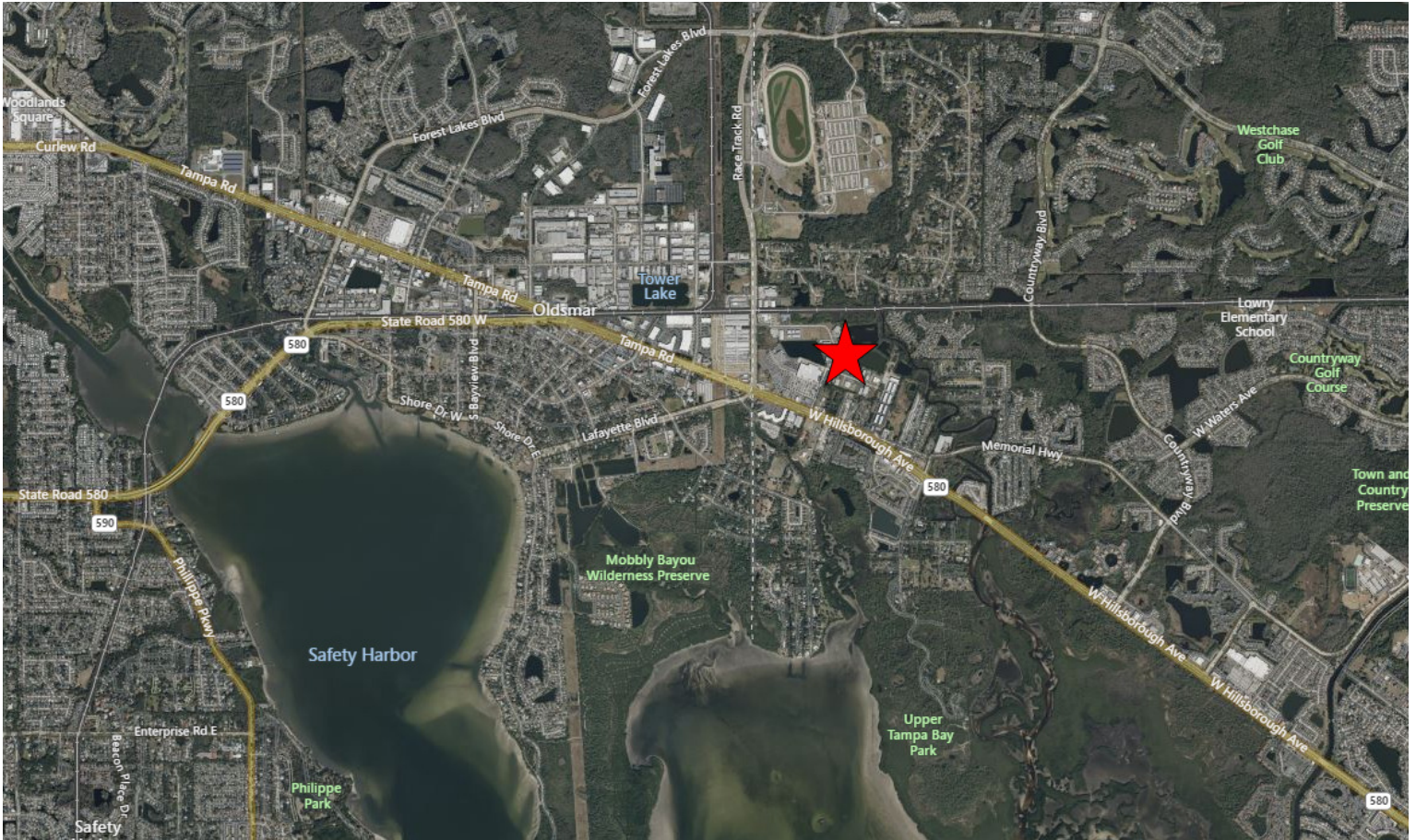
Located in Monroe's Business Park, with easy access to Pinellas County and Tampa.

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DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	4,551	45,845	154,384
Avg. HH Income	\$160,377	\$150,096	\$129,891
Median Age	40.4	40.6	43.8
Total Households	1,827	18,229	63,908

DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	1,722	39,601	159,824
Avg. HH Income	\$159,540	\$132,024	\$122,624
Median Age	40.9	40.7	44
Total Households	705	16,336	67,314



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