



SPACIOUS, BRIGHT AND CLEAN WAREHOUSE SPACE **FOR LEASE**

Property with excellent visibility
and excellent accessibility to I-4,
I-75, I-275 and the Selmon
Expressway.



9212 Lazy Lane

Tampa, FL 33614



LEASE RATE

\$14.00 /SF NNN

Brokerage Done Differently
FLORIDACOMMERCIALGROUP.COM

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EXECUTIVE SUMMARY

9212 LAZY LANE

TAMPA, FL 33614

LEASE RATE FOR 1 YEAR TERM

\$14 Per SF

NNN (CAM)

\$4.88 PER SF

AVAILABLE SPACE

1,000 SF FLEX SPACES

SPACIOUS & FULLY AIR-CONDITIONED

Bright, clean, and fully air-conditioned warehouse offering several 1,000 SF spaces, ideal for a wide range of warehouse, retail, office, or flex users. The units have a practical layout that supports administrative and operational needs.

Rates:

Two year – \$13 per ft.² + NNN- 5% increase/yr

Three year – \$12 square foot+ NNN- 5% increase/yr

Built for efficiency and everyday functionality, the space features a grade-level roll-up door that allows for smooth loading and unloading, along with generous clear ceiling heights of about 10' to 13'. The building offers long-term reliability and flexibility for growing businesses.

The property is positioned right in the heart of the city, close to Dale Mabry Hwy and Gunn Hwy intersection. This professionally maintained multi-tenant property benefits from strong road exposure and excellent accessibility to I-4, I-75, I-275 and the Selmon Expressway. The fully fenced and secured site includes onsite parking and is surrounded by established warehouses and big-box retailers, making it a strategic location for efficient operations and visibility.



PROPERTY VIEW

PROPERTY HIGHLIGHTS:

- **Prime Location & Access** – Quick connectivity to Tampa's major highways and surrounding submarkets.
- **Functional Warehouse Design** – Grade-level roll-up door, and flexible space ideal for warehouse, office, or flex use.
- **2 parking spots available per unit.** Extra parking \$80+ tax per spot
- **Bathroom on Site** – Designed with convenience and ease of day-to day operations in mind.
- **Secure, Well-Maintained Site** – Fenced property with onsite parking in a professionally maintained multi-tenant building.

LISTING DETAILS

FINANCIAL TERMS

LEASE PRICE **\$14.00 /SF NNN**

TERMS **FOR LEASE**

LOCATION

STREET ADDRESS 9212 LAZY LANE

CITY/MARKET TAMPA-

COUNTY HILLSBOROUGH

SUB MARKET CARROLLWOOD OAKS

UTILITIES

ELECTRICITY TECO

WATER/WASTE SEPTIC/WELL

COMMUNICATION FRONTIER/VERIZON/SPECTRUM

THE COMMUNITY

**NEIGHBORHOOD/
SUBDIVISION NAME** NW AREA OF WATERS & DM, S OF LINEBAUGH

FLOOD ZONE AREA X

FLOOD ZONE PANEL 12057C0192H

TAXES

TAX YEAR 2025

TAXES \$32,804.04

THE PROPERTY

FOLIO NUMBER 023988-0000

ZONING CI

PROPERTY USE FLEX OFFICE

LOT SIZE 71,4387 SF

PARKING ONE PER UNIT-ONSITE



PROPERTY PHOTOS

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.



AERIAL MAP



Warehouses Ledger

9212	9214	9216	9218	9220	9222	9224-9226	9228-9230	9232	9234	9236-9238A	9238B-9240
Pureclean of Carrollwood	Pro Car Auto Sales	Available	Melendez, Hector	Hyland Filters	The Car Vault LLC	Tolbert, Daniel	Chewning, Tyler	Car Wrap	Chachimba Body Shop	Tampa Signs & Stickers	Motos, Miguel
1000 sf	1000 sf	1000 sf	000 sf	1000 sf	1000 sf	2000 sf	2000 sf	1000 sf	1000 sf	1500 sf	1500 sf

9270	9268	9266	9264	9262	9260	9258	9256	9254	9252	9248-9250	9246	9242-9244
Rubert, HSS Distributors	Certa Pro Painters	Certa Pro Painters	Certa Pro Painters	Available	Available	Burgos, Paul R.	Burgos, Paul R.	Leon, Rachel	Available 500 sf Bathrooms	Fernando Cabrera / Technocar	Allair Ceballos	Available
1000 sf	1000 sf	1000 sf	1000 sf	1000 sf	1000 sf	1000 sf	1000 sf	1000 sf		2000 sf	1000 sf	2000 sf

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.



BROKERAGE DONE DIFFERENTLY

**live
work
&
play**

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Tampa, FL 33614**

Parking Ledger

PO1, PO2, PO3	PO4	PO5	PO6	PO7, PO8, PO9	PO10, PO11, PO12, PO13, PO14, PO15, PO16, PO17, PO18	PO19	PO20
Pro Car Auto Sales LLC	The Car Vault LLC	The Car Vault LLC	The Car Vault LLC	Certa Pro pointers	The Car Vault LLC	Pro Car Auto Sales LLC	Available

P21	P22	P23	P24	P25	P26	P27	P28	P29, P30
Available	The Car Vault LLC	Available	Available	Emilio's Auto World	Available	Available	Available	Certa Pro pointers

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AVAILABLE UNITS

UNIT 9216	1,000 SF
UNIT 9260	1,000 SF
UNIT 9242-9244	2,000 SF (TWO CONNECTED UNITS)
UNIT 9252	500 SF
UNIT 9262	1,000 SF

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