



# East Tampa Warehouse

**4007 E 32nd Ave Tampa, FL 33610**

**Sale Price: \$450,000**

**Lease Rate: Negotiable – 5 year Minimum \***

**Building Size: 9,700 sf**

**Lot Size: 36,314 sf (0.84 Acres) FENCED**

**Clear Height: 16 feet**

**Zoning: IG (Industrial General)**

**Land Use: LC / HC (Light / Heavy Commercial)**

**Future Land Use: LI (Light Industrial)**

**Roll up Doors: 4 Grade & 1 dock High (Truck Well)**

**Michael Braccia, P.A.**  
Commercial Property Specialist



Offered by:

Michael Braccia, P.A.  
Builder's Services, Inc  
Direct: 813.625.2375  
mike.braccia@gmail.com  
www.mblistings.com

**This East Tampa Industrial property includes two parcels and a vacated roadway totaling .84 fenced acres m.o.l. There is one 9,700 sf building with four grade-level, roll-up doors and one dock high truck well. The building has a clean level slab and has been well cared for by the current owner and contains a small air conditioned office space. The property is currently zoned IG (Industrial General) with a Future Land Use of LI (Light Industrial) allowing for a 1.5 FAR. Located just East of and visible from N. 40<sup>th</sup> Street and just South of E. Dr. Martin Luther King, Jr. Blvd along E. 32<sup>nd</sup> Avenue. Property is about 1 mile Northwest of I-4 and 2.5 miles east of I-275 via Dr. MLK Blvd offering great access to the interstates as well as Ybor City, the Port of Tampa, and Brandon markets. **\*\*Employees and customers are un-aware of the sale so please make an appointment to view and use discretion.\*\*****

Michael Braccia, P.A.  
Commercial Property Specialist



---

# Exterior Photos

---

4007 E 32nd Ave Tampa, FL 33610



Michael Braccia, P.A.  
Builder's Services, Inc.  
813-625-2375  
mike.braccia@gmail.com  
www.mblastings.com

Michael Braccia, P.A.  
Commercial Property Specialist



---

# Exterior Photos

---

4007 E 32nd Ave Tampa, FL 33610



Michael Braccia, P.A.  
Builder's Services, Inc.  
813-625-2375  
mike.braccia@gmail.com  
www.mblastings.com



Michael Braccia, P.A.  
Commercial Property Specialist

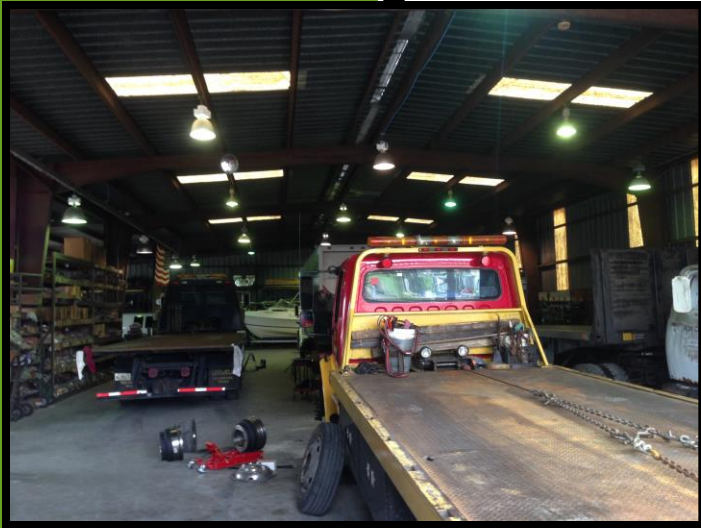


---

# Interior Photos

---

4007 E 32nd Ave Tampa, FL 33610



Michael Braccia, P.A.  
Builder's Services, Inc.  
813-625-2375  
mike.braccia@gmail.com  
www.mblistings.com



# Space Plan

4007 E 32nd Ave Tampa, FL 33610

Michael Braccia, P.A.  
Commercial Property Specialist



Offered by:

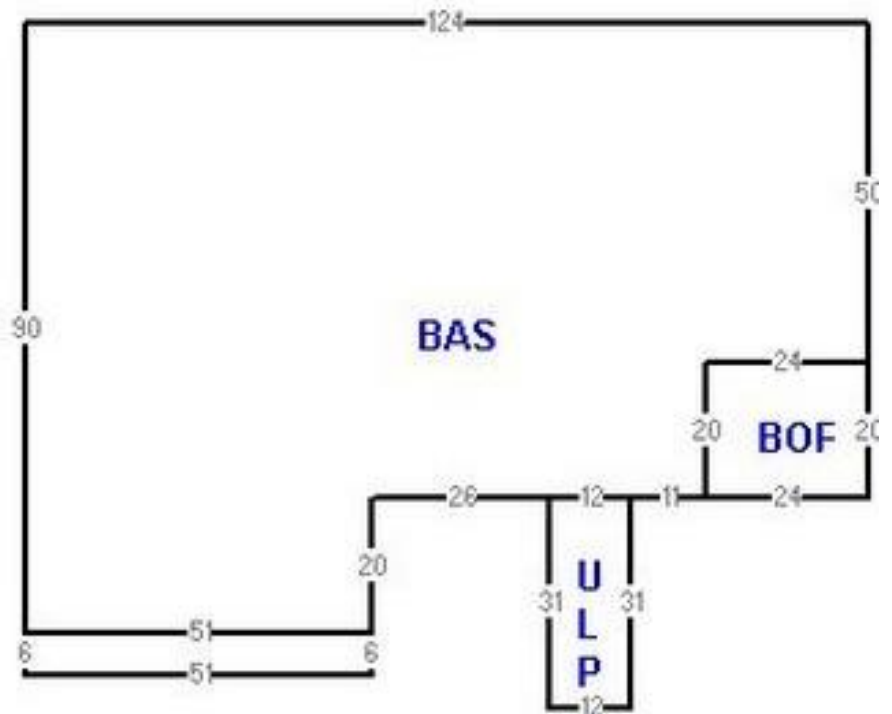
Michael Braccia, P.A.

Builder's Services, Inc

Direct: 813.625.2375

mike.braccia@gmail.com

www.mblistings.com





# Aerial View

4007 E 32nd Ave Tampa, FL 33610

**\*Cellular Tower /  
Income  
not included**



Michael Braccia, P.A.  
Commercial Property Specialist



Offered by:

Michael Braccia, P.A.

Builder's Services, Inc  
Direct: 813.625.2375  
mike.braccia@gmail.com  
www.mblistings.com





# Land Use Map

4007 E 32nd Ave Tampa, FL 33610

## Existing Land Use

32<sup>nd</sup> Ave– HC (Heavy Commercial)  
 41<sup>st</sup> Street– LC (Light Commercial)



## Future Land Use

LI (Light Industrial) 1.5 FAR



Michael Braccia, P.A.  
 Commercial Property Specialist



Offered by:

Michael Braccia, P.A.

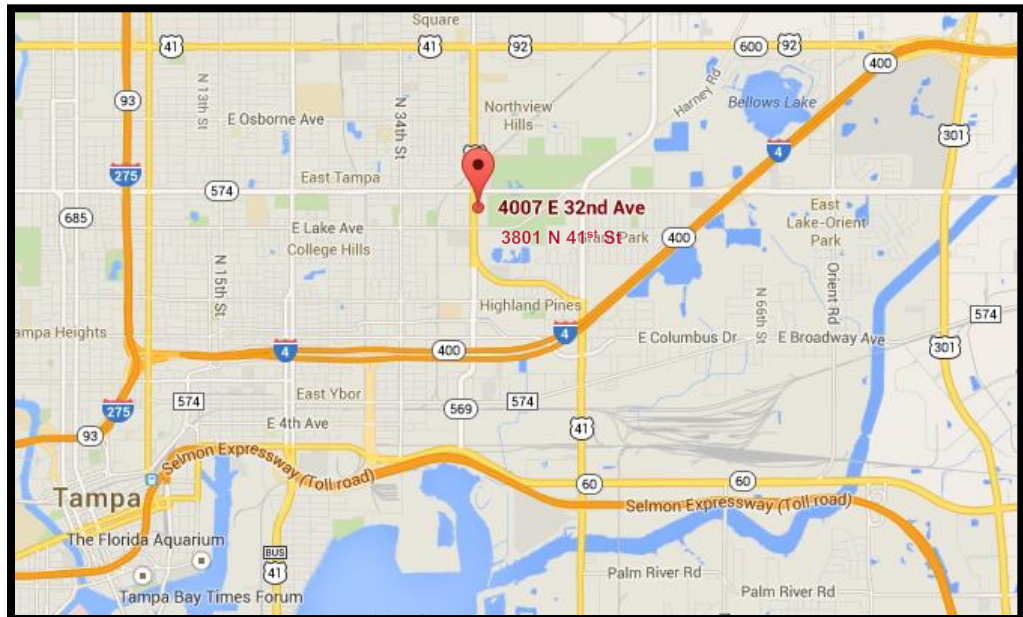
Builder's Services, Inc  
 Direct: 813.625.2375  
 mike.braccia@gmail.com  
 www.mblistings.com



# Location

**4007 E 32nd Ave Tampa, FL 33610**

**Michael Braccia, P.A.**  
Commercial Property Specialist



Offered by:

Michael Braccia, P.A.

Builder's Services, Inc  
Direct: 813.625.2375  
mike.braccia@gmail.com  
www.mblistings.com