



COMMERCIAL ASSET PARTNERS

Free-Standing Compark75 Flex Building



For Sale

4212 Cypress Gulch Drive
Lutz, FL 33559



- 7,500 sf free-standing, steel structure, concrete block flex building
- Building is fully air-conditioned with 20 tons HVAC in warehouse area and 6.5 tons in office area and was designed and built for a medical manufacturer
- 14' clear height, free span design with one 12' x 12' grade level door in the rear of the building and 400 amp electric
- Beautiful office entryway with conference room and 5 window offices along the perimeter
- Space also includes lines for an air compressor, break room, work room, 5 rest rooms and a portable clean room
- 1.19 acre parcel of land with approximately .94 acres usable and balance is wetlands/retention
- Excellent location between SR 54 and SR 56, just off I-75
- Extensively monitored security system in both exterior and interior of premises with key fob entry to front and rear doors (buyer to pay for continued service)
- Building is in one of the most desirable and rapidly growing areas in the State of Florida
- Only building of its kind to come on the market in several years-excellent opportunity!

Sale Price:

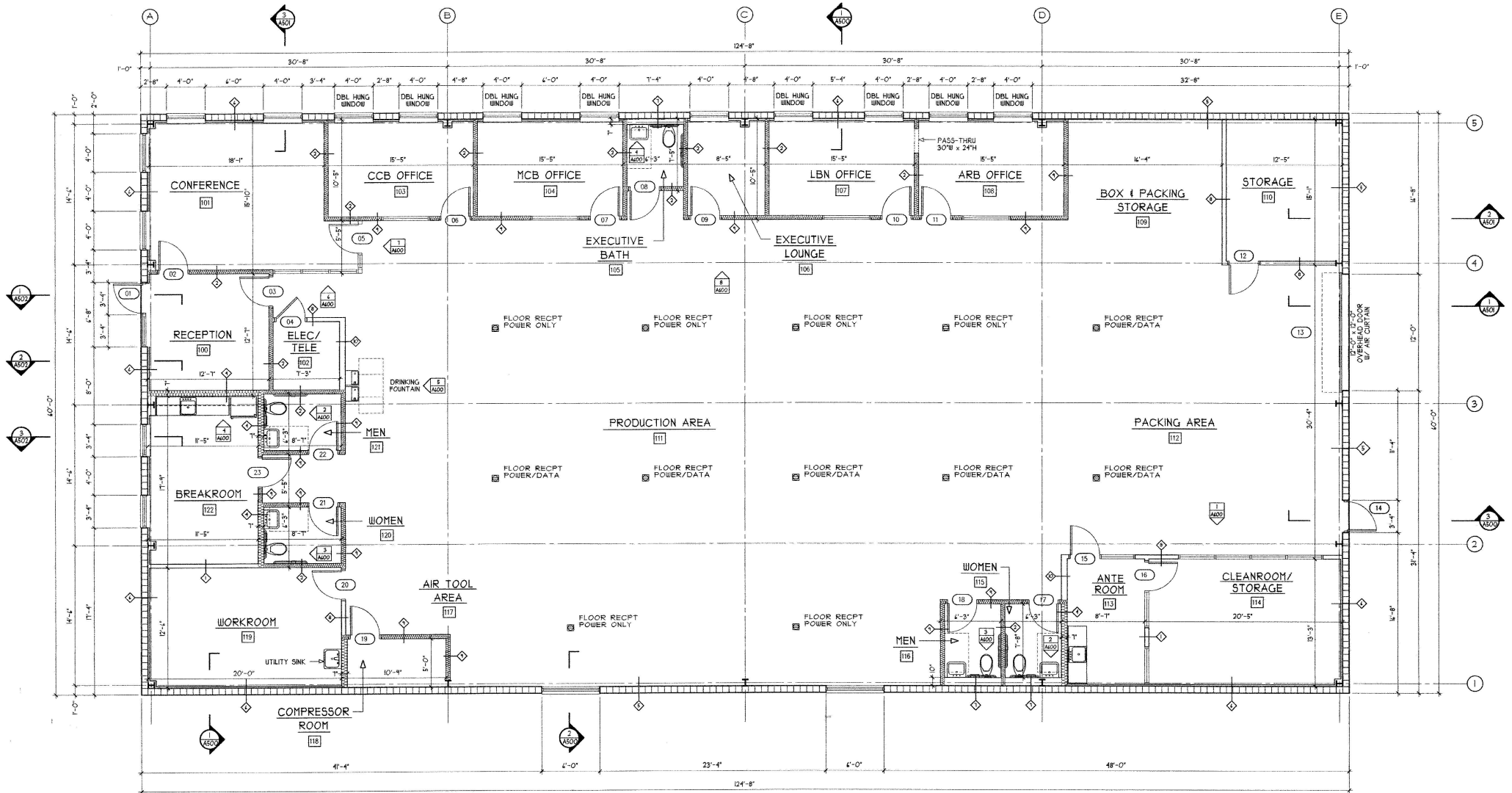
\$950,000

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FLOOR PLAN
SCALE: 3/16" = 1'-0"

TOTAL BUILDING 1,480 SQ. FT.



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Aerial

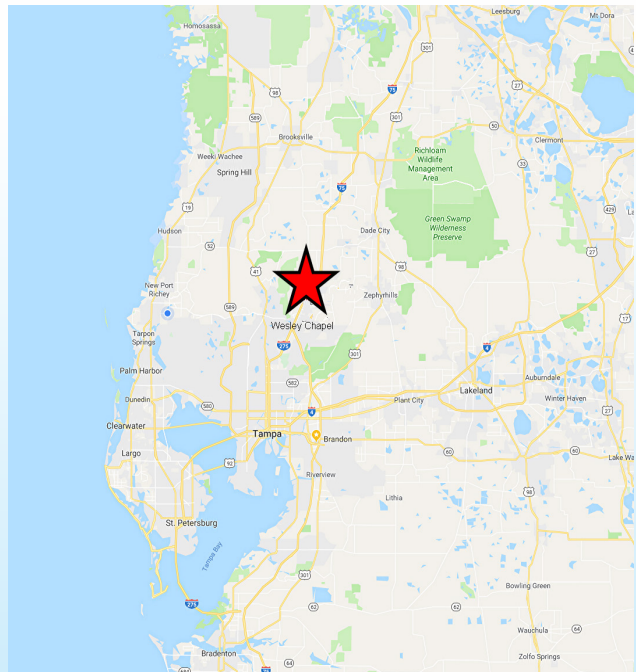


ComPark 75

- Compark 75 is the most contemporary industrial park in the north Tampa Bay metro market and offers zoning flexible enough to accommodate almost every use
- Building has a remote, secure location within this modern class "A" business park
- Pasco County job-creation incentives are available for qualified businesses
- Come see why so many other high-tech companies have made COMPARK 75 their home!



Location Map



Heidi Tuttle-Beisner, CCIM
Broker/Owner

Cell: (727) 992-1674

htuttle@cap-realty.com



2511 Seven Springs Blvd.

Trinity, FL 34655

Office: (727) 376-4900

Fax: (727) 376-4944

www.cap-realty.com

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