Falkenburg Road Flex Space for Lease

105 N Falkenburg Rd, Suite D, Tampa, FL 33619

EXECUTIVE SUMMARY



Summary:

Price:	$2,995/Month ($10.37 PSF NNN + $5 PSF OPEX)
Available	Immediately
Space Size:	2,338 +/-
Parking	Ample
Ceiling Heights	12' +/-
Immediate Past Use	Office/Flex
Loading	One Grade Level Door
Signage:	Building
Daily Traffic Counts	28,000 AADT
Year Built	1985
Construction:	Block
Power:	Single and Three phase
Utilities:	County Water & Septic

Overview:

FOR LEASE!! This is a 2,338 SF space located at the north endcap of a multi tenant flex building along the Falkenburg Rd corridor. The building has good visibility with traffic counts over 28,000 AADT. The property is zoned Manufacturing. The building has been well maintained and features block construction. The space was most recently used as office but with a rear loading door could be used more for storage.

Key highlights include:

• Size and Layout: Layout features, reception, two bathrooms, two private offices and production/storage space.
•Location: Strategically located just a short drive to State Road 60, Interstate 75 this location provides access to Lakeland, Orlando and beyond.
•Amenities: Good visibility, single phase power, grade level loading door, and air-conditioned office/production space.

This facility is ideal for businesses looking for a flex space in a great location.

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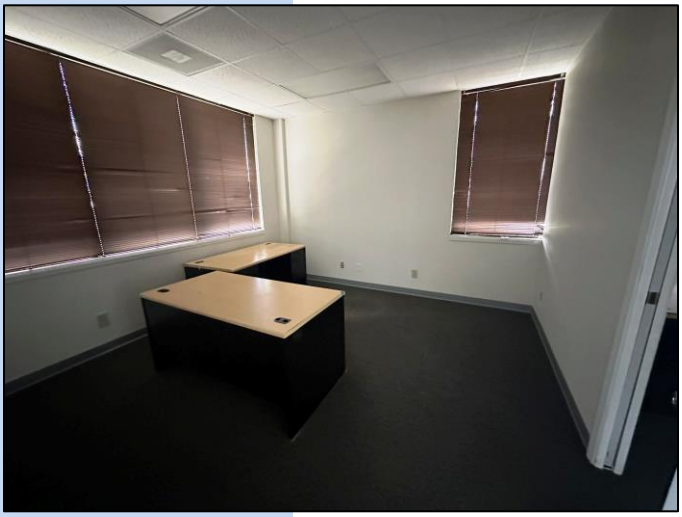
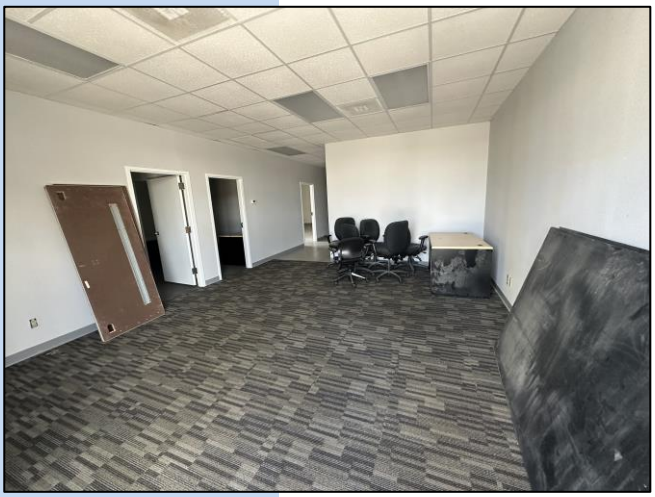
PICTURES













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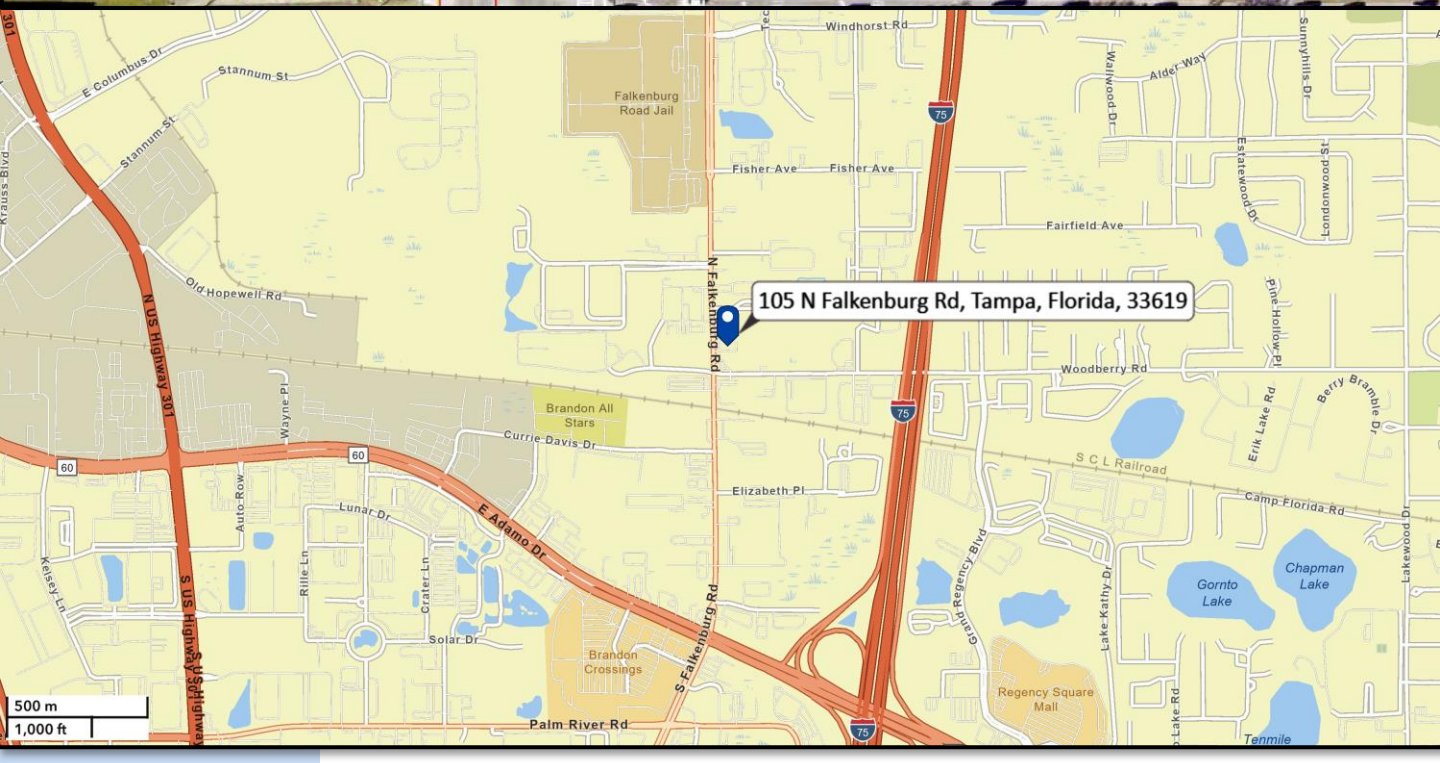
AERIAL & AREA MAP





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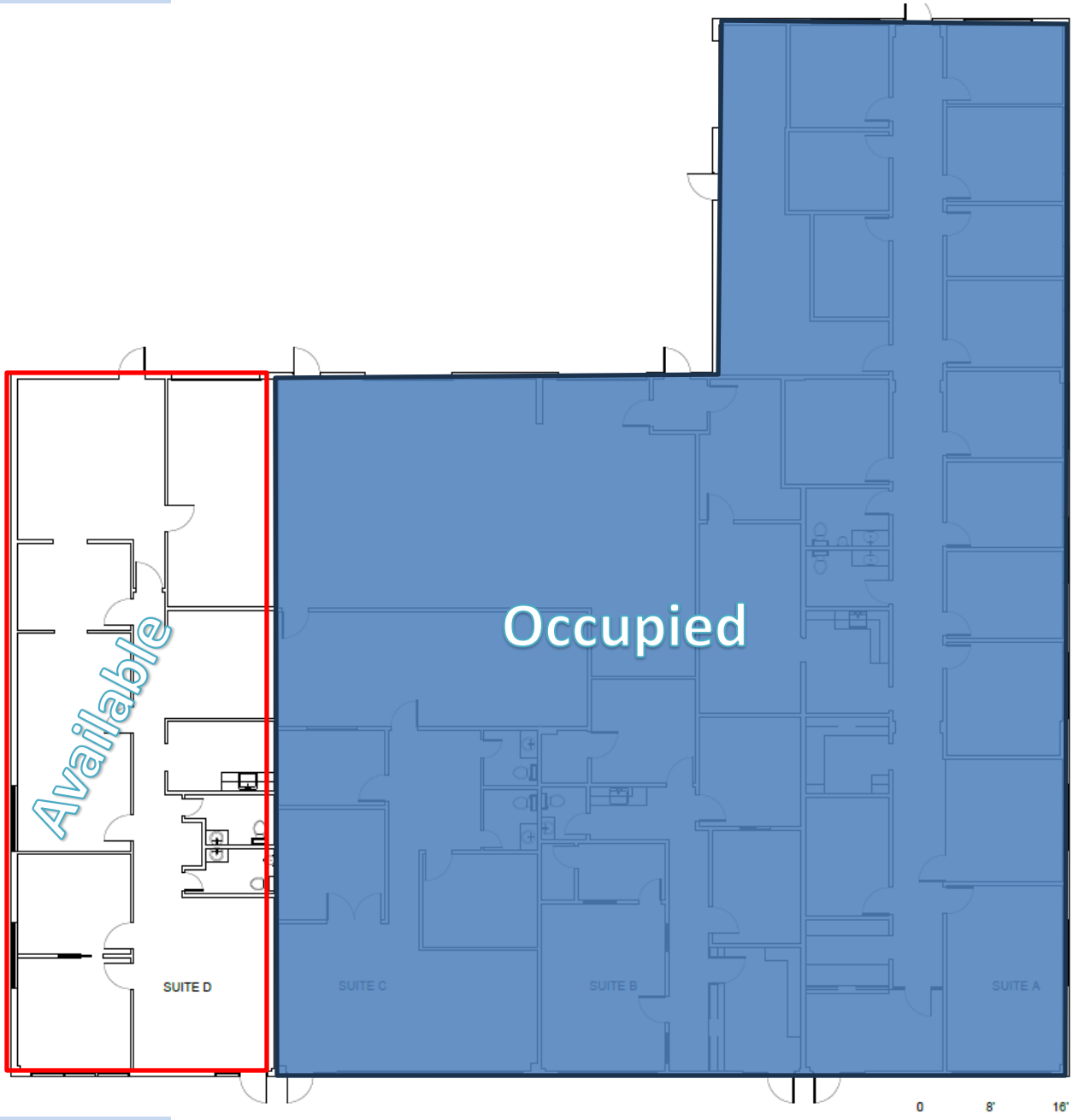
FLOOR PLAN



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