



Tampa Commercial Real Estate

www.TampaCommercialRealEstate.com

Steven@TampaCommercialRealEstate.com

Steven Silverman Broker

813.785.3665 Phone



OFFICE OR OFFICE/WHSE FOR SALE OR LEASE

5403 W Gray St, Tampa FL 33609 — Hillsborough County

FOLIO: 112629-0000 **ACREAGE:** 0.8ac mol
ZONED: M-AP-4 Airport Runaway
BUILDING: = 2 Story—9,424 sf .
Masonry Concrete construction
SALE PRICE: \$1,100,000
FOR LEASE: \$9.00/SF NNN.
CAM expenses projected at \$2.65/sf



A flexible Office Warehouse building that can easily be converted to 100% office use.

- **OFFICE** is two story. Classy build out with 5,000 sf Office and a large conference room. Includes 6 closed door offices & 2 bull pen areas. Prestigious executive office with executive bathroom on suite. 2 Break rooms.
- **WAREHOUSE** is 4,000 sf with 12 ft high ceiling and one grade level roll up door.
- **Free standing building** with plentiful parking. New roof completed on 9/30/05 & has a manufacturer's 12 yr. warranty. 4 Air conditioning systems with zone control.
- **LOCATION** is superb in the desirable West Shore district. A quiet enclave in the middle of everything. Surrounded by quality office development. Two minutes from everywhere: Tampa International Airport, Malls, Highway I-275 (to St Petersburg, Sarasota, Brandon etc), Veterans Expressway (linking north and south Tampa) hotels, restaurants, West Shore office district. Employees and clients will love this location.



For more info:
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Office



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Information herein has been obtained from sources deemed reliable. We cannot guarantee accuracy.

ADDRESS: 5403 W Gray St

Warehouse



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