# RETAIL—OFFICE—FLEX - TAMPA

## 13365 W. Hillsborough Ave. Tampa, FL 33635    Hillsborough County



A— Retail Space Former NAPA space



B—Retail and Office

United Business Park is a new development on 24 acres comprising of (A) Retail Space fronting on Hillsborough Ave, (B) Retail Plus Office/Medical Space and  (C) Flex space at the rear of the property

- A) Retail—Former NAPA space —$17/sf NNN  (est $2.50/sf) - 5.250 sf free standing retail
- B) Retail— First floor—$22/sf NNN (est CAM $2.50/sf ) - 3,300 sf
   Offices—2nd floor— $1,500/mo. all inclusive—1,100 sf offices
- C) Flex Office/Warehouse Space for Sale/Lease/Lease to Own (special payment plan available) with credit for rent payments.
   Sale Price: $100/sf—$1,000,000 for 10,000 sf building
   Total Flex project is 10 buildings on 24 acres.
   * Four 10,000 sf buildings already built and occupied by quality tenants
   * Two 10,000 sf buildings under construction
   * Each Building can be divided into 2,500sf, 5,000sf, 7,500sf, or 10,000sf.

- Location, Location, Location!
- 55,000/day average traffic count—Hillsborough Ave is a major roadway linking Pasco and Pinellas counties
- **Green Construction** Highly energy efficient . These "GREEN" buildings will save you up to 40% on your monthly utility costs.
- Oldsmar has one of the prettiest driving corridors in the Tampa Bay Area
- Strategically located between Tampa and Clearwater
- Easy access directly off of W. Hillsborough Avenue  - 18 min to Tampa International Airport—convenient to Pinellas and Tampa
- 25' Ceiling Height
- 800 amp—3 phase electric for each 10,000 sf building
- Ample parking

*For more information:*
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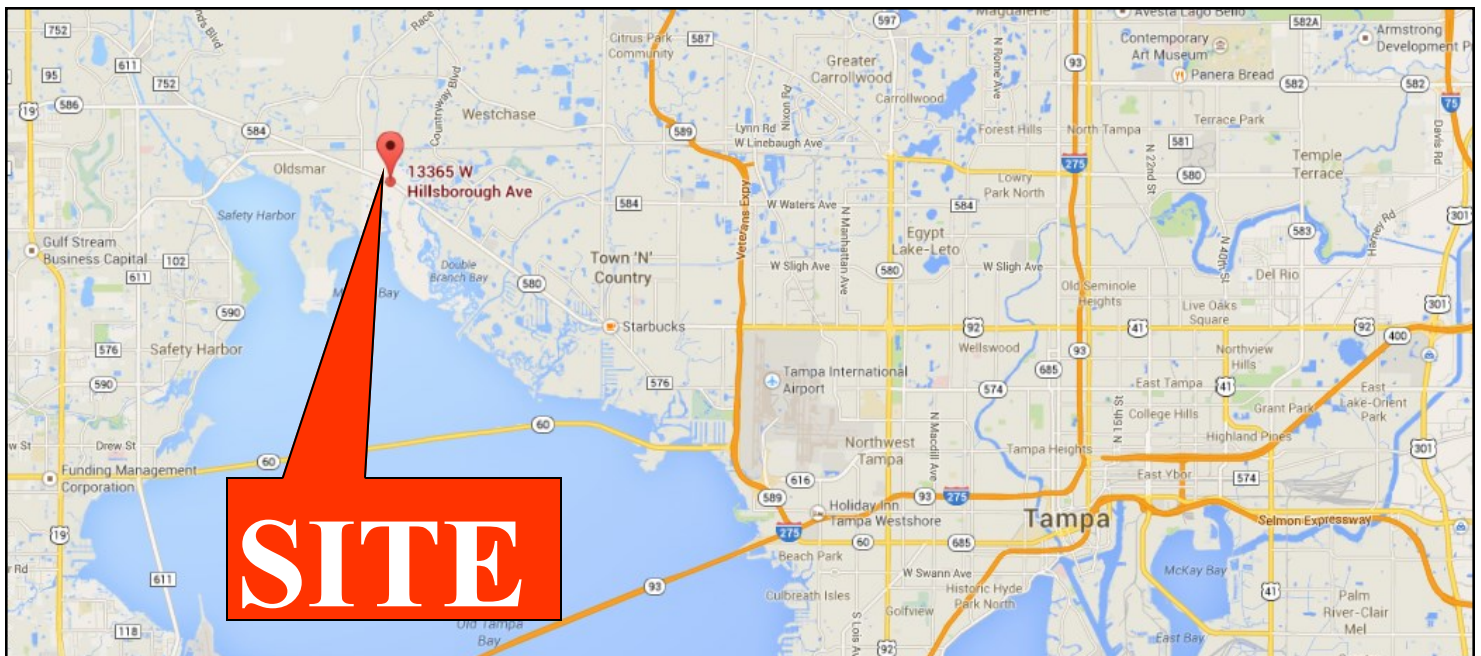steven@TampaCommercialRealEstate.com

13365 W. Hillsborough Ave

Medical Retail

Coming Soon

Hillsborough Av

C) Warehouses/Flex

A— Retail Space

13365 W Hillsborough Ave

# SITE

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**TAMPA COMMERCIAL Real Estate**