

Warehouse/Mfg Space FOR LEASE



TAMPA
COMMERCIAL
REAL ESTATE

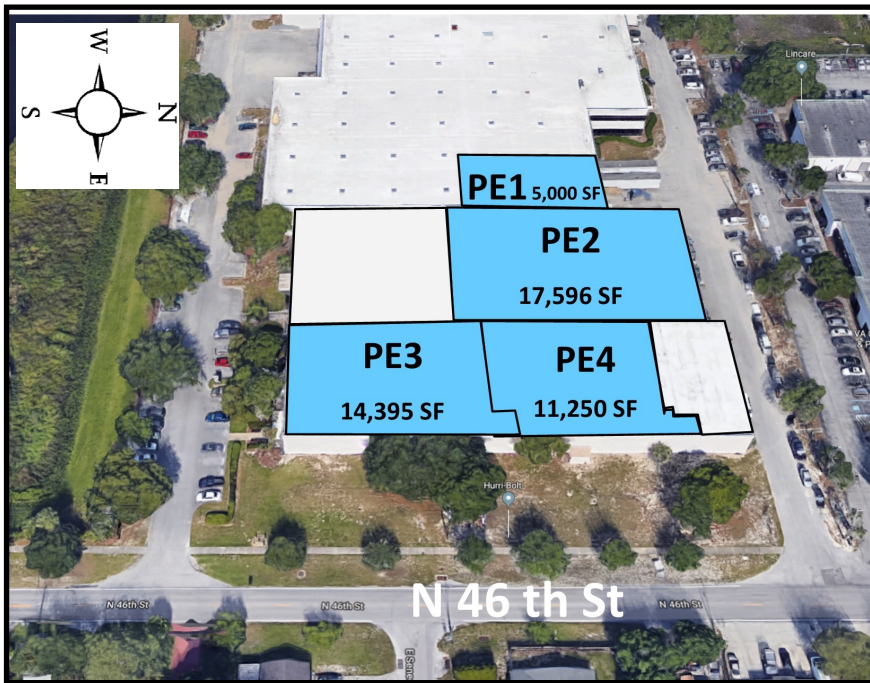
10702 N 46th St, Tampa, FL 33617



- Lease Rate: \$3.98/sf NNN. CAM \$1.40/sf
- 200,000 sf Multi-Tenant Facility on 10 Ac
- Lease Space Available—48,241 SF contiguous on E side of the building
- Zoned: IH Industrial Heavy—Warehouse/Mfg
- Clear Ceiling Height 16'6" — 23'6" (18ft-25 ft to deck)
- Loading Dock access
- Fully Sprinklered
- Heavy Power available
- Ample Parking—approx. 80 spaces
- Close to Busch Gardens and USF
- Easy Access to Highways and I-4 corridor



For more information please contact:
Steven Silverman, Broker (813)785-3665
Steven@TampaCommercialREalEstate.com

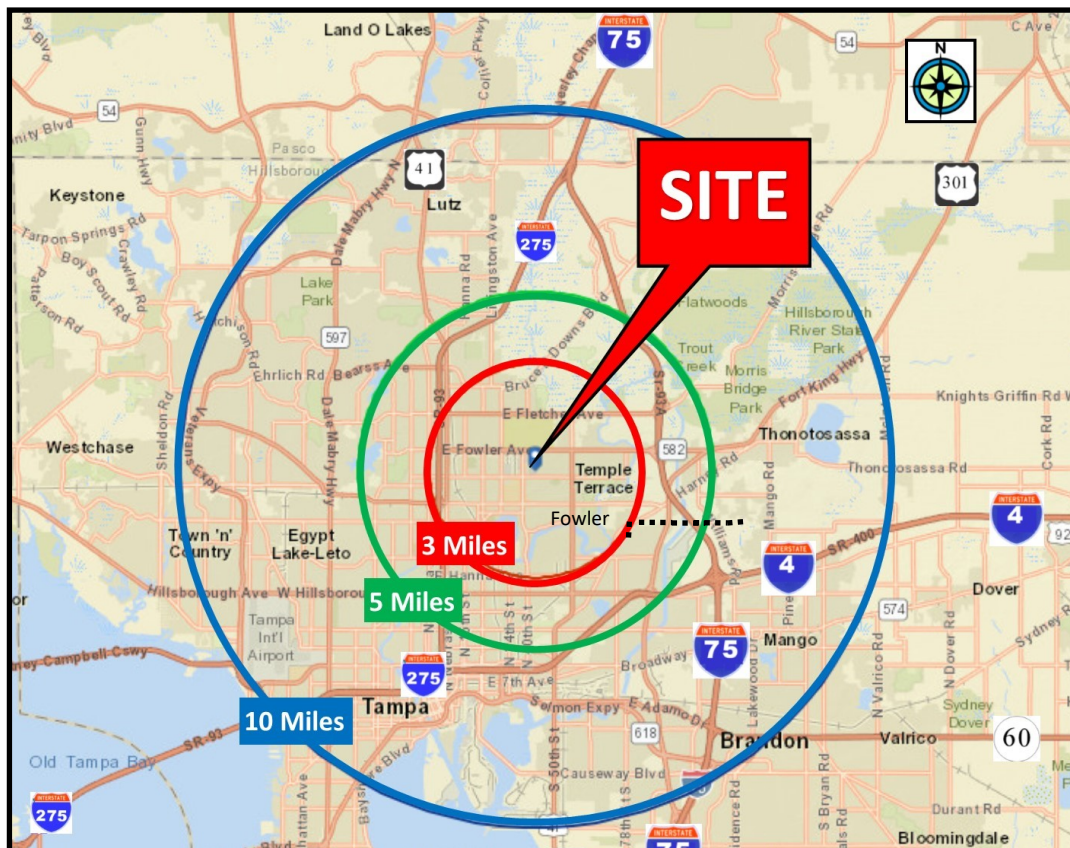


PE 1	5,000 SF
PE 2	17,596 SF
PE 3	14,395 SF
PE 4	11,250 SF

PE 48,241 SF

Sub- Total

Total Rentable Space	48,241 SF

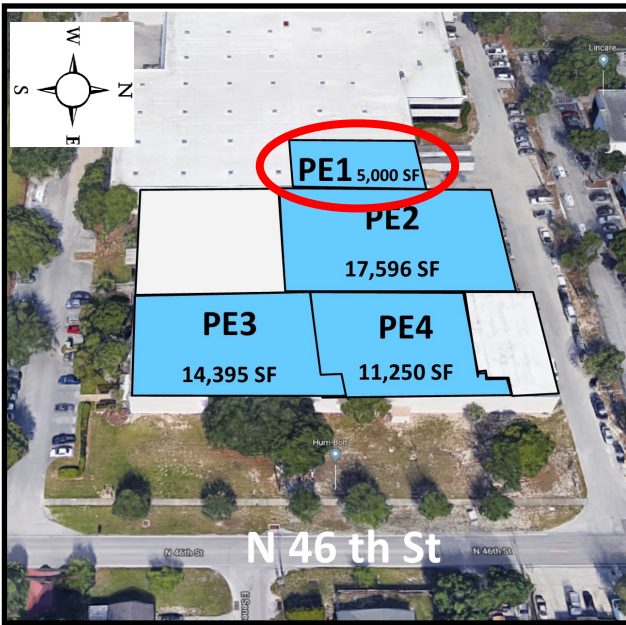


DRIVETIME		
TO	MIN	MILES
Tampa Interntl Airport	28	17
St Pete Clrwater Interntl Airport	47	26
Freight Port Of Tampa	23	10.5
Railroad Seaboard Tampa Terminals	23	10.5

3.8 miles to I-75 Ramp at Fowler Ave

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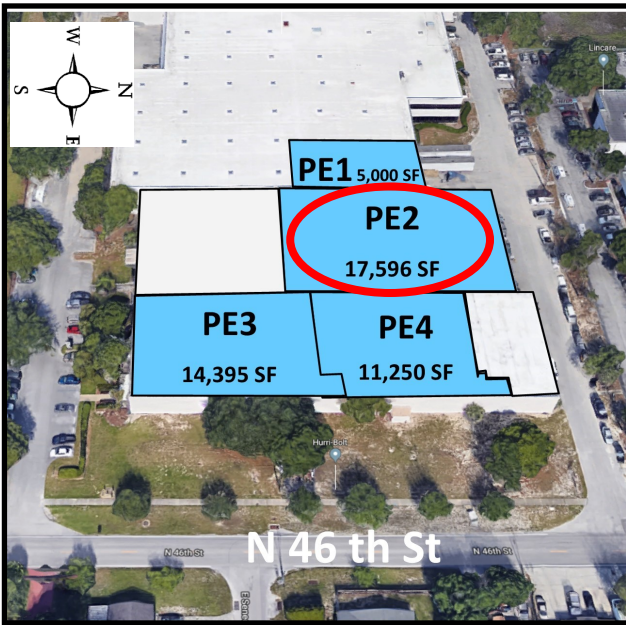
PE 1 5,000 SF - Warehouse/Loading Dock Area

- 3 loading docks
- Ceiling height 25 ft—23ft 6" clear



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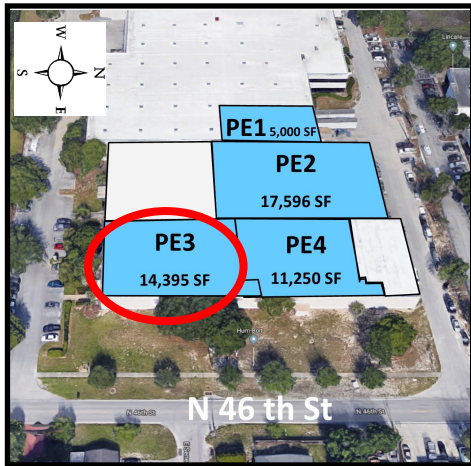
PE 2 17,596 SF - Warehouse

- Ceiling height 20 ft (18 ft 6 in Clear)



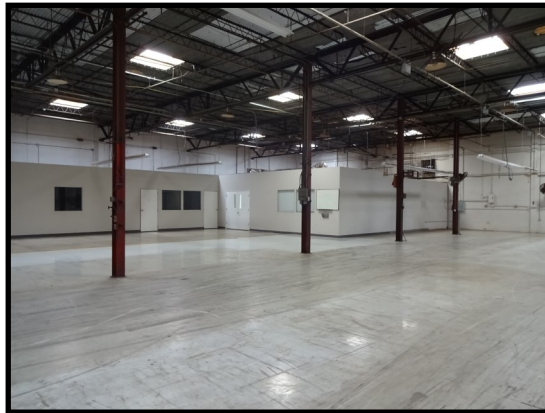
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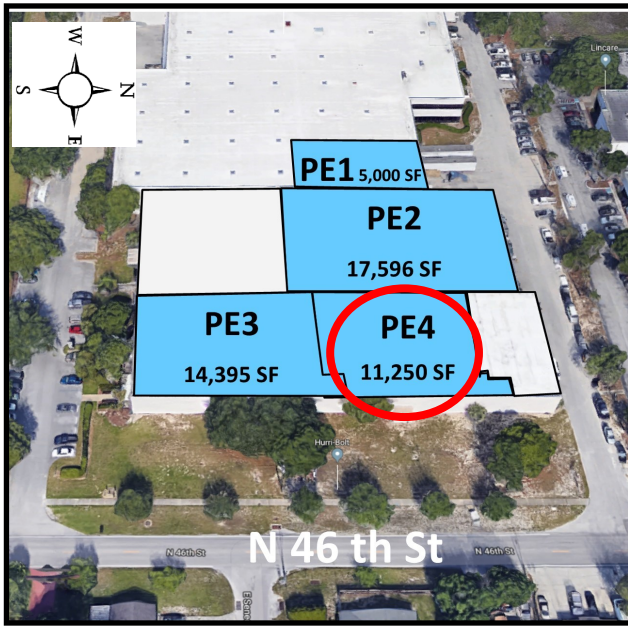
PE 3 14,395 SF - Open Warehouse

- Offices in SE corner & along E wall
- Reception
- Ceiling height 18ft (16 ft 6 in Clear)
- 10 Offices + boardroom
- Office has Mens+ Womens Rest Rooms
- 4 separate washrooms



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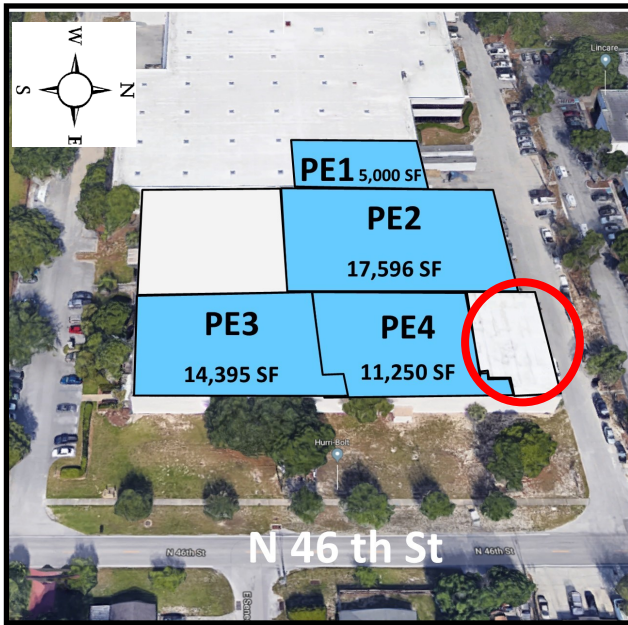
PE 4 11,250 SF - Warehouse

- Offices in NE corner
- Ceiling height 18ft (16 ft 6 in Clear)
- Kitchen area and washrooms



PE3 and PE4 combined = 25,245 SF

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5,103 SF - Warehouse

- Large ground level loading door
- Mens/womens washroom
- Currently leased. (not included in the 48,241 SF being offered for lease)

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