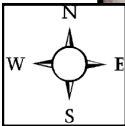


Warehouse/Mfg Space FOR LEASE



TAMPA
COMMERCIAL
REAL ESTATE

10702 N 46th St, Tampa. FL 33617

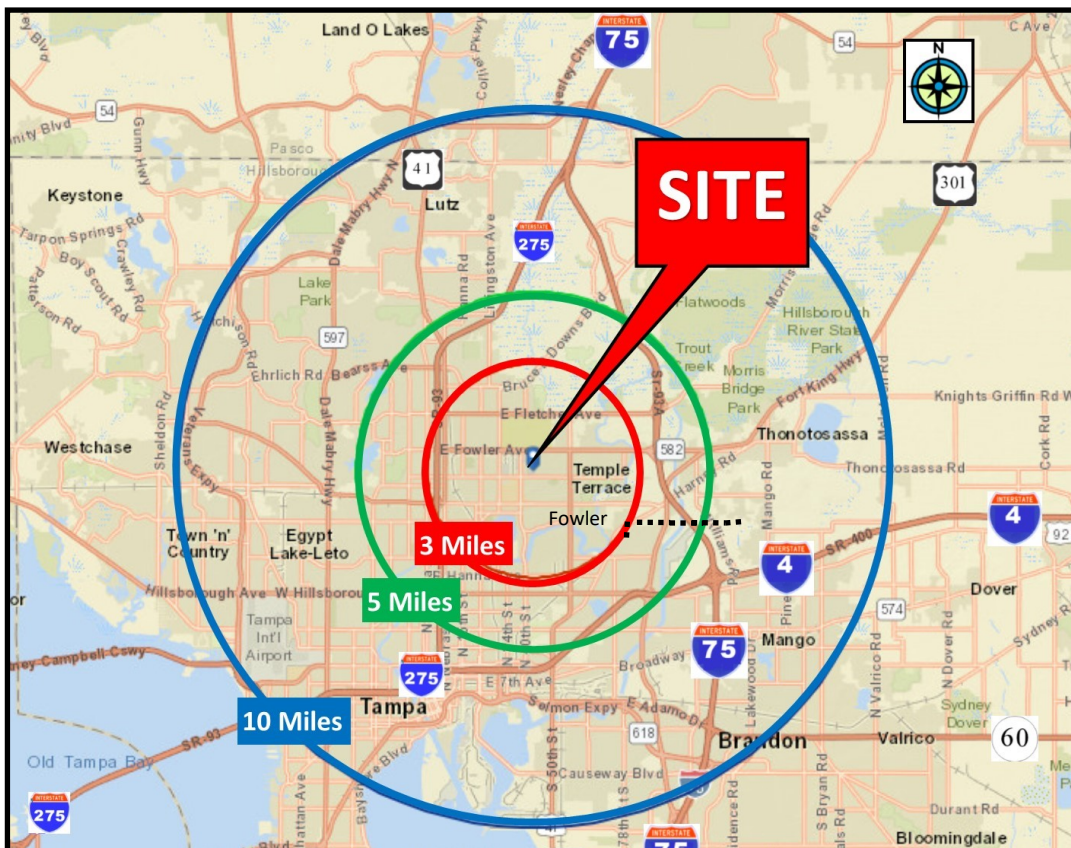


- Base Rate: \$4.35 sf) + CAM \$1.45/sf
- Building: 200,000 sf Multi-Tenant Facility; 10 Ac
- Lease Space Available—Total 54,881 SF
 - (A) Office Shell—2nd Fl 2,319 sf
 - (B) Warehouse - 25 ft ceiling: 1st Fl 39,500 sf;
 - (C) Warehouse—18 ft ceiling: 13,062 sf
- Zoned: IH Industrial Heavy—Warehouse/Mfg
- 4 Trailer Dock High Docks + 1 Van Dock/Ramp
- Ample Parking—Fully Sprinklered
- 480/277 volt—abundant heavy power available
- Racking is available purchase
- 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

Information is from sources deemed reliable. Broker is not responsible for errors & omissions



3.8 miles to I-75 Ramp at Fowler Ave, Connecting to I-4 corridor

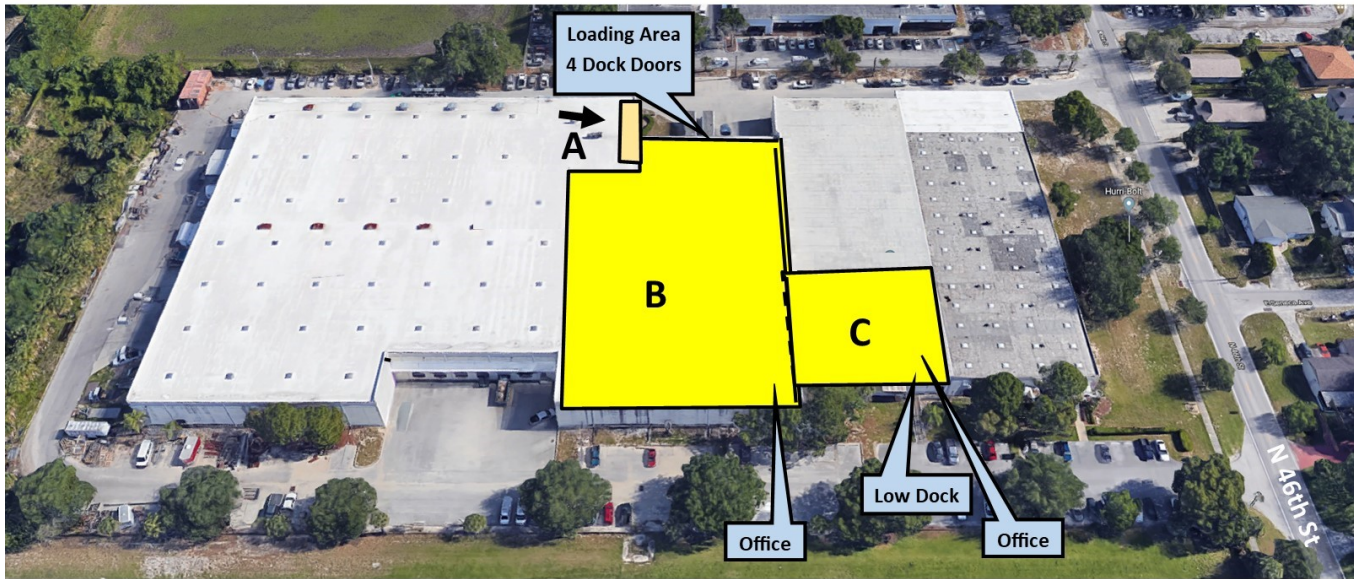
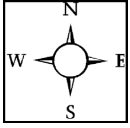
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Total Space 54,881 SF

(A) Office Shell—2nd Floor 2,319 sf

(B) Warehouse - 25 ft ceiling to deck (23'6" Clear) : 1st Floor 39,500 sf— 4 trailer docs on N side

(C) Warehouse—18 ft ceiling to deck *16'6" Clear) : 1st Floor 13,062 sf—1 Van Dock/Rampa on S Side

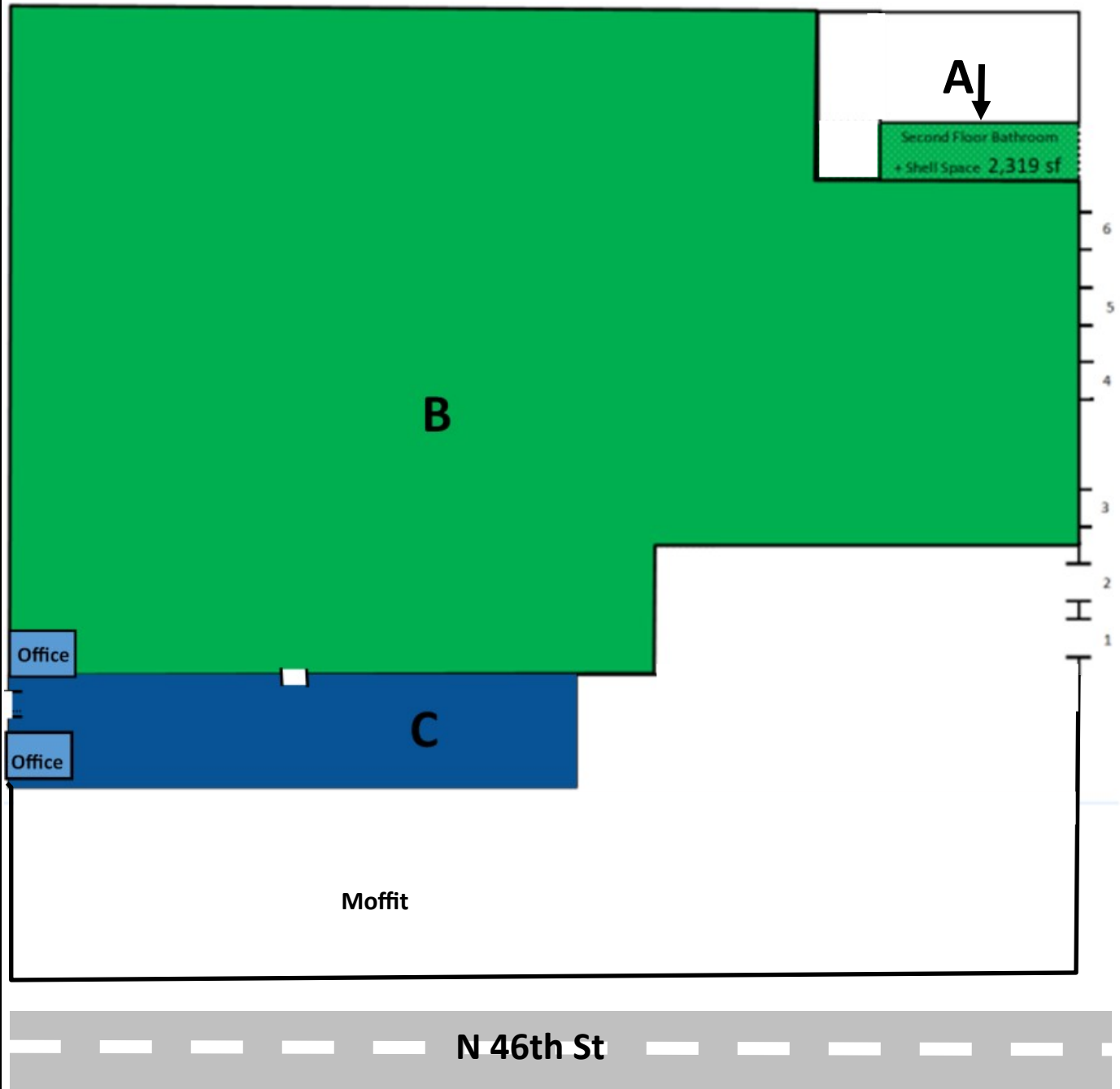
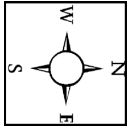
N 46th St

Total Space 54,881 SF

(A) Office Shell—2nd Floor 2,319 sf

(B) Warehouse - 25 ft ceiling to deck (23'6" Clear) : 1st Floor 39,500 sf— 4 trailer docs on N side

(C) Warehouse—18 ft ceiling to deck *16'6" Clear) : 1st Floor 13,062 sf—1 Van Dock/Rampa on S Side



Area B



Warehouse Area— Ceiling height 25 ft—23ft 6" clear—skylights provide considerable light



Loading Dock Area

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



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Area C



Loading Dock Area

- 1 low loading dock/ramp
- Handicap Ramp

Warehouse Area— Ceiling height 18 ft ceiling: - 16ft6" clear skylights provide considerable light



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