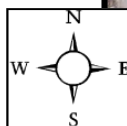
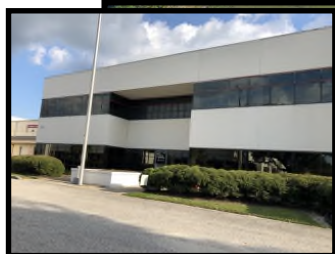


# Warehouse/Mfg Space FOR LEASE



TAMPA  
COMMERCIAL  
REAL ESTATE

**10702 N 46th St, Tampa. FL 33617**



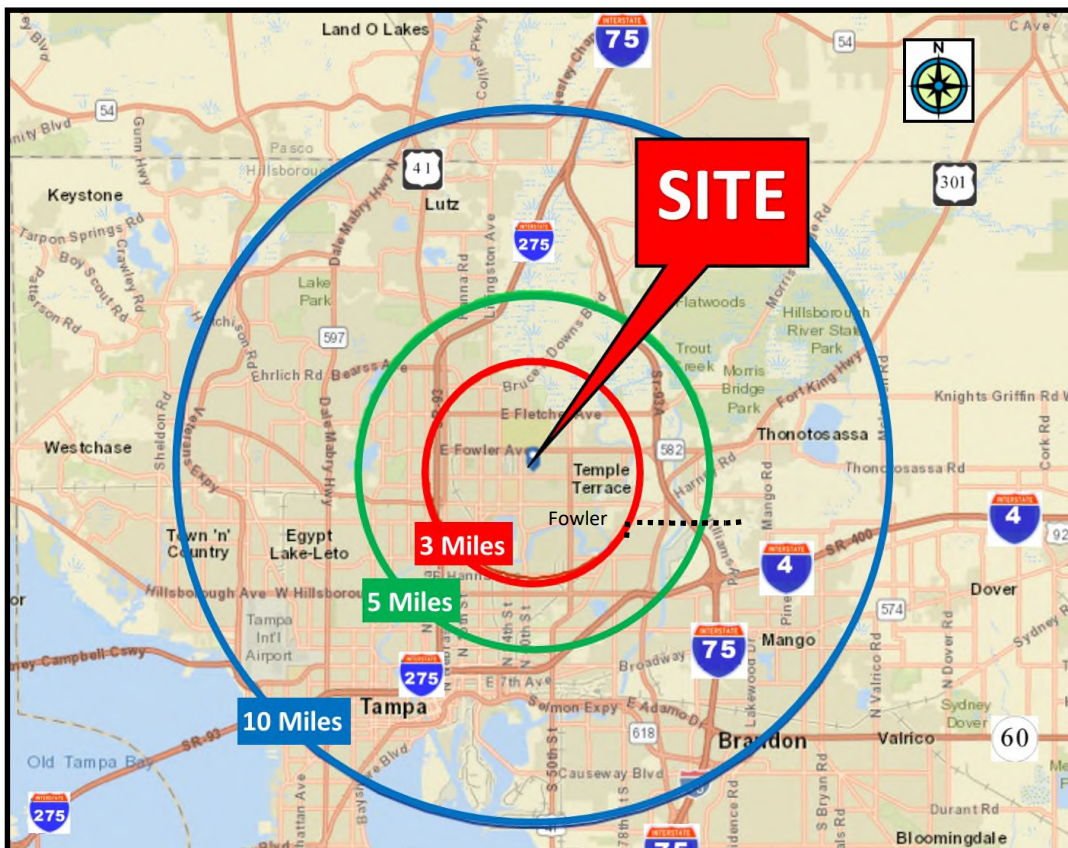
- Base Rate: \$3.95/sf NNN for full 50,000 sf As-Is (\$4.40/sf - if space is divided)
- CAM \$1.40/sf
- Building: 200,000 sf Multi-Tenant Facility; 10 Ac
- Lease Space Available—24,000- 50,000 SF
- Zoned: IH Industrial Heavy—Warehouse/Mfg
- 4-6 Loading Docks
- Ample Parking
- Available : April 1, 2021
- 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

For more information please contact:

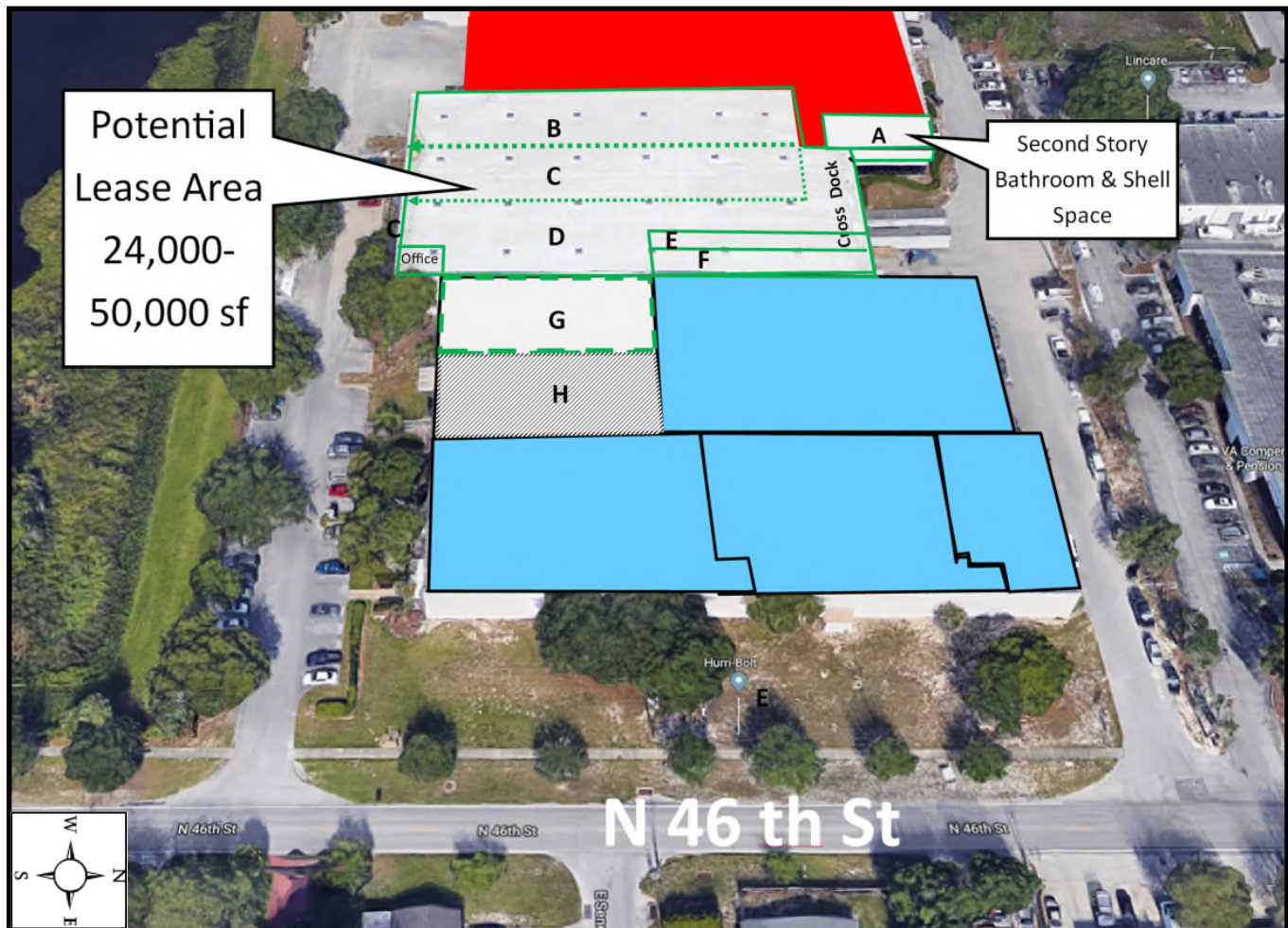
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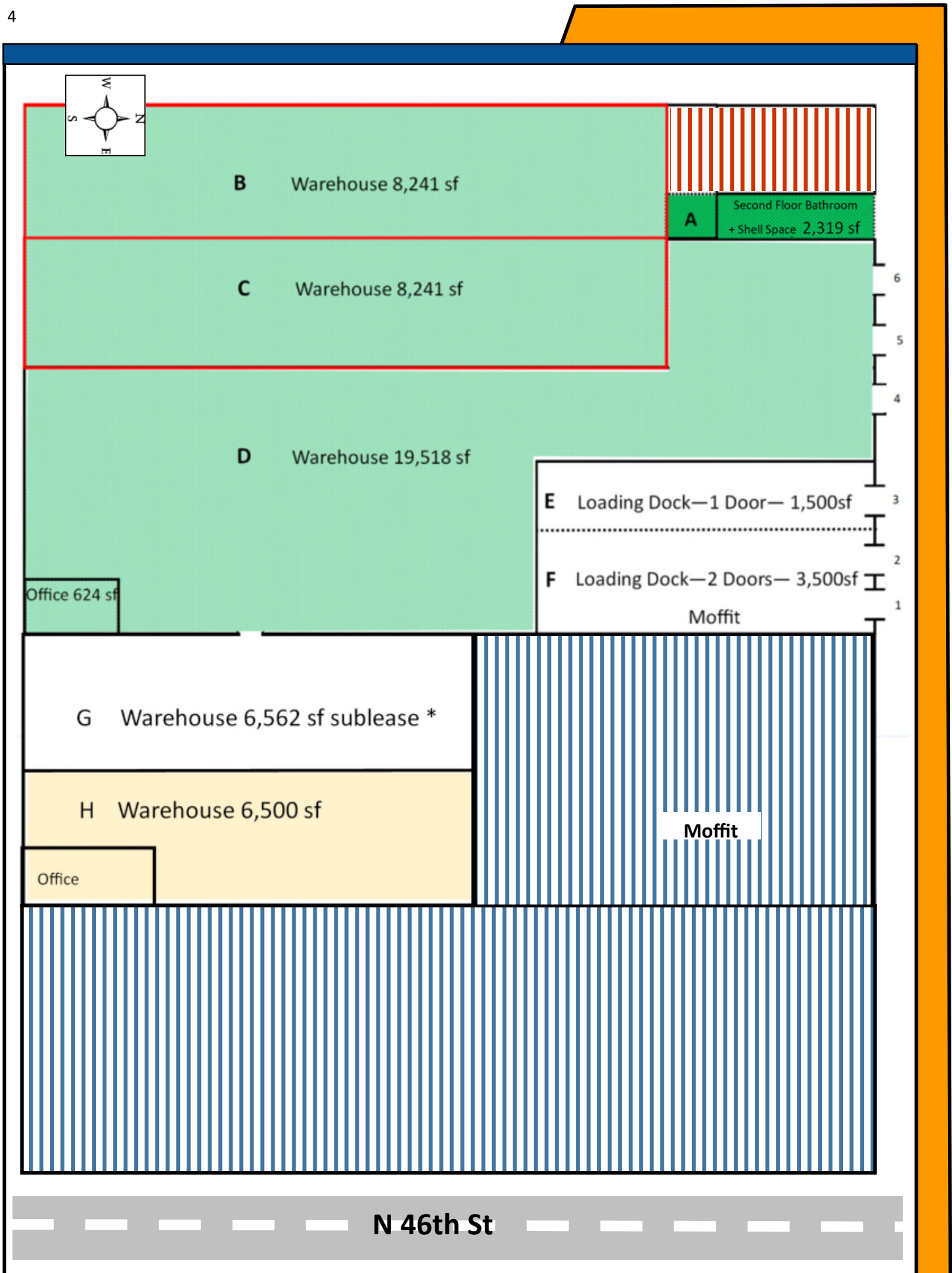


B,C,D,E, F - Ceiling Height 23'6" - (25 ft to deck)

G & H—Ceiling Height :16'6" (18ft- to deck)

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



**Loading Dock Area**

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



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