

4908 TAMPA WEST

MANUFACTURING HEADQUARTERS OPPORTUNITY

FOR LEASE

214,806 RSF

Fully Air-Conditioned
Manufacturing Office Space



TAMPA, FLORIDA

 CUSHMAN &
WAKEFIELD

PROPERTY OVERVIEW

HIGHLIGHTS

TOTAL SPACE: 214,806 SF

MANUFACTURING SPACE: 52,180 SF

OFFICE SPACE: 162,626 SF

ACRES: 13.19

CLEAR HEIGHT: Manufacturing Area - 34'

ELEVATORS: 2

ELECTRICAL SYSTEM: 3-phase 440 volt with 2,500 amp capacity and switchgear. Three TECO transformers

PARKING: 552 spaces including 6 handicap spaces (2.6/1,000 sf)

FIRE PROTECTION: Fully fire sprinklered with a wet-pipe system and control panel

FLOORS: 6" reinforced concrete in the manufacturing/warehouse areas and 4" reinforced concrete in the office areas

ZONING: M (Manufacturing/Industrial)

FLOOD ZONE: Zone X

INGRESS/EGRESS: Tampa West Boulevard and Savarese Boulevard

IN-FILL LOCATION: The Property's central location in the Airport industrial Submarket, Tampa's most central and land constrained submarket, provides unparalleled access to the Hillsborough, Pinellas, and Pasco counties via the Veteran's Expressway, Suncoast Parkway, and I-275.



**4908
TAMPA WEST**

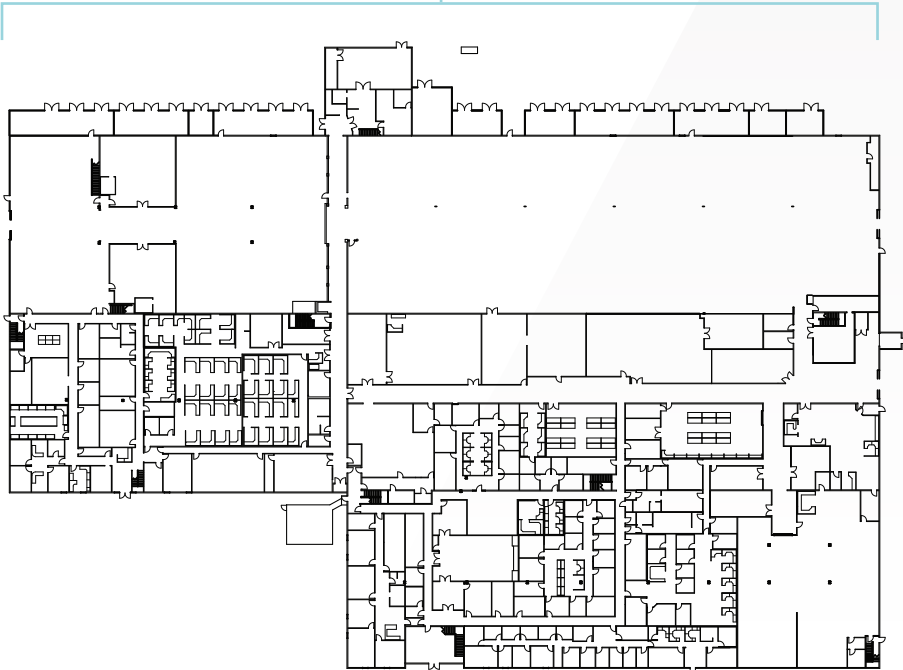
FLOOR PLANS

214,806
TOTAL SF

52,180
MANUFACTURING SF

162,626
OFFICE SF (TWO STORY)

1st Floor



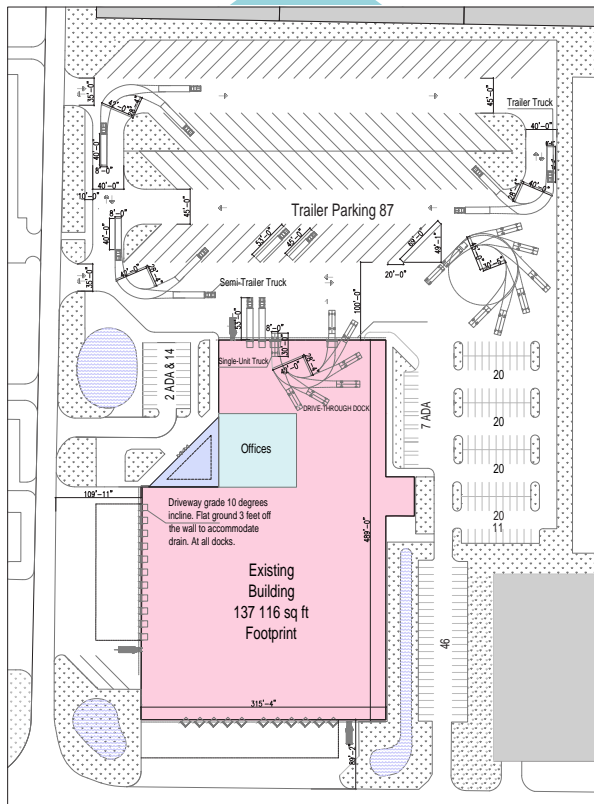
2nd Floor



OPPORTUNITY FOR EXPANSION OR RECONFIGURATION

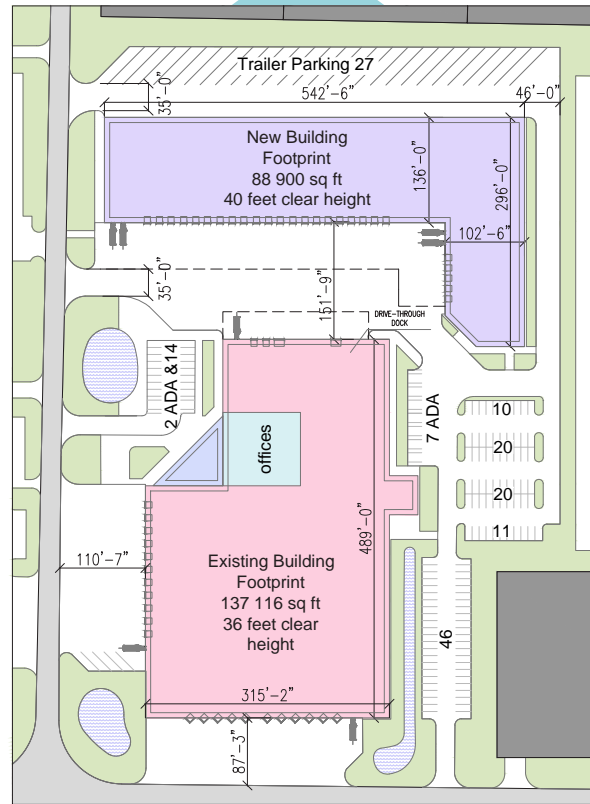
OPTION 1

- Reduce the office area
- Create more manufacturing-distribution space.
- Increase loading doors.
- Trailer parking.



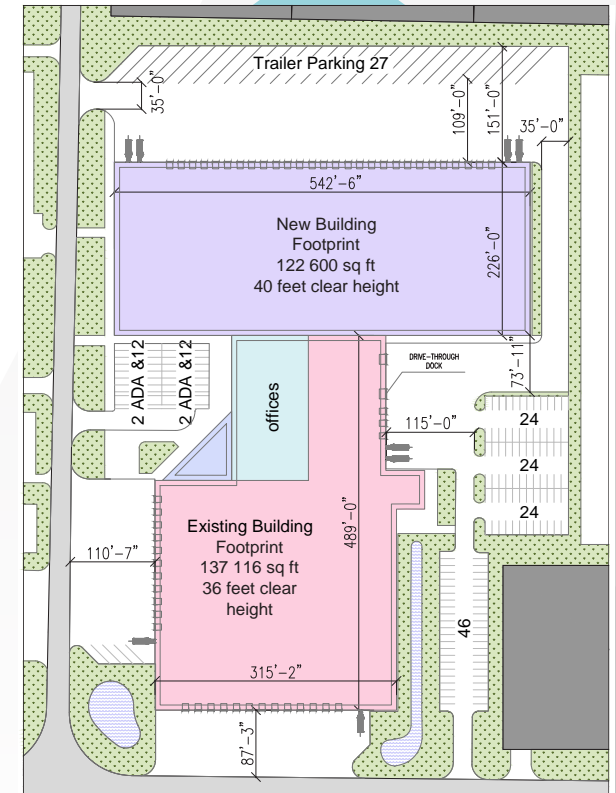
OPTION 2

- Develop additional ±90,000 SF on north end of property.



OPTION 3

- Expand building by ±122,000 SF
- Reduce office area.
- Increase loading docks





HOWARD FRANKLAND AADT 177500

COURTNEY CAMPBELL CAUSEWAY AADT 64000

VETERANS EXPRESSWAY AADT 92,000

4908
TAMPA WEST



CENTRALLY LOCATED IN
TAMPA BAY

3.2 MILLION

PEOPLE IN TAMPA BAY AREA



**SURGING JOB GROWTH
WITH 23,500 JOBS
OVER THE PAST YEAR**



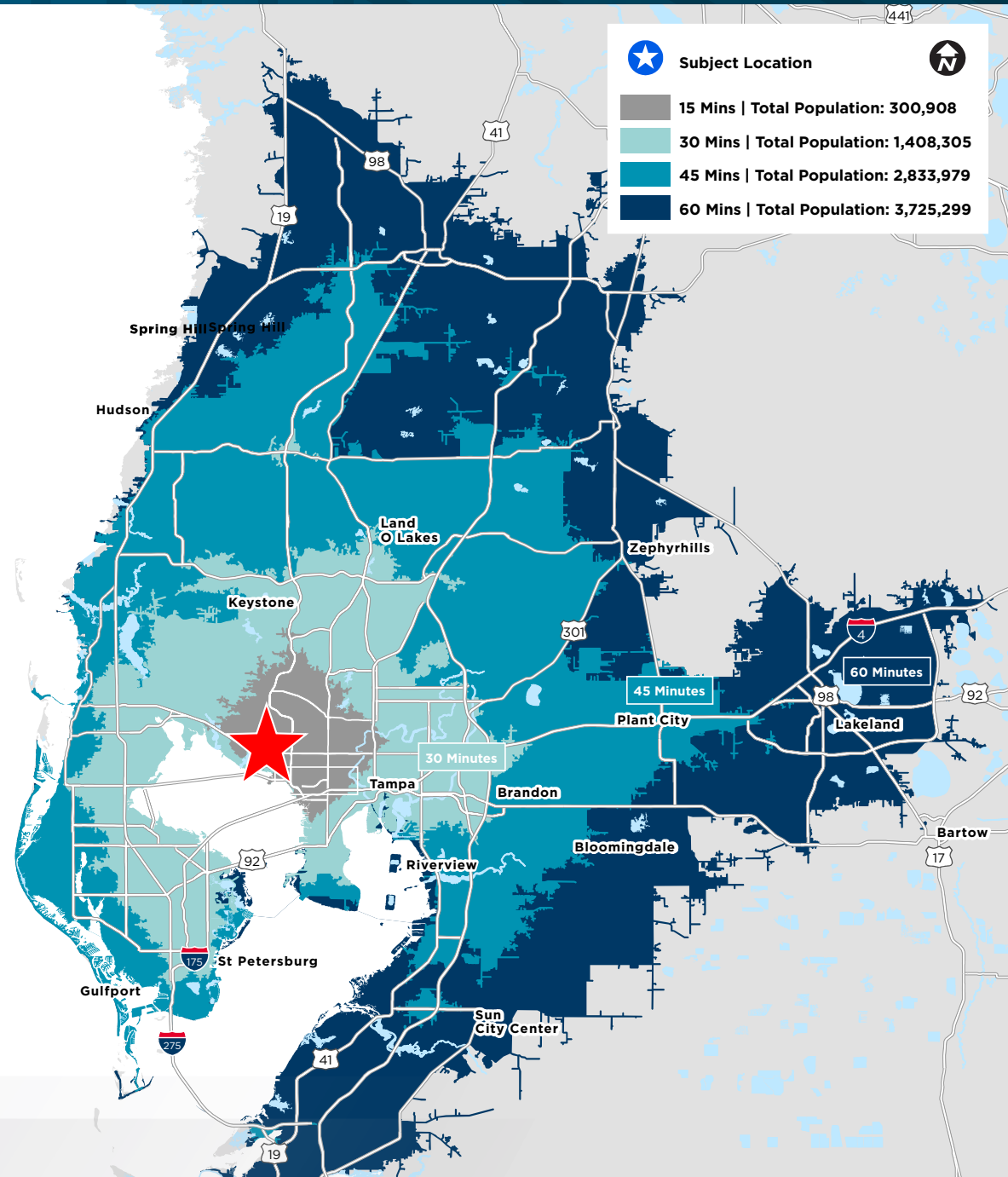
**TOP 10 BOOMTOWN,
RANKED BY
SMARTASSET**

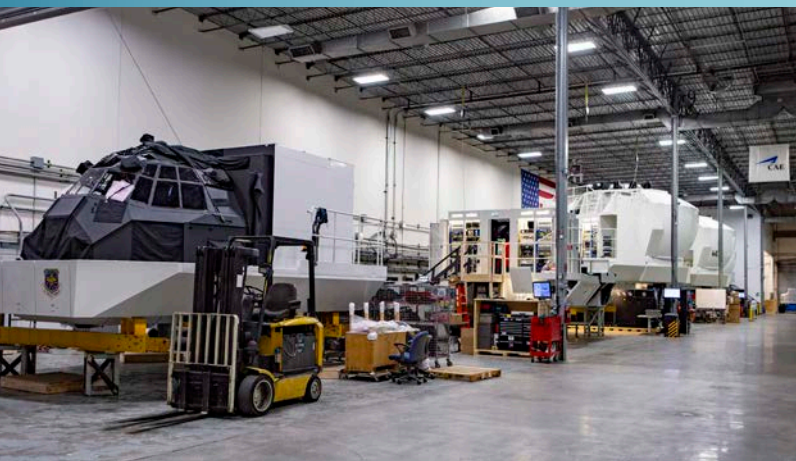


**TOP 20 CITIES TO START
A CAREER, RANKED BY
WALLETHUB**



**UNEMPLOYMENT
RATE DOWN 2.3%**





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214,806 RSF MANUFACTURING HEADQUARTERS FOR LEASE



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