

3 BUILDINGS | UP TO ±404,772 SF

# SOUTH TRADE CENTER TAMPA

**FOR LEASE**

4130 WEST GANDY BLVD | TAMPA, FL



# PROPERTY OVERVIEW

Ideally located for easy transport and highway access. 1/2 mile from the intersection of Dale Mabry Highway, Gandy Blvd and the Selmon Expressway, three of Tampa's most important transportation arteries.



BUILDING SIZE	Building A - 125,052 SF Building B - 140,596 SF Building C - 139,124 SF
SITE AREA	39.16 acres
BAY SIZES	56' x 44.8' - 60' speed bay
AUTO PARKING	396 spaces
LOADING DOORS	9' x 10' overhead dock doors 12' x 14' ramped overhead doors
CLEAR HEIGHT	36' clear height
INGRESS/EGRESS	Two ingress/egress points to access Gandy Blvd. One ingress/egress point on Pearl Avenue for distribution vehicles
EXTERIOR FINISHES	Tilt up concrete wall panels
SLAB CONSTRUCTION	7" thick 4,000 psi concrete slab on grade with 15 mil vapor barrier
SPRINKLERS	ESFR sprinkler system
ROOFING	60-mil TPO membrane system   20 year warranty
POWER	1,600 amp, 277/480V, 3 phase, 4 wire service <i>(upon tenant verification)</i>
LIGHTING	Exterior lighting to achieve 1 foot-candle average   Interior lighting: (1) light per bay + lighting to achieve 30 foot candles at 36" A.F.F. in the speed bays



# BUILDING FEATURES

**TOTAL SF**  
404,772 SF

**BUILDING DEPTH**  
BLDG A - 192'  
BLDG B/C - 194'

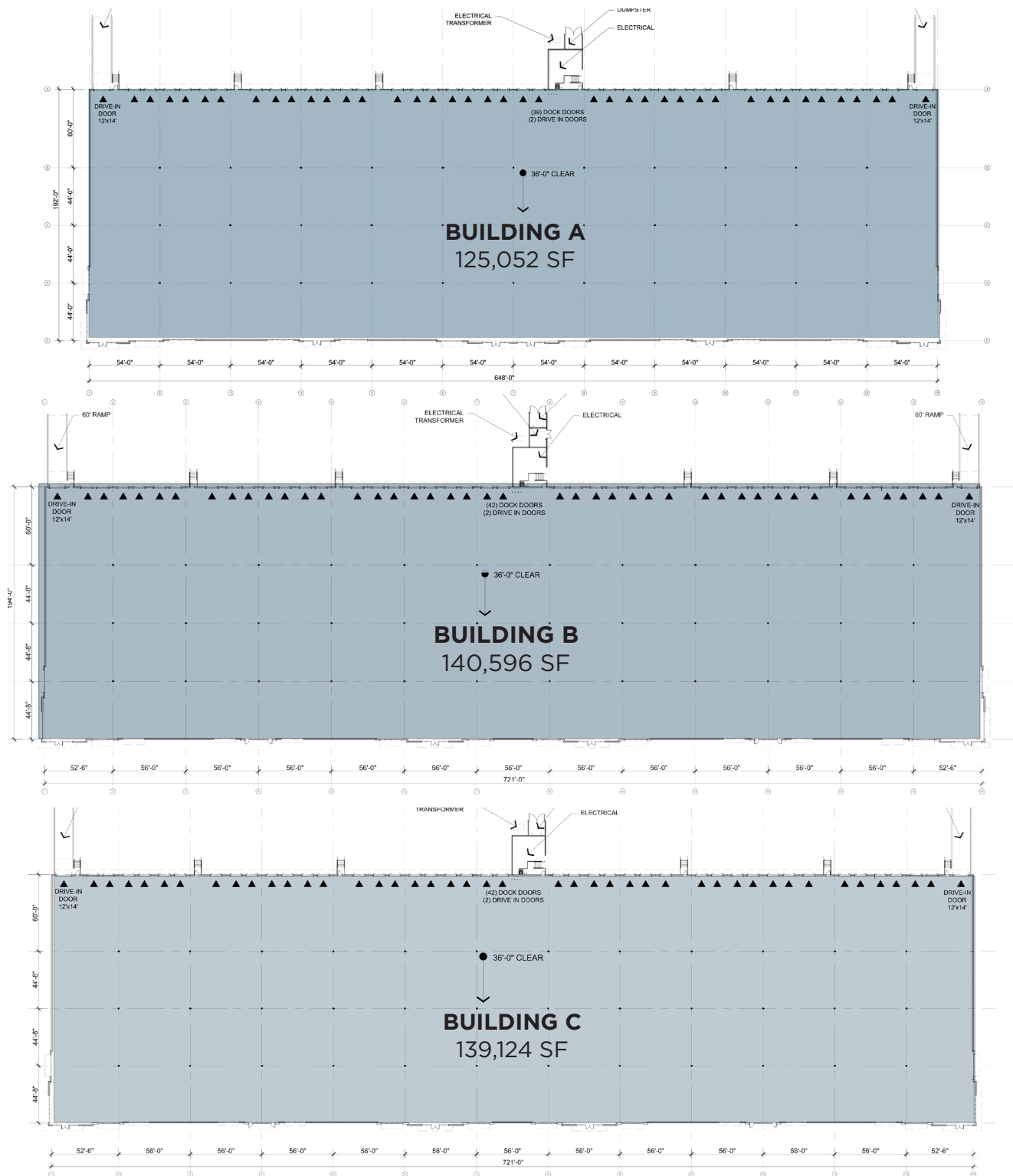
**LOADING**  
REAR LOADING

**CLEAR HEIGHT**  
36'

**COLUMN SPACING**  
BLDG A - 54' x 44' - 60' speed bay  
BLDG B/C - 56' x 44.8' - 60' speed bay

**TRUCK COURT**  
BLDG B/C - 180' SHARED

**FIRE PROTECTION**  
ESFR



# LOCATION

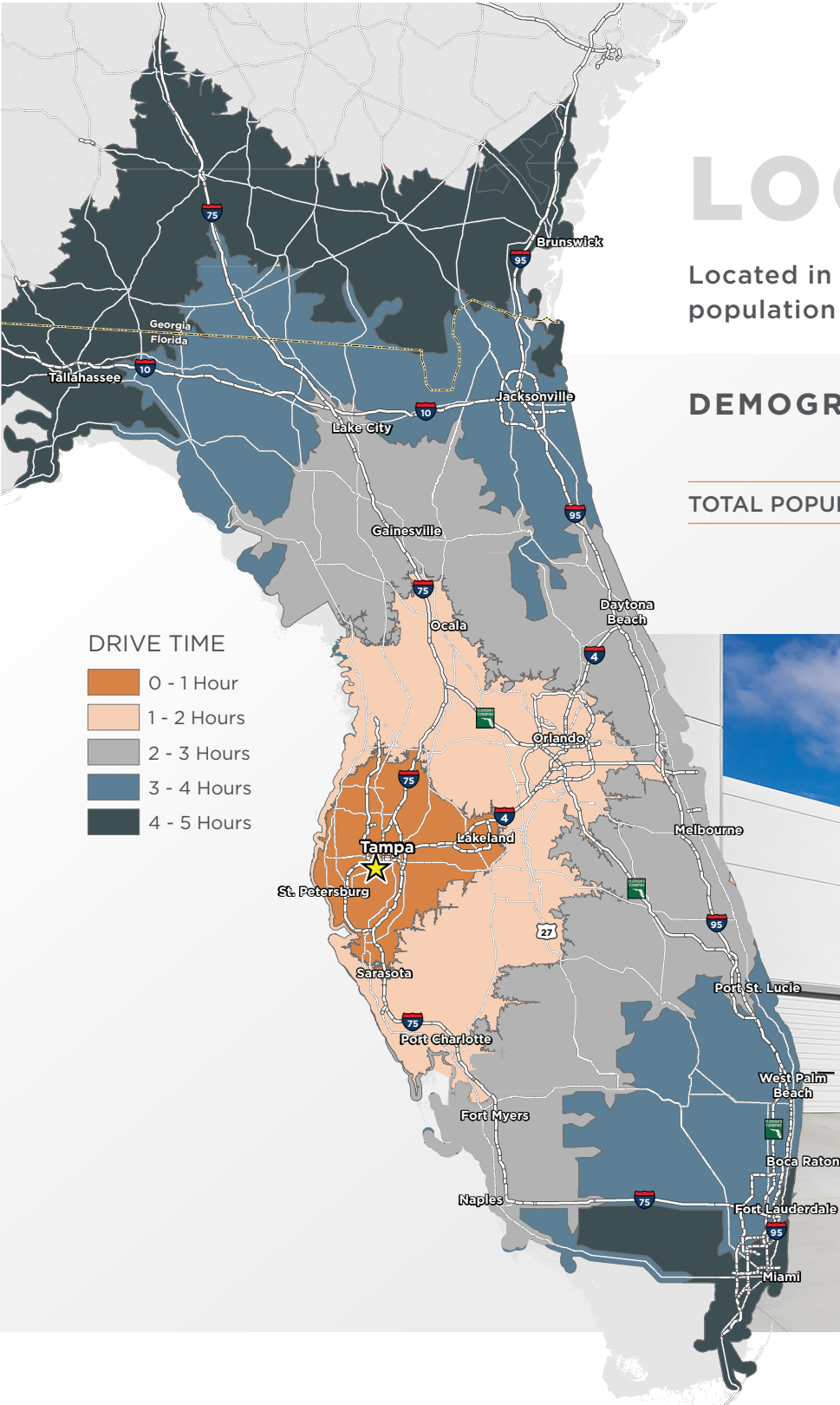
Located in the geographic center of Tampa Bay, with 90% of the MSA's population within 45 minutes

## DEMOGRAPHICS

	5 MILE(S)	10 MILE(S)	20 MILE(S)	40 MILE(S)	50 MILE(S)
TOTAL POPULATION	125,969	491,325	2,218,222	3,827,378	4,291,257

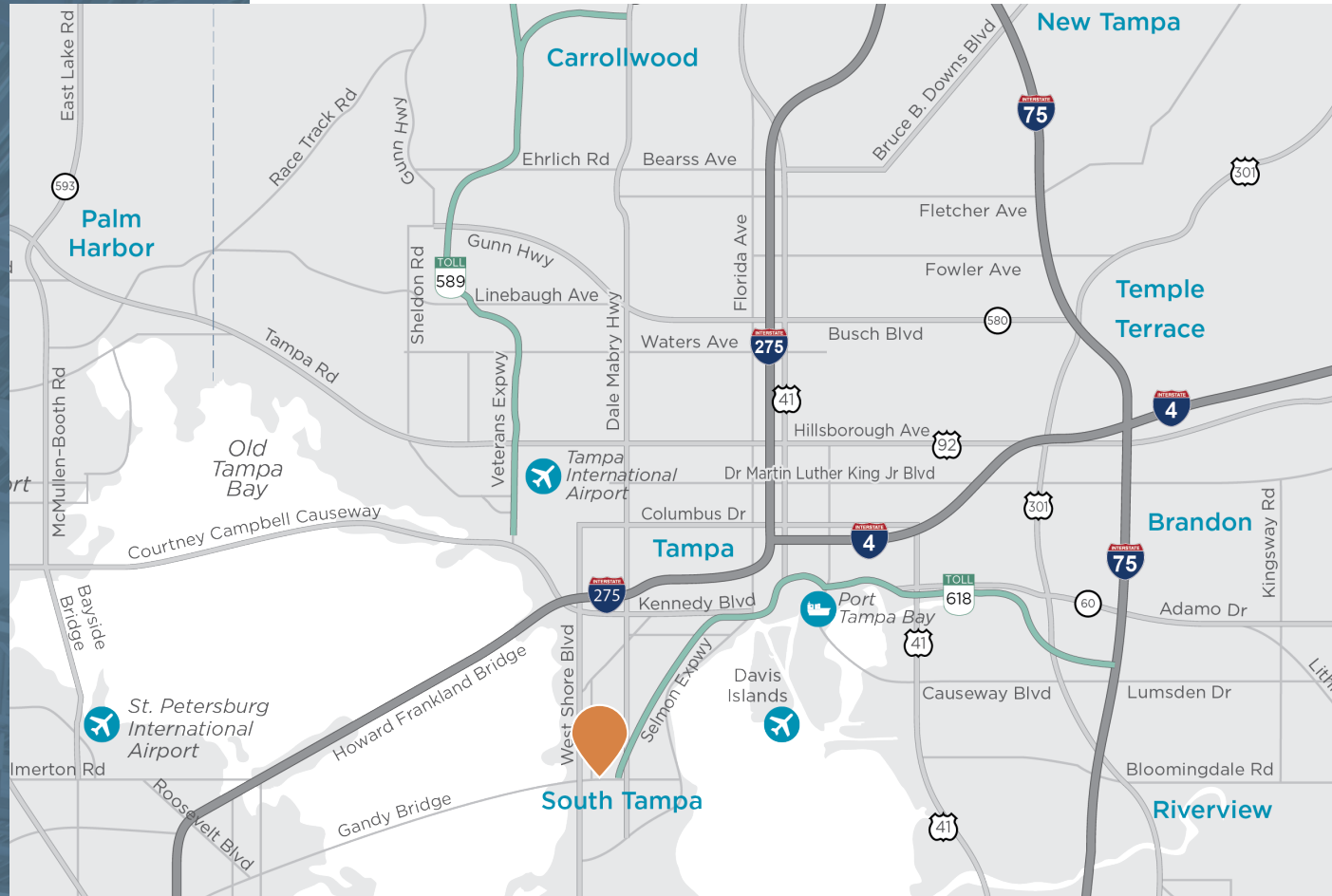
### DRIVE TIME

- 0 - 1 Hour
- 1 - 2 Hours
- 2 - 3 Hours
- 3 - 4 Hours
- 4 - 5 Hours





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