

FOR LEASE



SUNSTATE PARK

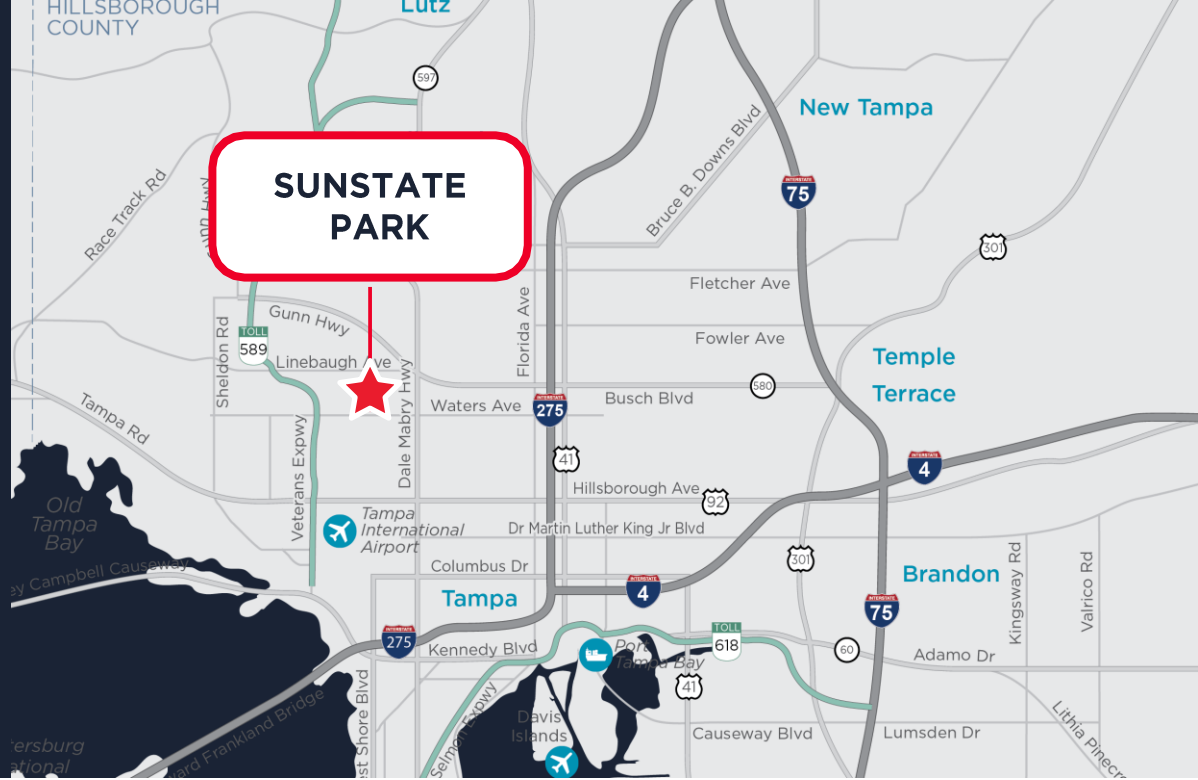
W. WATERS AVE. & SUNSTATE ST., TAMPA, FL 33634

TAMPA'S AIRPORT SUBMARKET

SUNSTATE PARK | W. WATERS AVE. & SUNSTATE ST.

PROPERTY HIGHLIGHT

EIGHT LIGHT INDUSTRIAL/FLEX BUILDINGS TOTALING 182,009 SF IN TAMPA'S AIRPORT SUBMARKET



	PORTFOLIO	ADDRESS	BUILDING SIZE	CLEAR HEIGHT	LOADING	PARKING RATIO
1	SUNSTATE CENTER	4901-4923 W WATERS AVE	29,650	14'	GRADE-LEVEL	2.90/1,000
2	SUNSTATE CENTER	4899 W WATERS AVE	22,545	14'	GRADE-LEVEL	2.90/1,000
3	SUNSTATE CENTER	4893 W WATERS AVE	13,849	14'	GRADE-LEVEL	2.90/1,000
4	SUNSTATE CENTER	4895 W WATERS AVE	19,228	14'	GRADE-LEVEL	2.90/1,000
5	SUNSTATE CENTER	4897 W WATERS AVE	19,227	14'	GRADE-LEVEL	2.90/1,000
6	SUNSTATE CENTER	8403-8417 SUNSTATE ST	17,543	14'	GRADE-LEVEL	2.90/1,000
7	SUNSTATE INDUSTRIAL	8412-8422 SUNSTATE ST	30,028	18'	DOCK-HIGH	1.35/1,000
8	SUNSTATE INDUSTRIAL	8424-8434 SUNSTATE ST	29,939	18'	DOCK-HIGH	1.35/1,000
SUNSTATE PARK			182,009			



1.1 MILES

TO



SELMON EXPRESSWAY

5.4 MILES

TO



10 MILES

TO



VETERAN'S EXPRESSWAY

12.5 MILES

TO



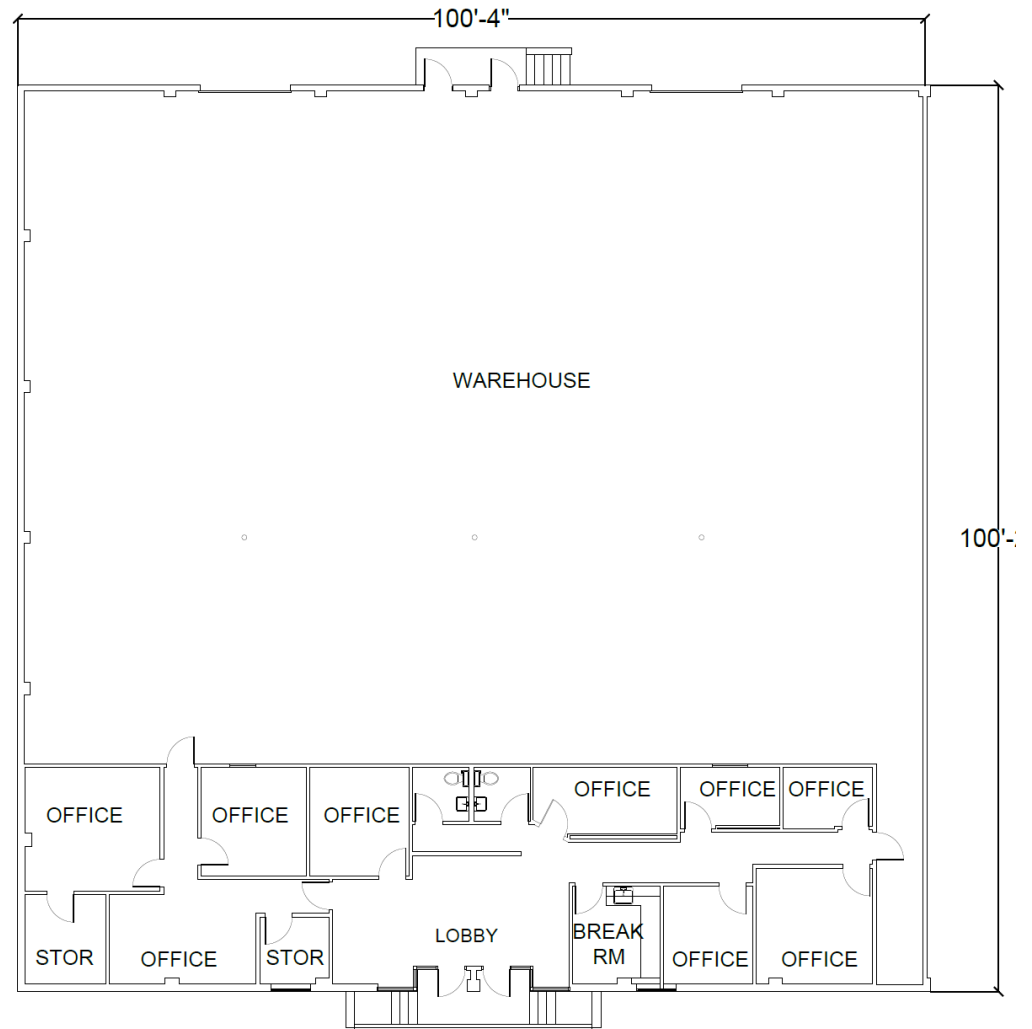
PROPERTY NAME	BUILDING	SUITE	AVAILABLE SF	AVAILABILITY
SUNSTATE CENTER	BUILDING 7	8412	10,042 SF	6/1/2026
SUNSTATE CENTER	BUILDING 6	8413	1,159 SF	4/1/2026
SUNSTATE CENTER	BUILDING 5	4987-E	1,866 SF	AVAILABLE NOW

SUNSTATE PARK SITE PLAN

BUILDING 7

SUITE 8412

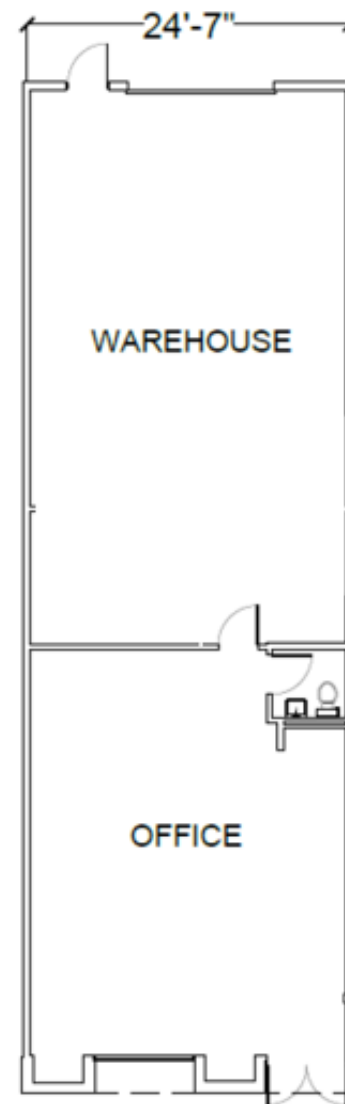
AVAILABLE SF	10,042 SF
OFFICE SF	± 2,000 SF
CLEAR HEIGHT	18'
LOADING	(1) Dock High Door (1) Drive In Ramp
AVAILABLE	6/1/2026



BUILDING 5

SUITE 4897-E

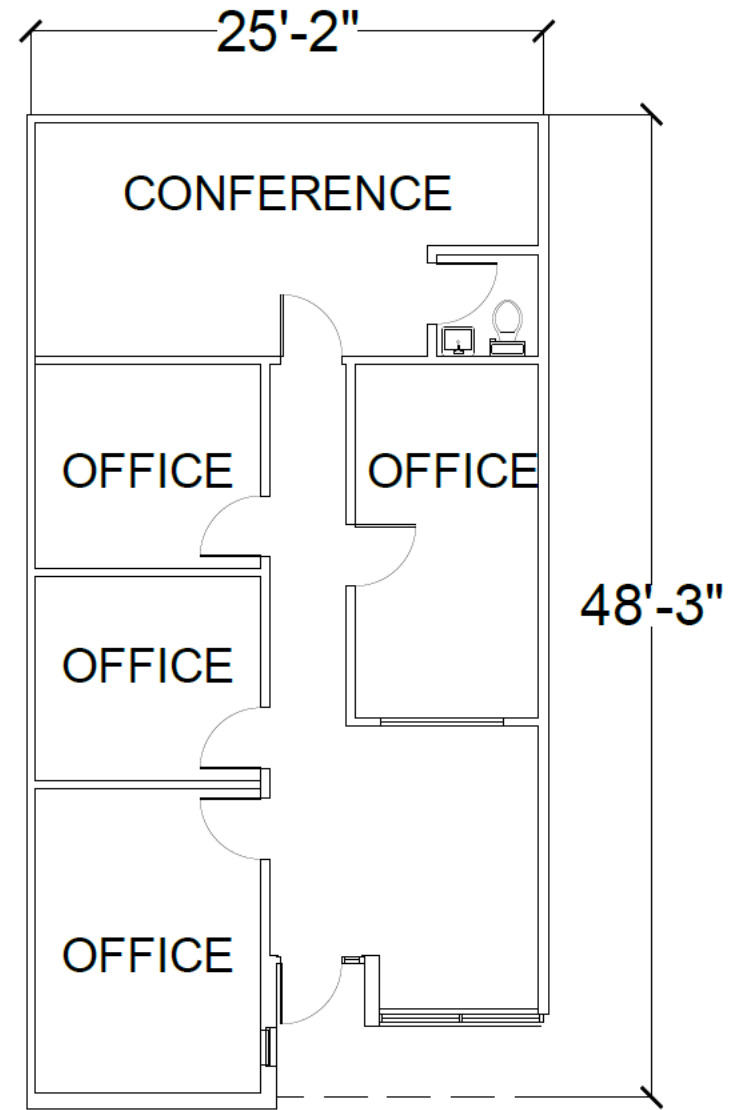
AVAILABLE SF	1,866 SF
WAREHOUSE SF	± 1,066 SF
OFFICE SF	± 800 SF
CLEAR HEIGHT	14'
LOADING	(1) Grade-Level Loading Door
AVAILABLE	Now



BUILDING 6

SUITE 8413

AVAILABLE SF	1,159 SF
OFFICE SF	100% OFFICE
AVAILABLE	4/1/2026



SUNSTATE PARK

W. WATERS AVE. & SUNSTATE ST., TAMPA, FL 33634



CONTACT INFORMATION

SAM KOROLOS

Director

sam.korolos@cushwake.com

+1 704 989 1327

MELISSA WATTERWORTH

Senior Associate

melissa.watterworth@cushwake.com

+1 813 599 2190

TREY CARSWELL, SIOR

Executive Director

trey.carswell@cushwake.com

+1 813 760 3209