

COMMERCIAL FOR LEASE



**13807 W. Hillsborough Avenue
Tampa, FL 33635**



PROPERTY SUMMARY

*7,200 SF Flex, Commercial/ Retail
Warehouse includes New Showroom*

- High-Visibility Corner Location-Steps from Lowe's Home Improvement Warehouse
- Immediate Availability- Move Your Office to Town N Country/ Oldsmar
- Perfect for Location for many types of Commercial Tenants
- 7,200 SF Building to include: 2,400 SF Office/ Showroom, 1,200 SF Warehouse and a 3,600 SF Warehouse Space
- Lease Terms of 1- 5 years

- **Zoned:** PD
- **Lot Dimensions:** 292' x 150'
- 7,200 SF Concrete/ Metal Bldg.
- **Parking:** 16 Spaces Onsite
- 55,000 Daily Traffic Count

OFFERED AT

\$11.50/ PSF



Listing Agent: Tina Marie Eloian, CCIM

401 E. Palm Avenue | Tampa, FL 33602
P 813.935.9600 | F. 813.930.0946 | www.FLACG.com

Email: Tina@FloridaCommercialGroup.com

- SALES
- INVESTMENTS
- LEASING
- PROPERTY MANAGEMENT

Each Office Individually Owned and Operated

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Exterior Property Photos



WESTBOUND VIEW



EASTBOUND VIEW



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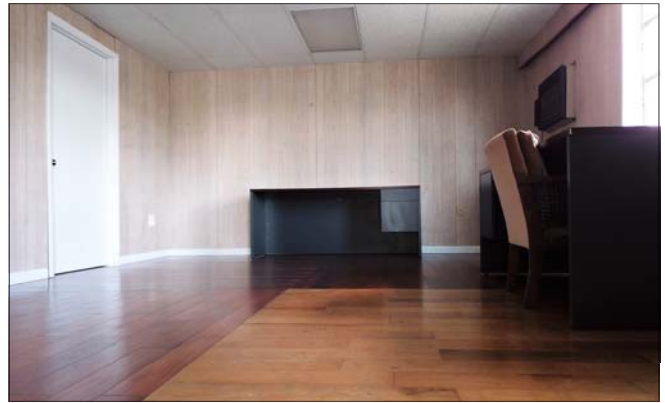
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Exterior & Interior Property Photos



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Aerial Map



Situated on the MAIN Thoroughfare with EXCELLENT ACCESS & EXTRAORDINARY ROAD FRONTAGE, this property is Located between Town N Country and Oldsmar directly on Hillsborough Avenue. Building has Direct access to Racetrack Road, Sheldon Road, the Upscale West Chase Residential Community and all things West Hillsborough Avenue. Total lot size is 43,800 SF, offering Plenty of on-site Parking for employees and visitors. You'll be in just about Anywhere in Hillsborough/ Pinellas within Minutes Either by Car or Hartline's Public bus route, which runs right outside of the front door of this Property. Lowe's Home Improvement Superstore Driveway is directly next to this building, their customers can't miss your sign. A Great location to Move your Existing Business. **Call Today for Additional Property Details!!!**



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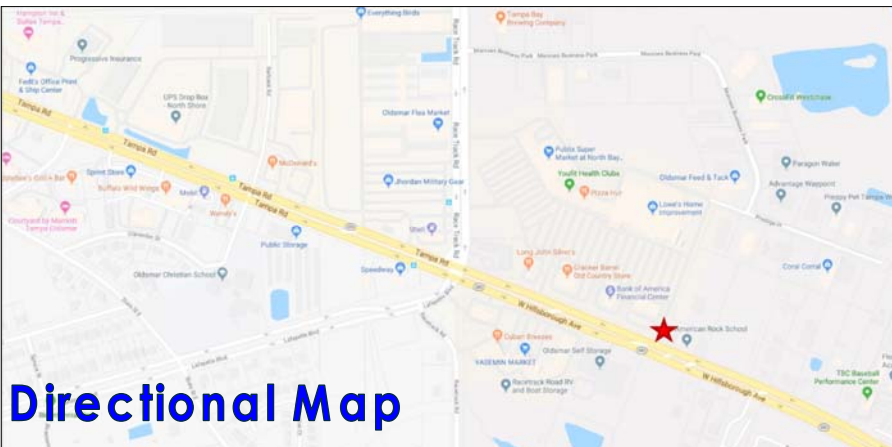
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Directions & Additional Property Info



Outstanding Location, Extraordinary Visibility!

Here is a Great Opportunity to Lease a Commercial/ Retail Showroom/ Office between Town N- Country and Oldsmar, directly on busy Hillsborough Avenue. This Single-Story Building is approx. 7,200 SF, Comprised of a 2,400 SF New Showroom, a 1,200 SF Warehouse and a 3,600 SF Warehouse to the rear of the building. An exceptionally clean Building that has been Completely Updated to Include hardwood and ceramic tiled floors, updated a/c units, is 3- phase powered, interior French doors, plenty of electric throughout and tons of interior lighting. This Building also contains 2 Private Offices, 3 Restrooms/ 2 Showers, 1 Breakroom, 4 grade level doors, 16+ onsite parking spaces and is partly fenced. The Metal Warehouse in the rear features Open layouts and Concrete floors, air conditioning and interior walls (12' high), with finished stucco, newly painted, rear ½ (3,600 SF) and could be used for product display/sales. Subject is Situated on a busy corner (of a daily traffic count of 55,000 vehicles) that leads travelers into the Lowe's Home Superstore Main Entrance. Capitalize Today on moving your Complimentary business here. **Call Now to Schedule your Showing.**



Directional Map

DRIVING DIRECTIONS:

From Interstate- 275, Take Exit 47A heading West-bound. Head West on Hillsborough Av. 12 miles (27 minutes). Property will be located on the right just before Racetrack Road, next to Lowe's Home Improvement Warehouse Access Road.



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