

47,357 SF



**MINUTES FROM
TAMPA
INTERNATIONAL
AIRPORT**

5710 Hoover Blvd, Tampa, FL 33619

**FREE-STANDING FLEX
BUILDING AVAILABLE
FOR SALE OR LEASE**



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PROPERTY HIGHLIGHTS

SIZE:	47, 357 SF (85% Office 15% Warehouse)
CLEAR HEIGHT:	Approx. 12' clear height in existing storage/warehouse area
LOADING:	1 oversized grade-level electric roll-up door
ROOF:	2023 TPO roof w/ 20 year warranty
PARKING:	170 parking spaces
POWER:	(2) 600 amp/480v (Ability to bring additonal power on a TBD basis)
UTILITIES:	Verizon, City of Tampa Sewer Water, TECO electric, fiber optic connectivity
AVAILABLE:	Within 90 Days
FEATURES:	On site generator, building signage available
ZONING:	SPI-AP-4 (Special Public Interest - Airport District (Subdistrict 4): This airport-area zoning district is intended to support office, R&D, light industrial, flex space, warehouse, and airport compatible commercial uses.

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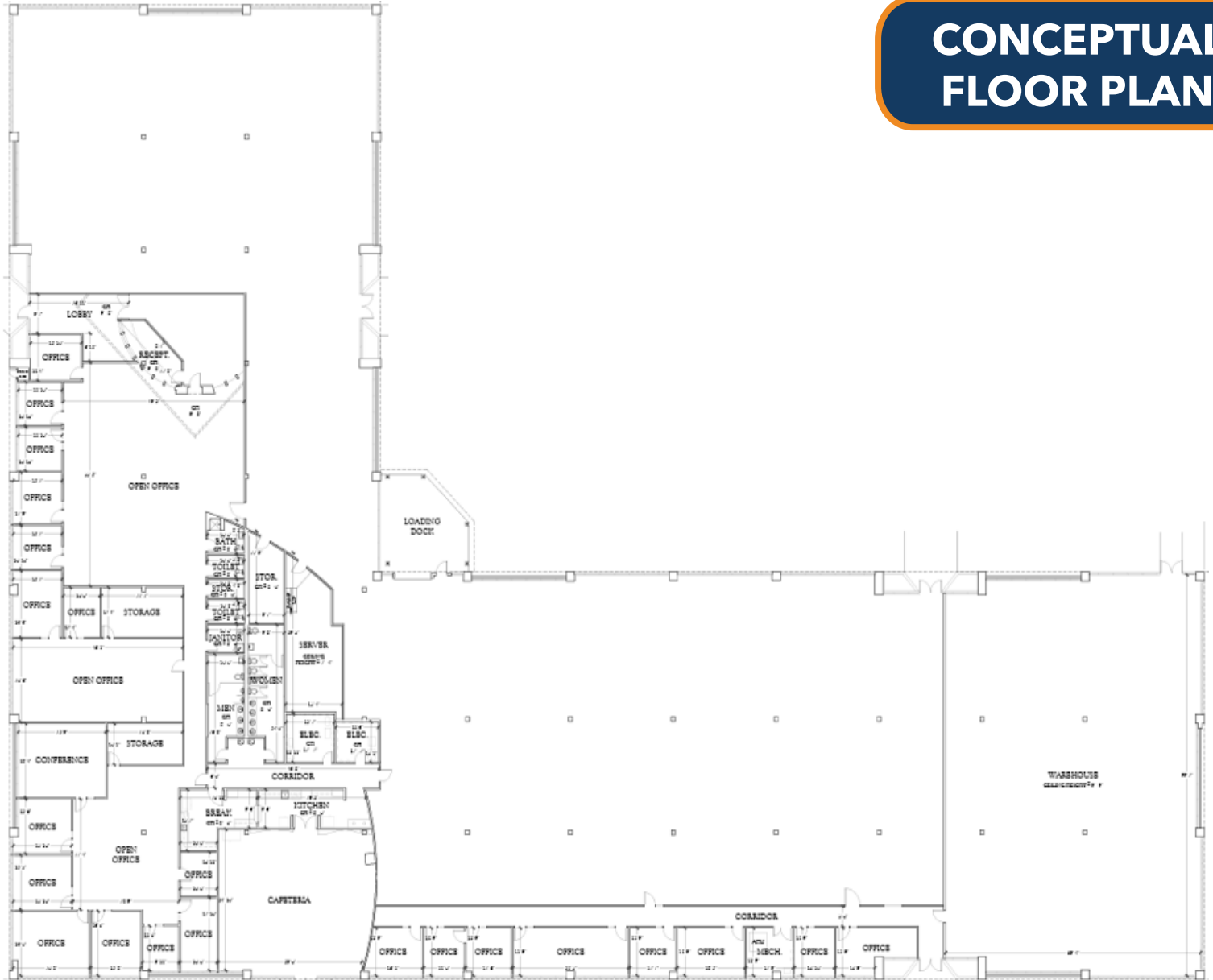


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TAMPA BAY

CONCEPTUAL FLOOR PLAN



* Floor plan shown is for illustrative purposes only and does not reflect current conditions. Final layout and demising subject to change.

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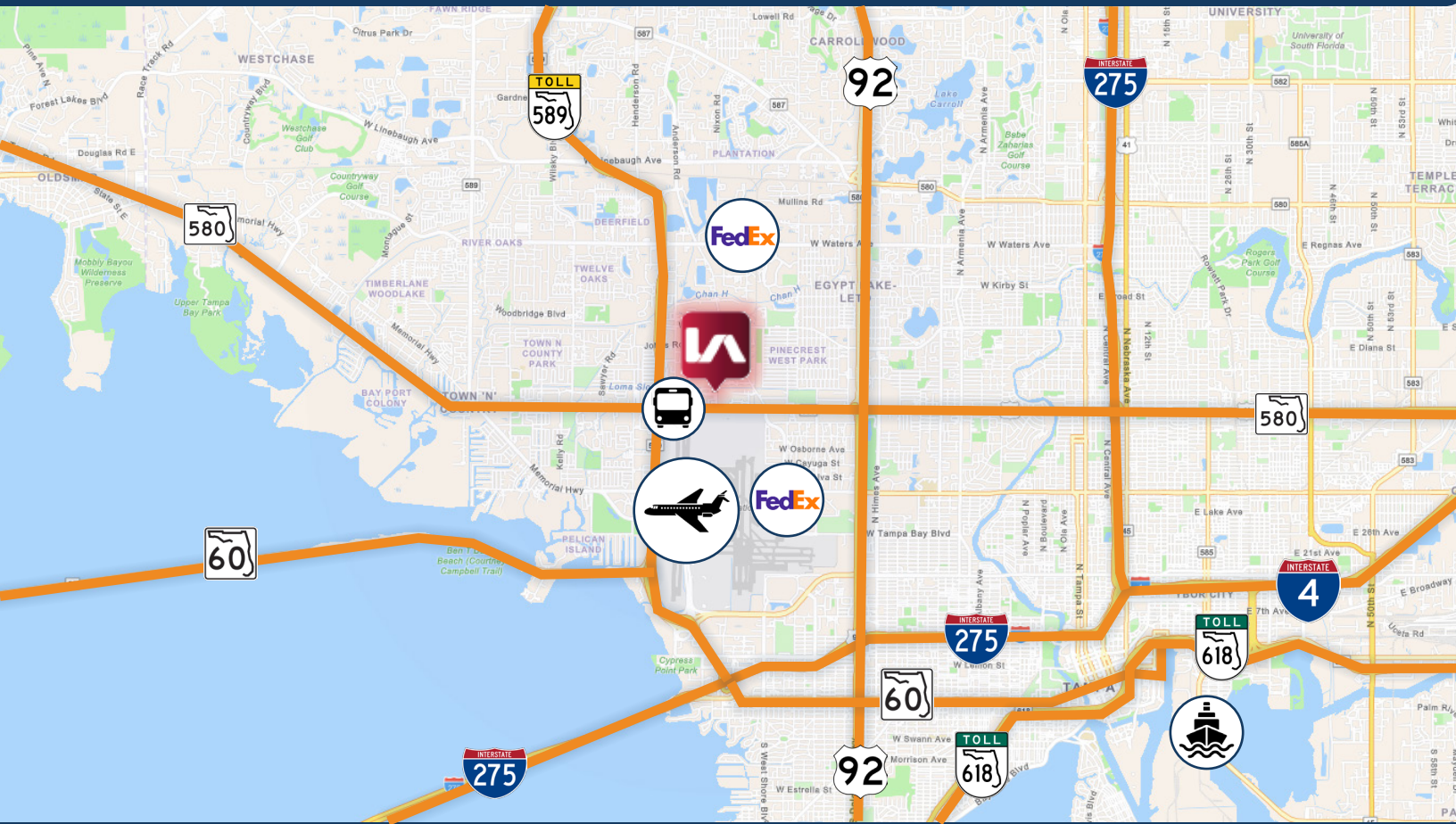
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LOCATION OVERVIEW

5710 Hoover Boulevard offers a highly convenient Tampa location with excellent regional connectivity. The property is just minutes from Tampa International Airport and benefits from close access to major transportation routes, including I-275 and the Veterans Expressway. Its central position allows for efficient travel throughout Tampa Bay, including Westshore, Downtown Tampa, Pinellas County, and surrounding markets. Nearby FedEx shipping centers further enhance the location's convenience for businesses with regular shipping, delivery, and logistics needs.

 HILLSBOROUGH AVE 0.4 MILES	 BUS STOP (RTE 1) 0.4 MILES	 TAMPA INT'L AIRPORT 1.0 MILES	 VETERANS EXPY 1.0 MILES
 DALE MABRY HWY 2.0 MILES	 FEDEX SHIP CENTER 2.2 MILES	 FEDEX SHIP CENTER 2.4 MILES	 STATE ROAD 60 3.0 MILES
 I-275 4.8 MILES	 TAMPA CBD 7.3 MILES	 I-4 7.4 MILES	 PORT TAMPA BAY 9.0 MILES

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