

FOR LEASE | TRI COUNTY BUSINESS PARK

14130 - 14170 MCCORMICK DRIVE, I TAMPA, FL 33626
SUITE L4A - L6

SUITE L4A - L6 - 18,750 SF



up to 18,750 SF available for lease

(divisible to 3,125 SF)

±11,186 SF drop ceiling / “office”

±7,564 SF warehouse

12' clear height

4 grade-level loading doors

1 truck-well loading door



OLIVER DE LA CROIX-VAUBOIS

O 813.331.5163 M 214.632.7144 E oliver@fortress-cre.com

Fortress Commercial Real Estate
307 S. Boulevard, Suite A
Tampa, FL 33606
FORTRESS-CRE.COM



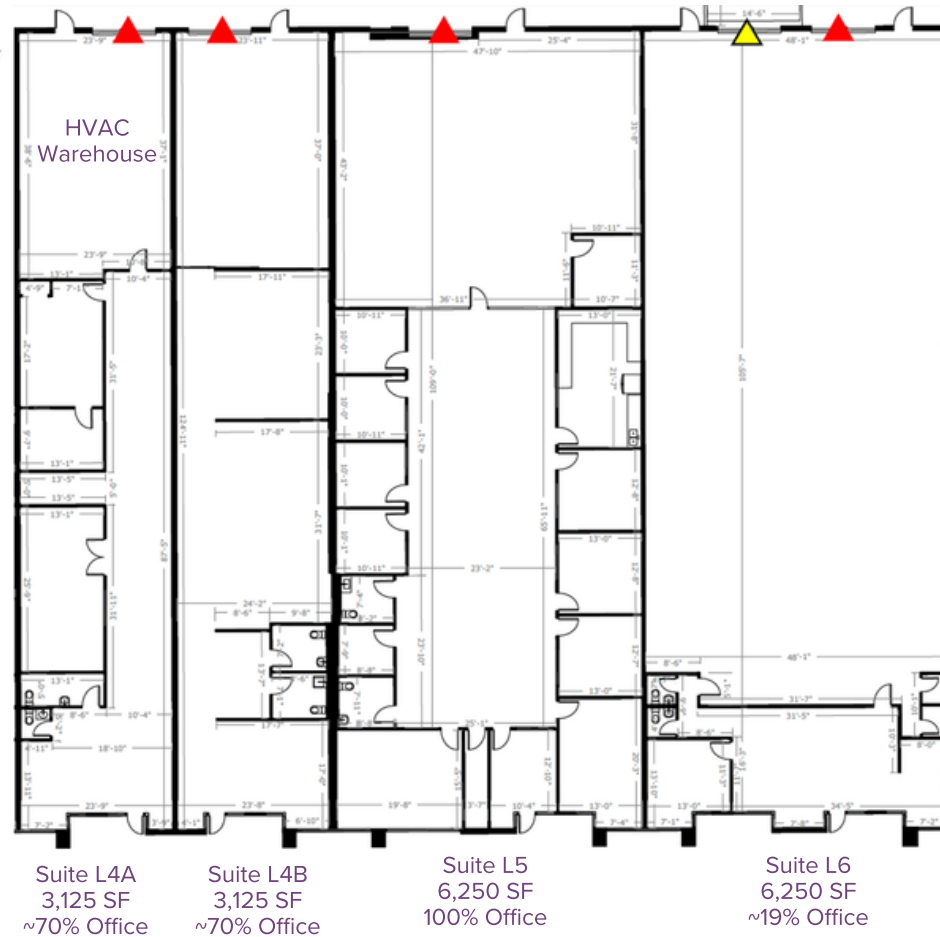
FOR LEASE | TRI COUNTY BUSINESS PARK

14130 - 14170 MCCORMICK DRIVE, I TAMPA, FL 33626
SUITE L4A - L6

35,000 SF

▲ = Grade-level Door
▲ = Truck-well with pit leveler

- Opportunity to lease *up to* 4 contiguous units totaling 18,750 SF.
- Owner willing to split or combine units as needed.
- Suite L5 coming available 12/1/2025
- Owner open to reconverting office to warehouse if needed.



© 2026 Fortress Commercial Real Estate, LLC, Licensed Real Estate Broker

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

FORTRESS-CRE.COM



FORTRESS
COMMERCIAL REAL ESTATE