

FOR SALE OR LEASE
OFFERED AT \$2,590,000 / \$119/SF | \$9.95 NNN
21,864 SF | 2-BUILDING CAMPUS | 1.80 ACRES



INDUSTRIAL FLEX CAMPUS OFFERING FREEDOM, PRIVACY, CONTROL, AND ROOM TO OPERATE

9610 Harney Rd | Thonotosassa, FL (East Hillsborough County)

Property Description

Lamm Properties is pleased to present 9610 Harney Road, a rare opportunity to acquire or lease a 2-Building, freestanding industrial flex campus facility situated on approximately 1.80 acres in eastern Hillsborough County.

The property consists of approximately 21,864 SF across two (2) buildings and offers a unique combination of privacy, functionality, and regional accessibility. Unlike many industrial properties located within crowded business parks, 9610 Harney Road provides a private setting with room to operate while maintaining excellent access to Tampa's major transportation corridors.

Strategically located approximately 1.2 miles from Interstate 75, 1.3 miles from US Highway 301, and approximately 4 miles from I-4, the property offers convenient access to Tampa, Brandon, Temple Terrace, New Tampa, and the greater Tampa Bay region.

Recent capital improvements include a roof replacement with transferable warranty, HVAC systems installed within the last three years, and significant office renovations completed. County water is available along Harney Road, providing future utility flexibility.

Ideal for owner-users, contractors, service companies, distributors, and other industrial users seeking a freestanding facility with room to grow and expand.

Contact for more information:

Jeff Lamm | 813.300.5266 | jeff.lamm@lammproperties.net

Website: www.lammproperties.net

Tampa Office: 100 S Ashley Dr, Suite 600-2505, Tampa, FL 33602

Lic. Real Estate Broker



WATCH DRONE VIDEO >

FENCED ±1.80 ACRE | 2-BUILDING FLEX CAMPUS



A RARE FREESTANDING INDUSTRIAL CAMPUS WITH IMMEDIATE ACCESS TO I-75, I-4 & US 301

PROPERTY HIGHLIGHTS

Features

- ±21,864 SF Industrial Flex Campus Facility
- Two (2) Building Industrial Configuration
- Building 1 Constructed in 1977
- Building 2 Constructed in 1984
- Renovated 3,388 SF Office Areas
- Mezzanine office/storage on 2nd floor
- CG Zoning (Commercial General)
- ±1.80 Acres (Fenced)
- Covered Dock-High Loading Area Between Buildings
- ±14' Clear Heights
- Multiple Warehouse Restrooms
- New Roof in 2017
- HVAC Systems Installed Within Last 3 Years
- Full Campus Security System
- Well Water & Septic Currently Serving Property
- County Water Available
- ±1.2 Miles to I-75 | ±1.3 Miles to US Hwy 301
- 30-Year Roof Warranty (Transferable)
- Significant On-Site Parking Capacity

Contact for more information:

Jeff Lamm | 813.300.5266 | jeff.lamm@lammproperties.net

Website: www.lammproperties.net

Tampa Office: 100 S Ashley Dr, Suite 600-2505, Tampa, FL 33602

Lic. Real Estate Broker

Loading

- Two (2) Dock-High Doors w/ Covered Loading between the 2 buildings
- Two 8' x 10' Grade-Level Doors
- Two 8' x 9' Grade-Level Doors

Ideal Uses

- Contractors
- Service Companies
- Light Distribution
- Construction Suppliers
- Equipment Sales & Service
- Regional Headquarters
- Fleet & Service Operations
- Trade Contractors

Capital Improvements

- New Roof Installed in 2017
- Transferable 30-Year Roof Warranty
- HVAC Systems Installed Within Last 3 Years
- Significant Office Renovations Completed

AERIALS



Contact for more information:

Jeff Lamm | 813.300.5266 | jeff.lamm@lammproperties.net

Website: www.lammproperties.net

Tampa Office: 100 S Ashley Dr, Suite 600-2505, Tampa, FL 33602

Lic. Real Estate Broker



WATCH DRONE VIDEO >

RARE INDUSTRIAL FLEX HEADQUARTERS OPPORTUNITY

9610 Harney Rd | Thonotosassa, FL 33592 | East Hillsborough

WAREHOUSE & LOADING



Contact for more information:

Jeff Lamm | 813.300.5266 | jeff.lamm@lammproperties.net

Website: www.lammproperties.net

Tampa Office: 100 S Ashley Dr, Suite 600-2505, Tampa, FL 33602

Lic. Real Estate Broker



OFFICES



**RECENTLY RENOVATED OFFICES
ABUNDANT EMPLOYEE PARKING
FLEET & EQUIPMENT STORAGE
NEWER HVAC UNITS
SECURITY SYSTEM**

Contact for more information:

Jeff Lamm | 813.300.5266 | jeff.lamm@lammproperties.net

Website: www.lammproperties.net

Tampa Office: 100 S Ashley Dr, Suite 600-2505, Tampa, FL 33602

Lic. Real Estate Broker



REGIONAL CONNECTIVITY THROUGHOUT TAMPA BAY & CENTRAL FLORIDA

9610 Harney Road offers a rare combination of **privacy, control, and regional accessibility**. Located approximately 1.2 miles from Interstate 75, 1.3 miles from US Highway 301, and approximately 4 miles from Interstate 4, the property provides convenient access throughout the Tampa Bay region while offering the flexibility and operational freedom many users cannot find in traditional industrial parks.

Location Advantages

- Approximately 1.2 Miles (2-Minutes) to I-75
- Approximately 1.3 Miles (3-Minutes) to US Highway 301
- Approximately 4 Miles (6-Minutes) to I-4
- 13 Miles (15-20 Minutes) to Downtown Tampa
- 18 Miles (20-25 Minutes) to Tampa International Airport
- Convenient Access to Tampa, Brandon, Temple Terrace & New Tampa
- Freestanding Industrial Site
- Strategic Access to Tampa Bay's Major Transportation Corridors
- Efficient Connectivity to Central Florida Markets
- Well Positioned for Service, Distribution & Contractor Operations
- Convenient Access to Port Tampa Bay via I-75 & Selmon Expressway
- Accessible to a Large Tampa Bay Labor Pool
- **Avoids Congestion Commonly Found in Urban Industrial Parks**
- **Private Industrial Campus Environment (No immediate neighbors)**

9610 HARNEY ROAD

THONOTOSASSA, FL 33592 | EAST HILLSBOROUGH COUNTY

IMMEDIATE ACCESS
TO I-75, I-4 & US 301

REGIONAL CONNECTIVITY
THROUGHOUT TAMPA BAY



LOCATION HIGHLIGHTS

- 1.2 MILES** TO INTERSTATE 75
- 1.3 MILES** TO US HIGHWAY 301
- 4 MILES** TO I-4 INTERCHANGE
- 13 MILES** TO DOWNTOWN TAMPA
- 18 MILES** TO TAMPA INTERNATIONAL AIRPORT (TPA)

RARE COMBINATION OF
PRIVACY & ACCESSIBILITY

9610 Harney Road offers a rare combination of privacy, functionality, and regional accessibility. Located approximately 1.2 miles from Interstate 75, 1.3 miles from US Highway 301, and approximately 4 miles from Interstate 4, the property provides exceptional access throughout the Tampa Bay region while offering a private operating environment that is increasingly difficult to find in today's industrial market.

FREESTANDING INDUSTRIAL SITE

±21,864 SF INDUSTRIAL FACILITY

±1.80 ACRES

MULTIPLE BUILDINGS FLEXIBLE CONFIGURATION

STRATEGIC LOCATION TAMPA BAY REGION

Contact for more information:

Jeff Lamm | 813.300.5266 | jeff.lamm@lammproperties.net

Website: www.lammproperties.net

Tampa Office: 100 S Ashley Dr, Suite 600-2505, Tampa, FL 33602

Lic. Real Estate Broker

