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TINA MARIE ELOIAN, CCIM

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FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**2433-2437 S 86 ST.
FOR LEASE**

Warehouse | Retail | Contractor Office
\$15 PSF NNN + S.T.

• 1,800 SF WAREHOUSE
FULLY AIR CONDITIONED



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

IDEAL FOR INDUSTRIAL USE, RETAILERS, CONTRACTORS, CONSULTANTS OR MERCHANTISERS

**FLORIDA COMMERCIAL GROUP IS PLEASED TO PRESENT AN
OPPORTUNITY TO LEASE A COMMERCIAL SPACE IN FLOURISHING
TAMPA BAY!**



LEASE HIGHLIGHTS

- Now leasing 1,800 SF
- Available: Fully Air Conditioned Flex Space
- Within 2 miles of Hwy 301, I-4, I-75
- Includes: Office, Private bathroom, Open space warehouse with a roll up door
- **MOVE-IN READY**
- Easy Access
- Outstanding frontage and access
- Ceiling Height 18'
- Ample onsite parking
- Demographic highlights within a 2-mi radius include a population count of 42,318
- Highest & best use: manufacturing, distribution, storage
- Two onsite building rows
- Flourishing area near thriving commercial and industrial commerce and major thoroughfares
- Buzzing residential and business district



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LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

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LISTING DETAILS

FINANCIAL & TERMS

Status: **Active**

Lease Price: **\$15.00 /SF NNN**

CAM PSF: **\$3.62**

T.I. Available: **TBD, Contact Broker**

Expenses:

(Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

TAXES

Tax Year: **2024**

Taxes: **\$39,191.82**

UTILITIES

Electricity: **TECO**

Water/ Waste: **City of Tampa Utilities**

Communications: **Frontier Communications/ Verizon/ Spectrum**

LOCATION

Street Number: **2433-2437**

Street Name: **South 86th**

Street Suffix: **Street**

Street City: **Tampa**

County: **Hillsborough**

Traffic Count/ Cross Streets: **25,684 VTD (Causeway Blvd and 86th St) AADT, 2022**

Market: **Tampa- St. Petersburg- Clearwater**

Sub-Market: **SOUTH TAMPA SUBDIVISION**

THE PROPERTY

Folio Number: **044621-0000**

Zoning: **PD**

Property Use: **Flex Office**

Lot Size: **approx. 8.6 Acre**

Parking: **Onsite**



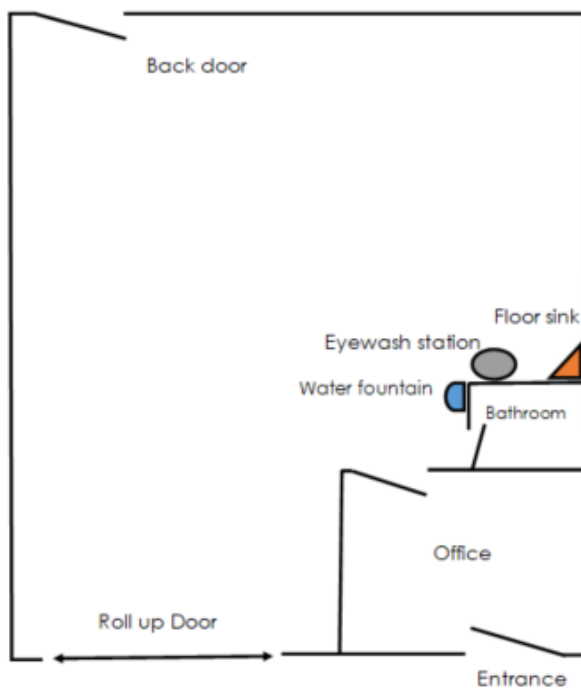
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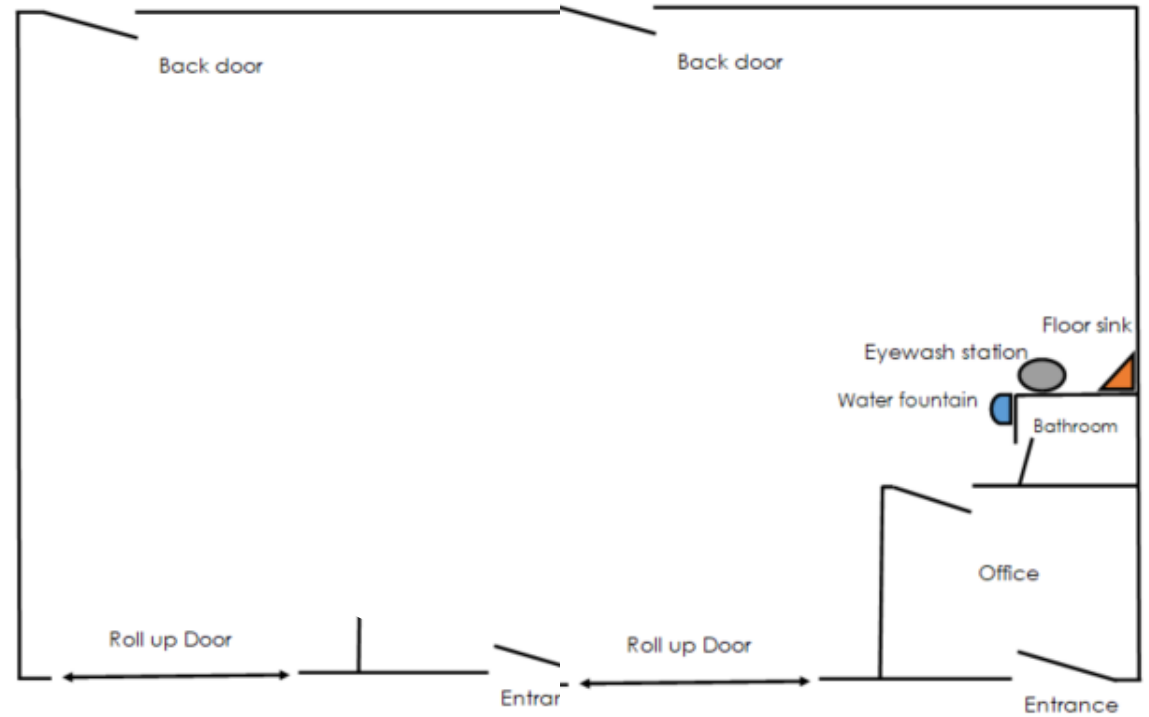
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FLOORPLAN



1,800 sf warehouse



3,600 sf warehouse

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AERIAL MAP

The owner is seeking a long-term tenant, however, will consider a 2-5-year lease with options to a strong tenant seeking long term occupancy.



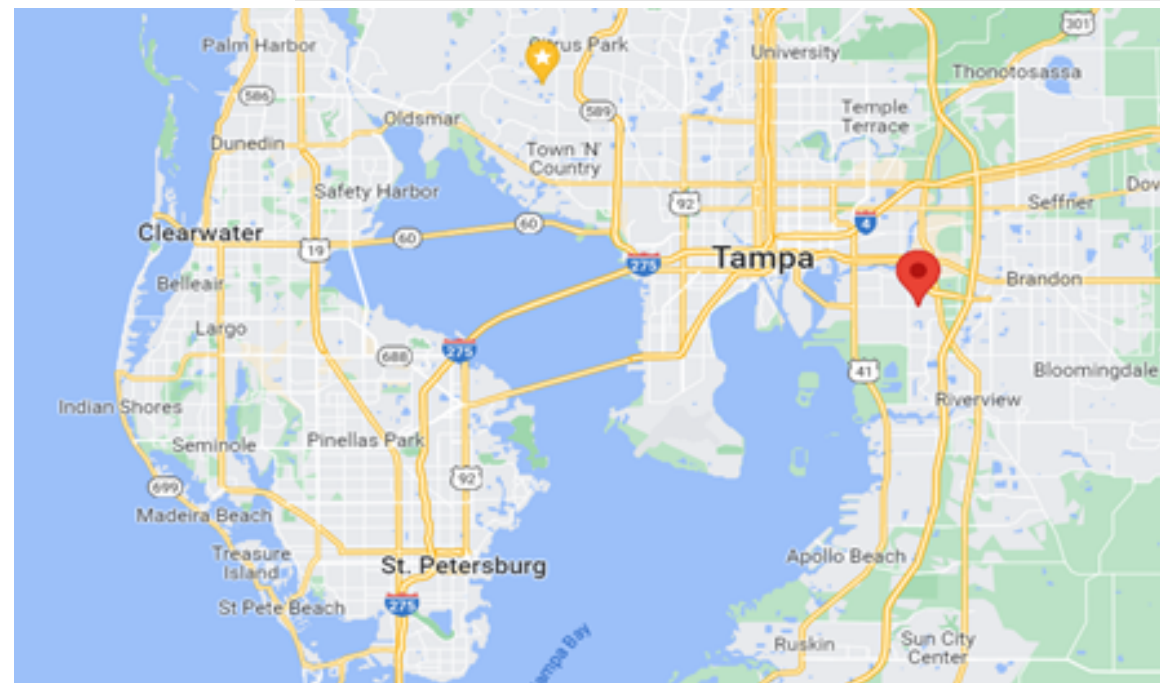
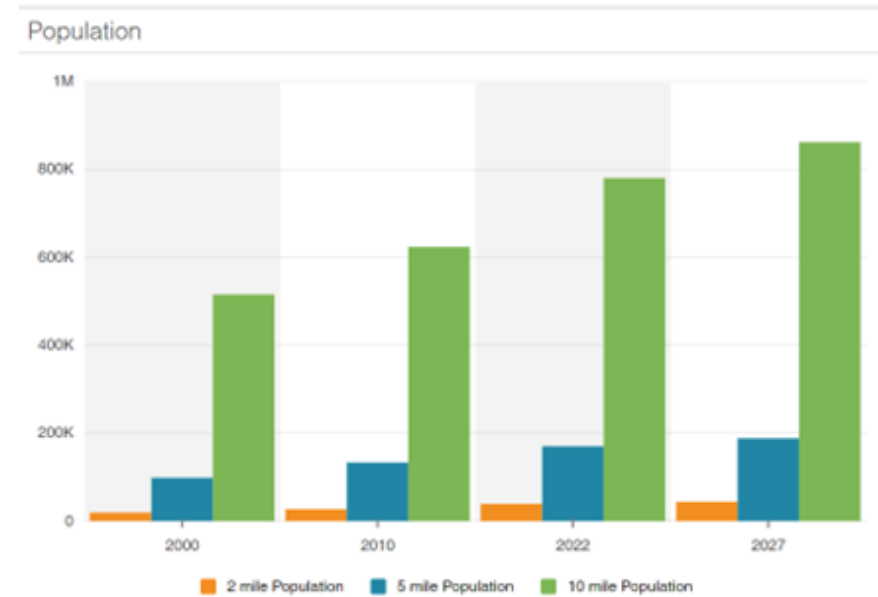
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HIGHLIGHTS | DEMOGRAPHICS

- Convenient secure parking
- One block to bustling 7th Avenue
- Tremendous signage opportunities
- Extra parking available for a fee
- Quick access to Interstate 4, Interstate 275 and Crosstown Expy.
- Tampa International Airport is 8 miles away and Downtown Tampa is 1.5 miles away
- Traffic: 25,684 VTD
- Exterior lights for increased security
- Zoned PD
- **Call for details**



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Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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CALL OUR TEAM TODAY!
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CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



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