

# BROOKER CREEK CORPORATE CENTER

640 Brooker Creek Blvd. Suite #430, Oldsmar, FL 34677

## Flex Warehouse for Lease or Sale 5,680 SF



Lease or purchase this ±5,680 SF industrial/flex building in Oldsmar. Strategically located along Forest Lakes Blvd., the property benefits from strong visibility, traffic counts of approximately 25,500 vehicles per day, and excellent access throughout the Tampa Bay region.

### Property Highlights:

- Approximately 5.680 SF
- +/- 1,500 SF of office in two floors
- 100% Air-Conditioned warehouse
- Parking 4 spaces / 1,000 SF
- Overhead door with ramp
- 24' Ceiling Height
- **\$11.95 psf/NNN.**
- **Purchase Price \$1,200,000/ \$211 psf**

*Rare opportunity to acquire or lease a high-image industrial/flex building in one of Oldsmar's most established business parks. Ideal for owner/users seeking long-term occupancy or investors looking to secure a tenant in a supply-constrained market.*



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Beautiful industrial condo featuring heavy power, 100% air conditioning, and 24' clear ceiling height. The property offers a 10' x 12' overhead door with ramp access, a first-floor showroom/open area with breakroom and restrooms, and a second floor with five private, windowed offices. Abundant natural light, a high parking ratio, and a wide-open warehouse with a private restroom complete the space.

 **Contact us today** to schedule a tour !

