



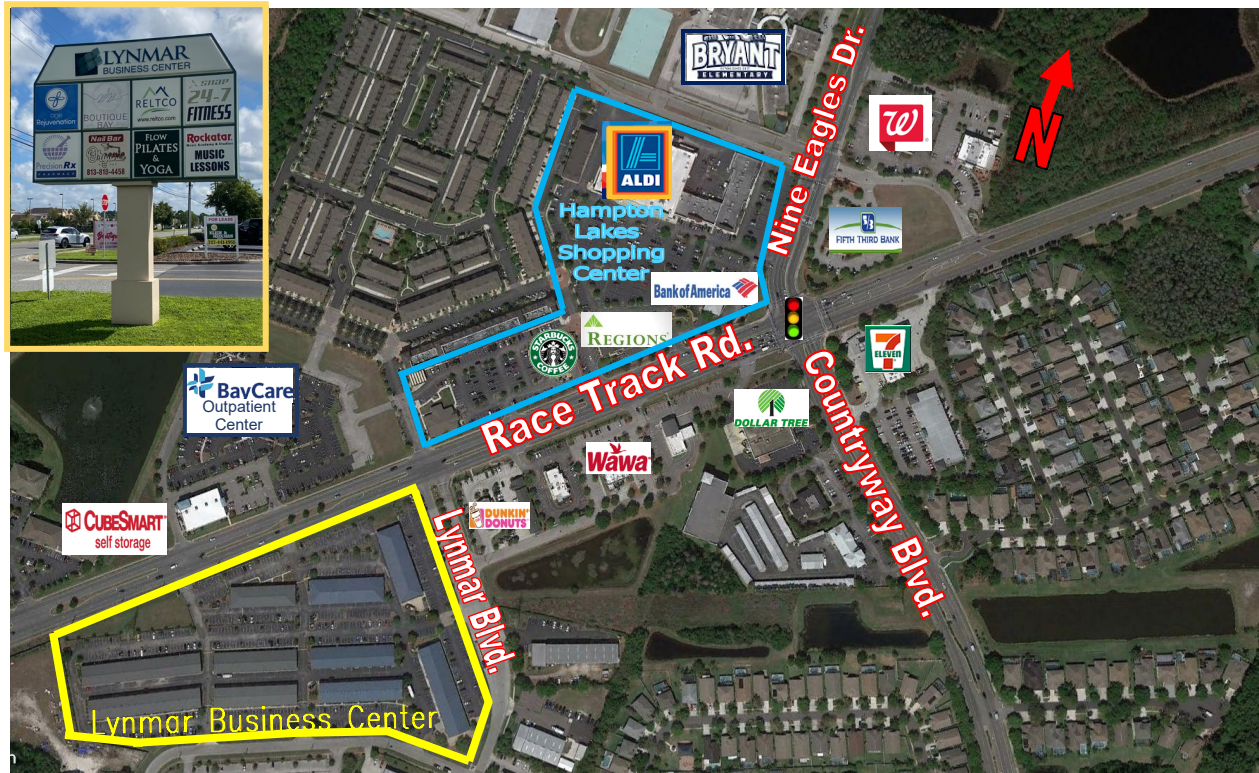
**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1136

# LYNMAR BUSINESS CENTER

## FOR LEASE



### LYNMAR BUSINESS CENTER

12645 RACE TRACK ROAD  
TAMPA, FL 33626

- 10 BUILDINGS – 125,916 SF MIXED USE DEVELOPMENT
- RETAIL, OFFICE & FLEX SPACE
- VARIOUS SIZES AVAILABLE
- ON SITE PROPERTY MANAGEMENT



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 12645 Race Track Road  
Tampa, FL 33626

**LOCATION:** Between Linebaugh Ave &  
Countryway Blvd., at the SWC of Race Track Rd.,  
Lynmar Blvd.

**LAND AREA:** 12.6 acres

**DIMENSIONS:** Irregular

**ZONING:** PD - Planned Dev. - Hillsborough County

**LAND USE:** LI - Light Industrial

**FLOOD ZONE:** "X", No Flood Insurance required

**IMPROVEMENTS:** 10 Buildings – 125,916 SF

**LEGAL DESCRIPTION:** Lengthy – in listing file

**YEAR BUILT:** 2002 - 2006

**UTILITIES:** Electric– Teco Energy

Water & Sewer - Hillsborough County

**PARKING:** 589 spaces total

**PRESENT USE:** Mixed use

**TAXES:** N/A

**LEASE RATE:** Rent varies depending on space  
+ \$5.75/SF CAM (2026 Estimate)

**FOLIO #:** U-07-28-17-04B-000000-0004.0

U-07-28-17-04B-000000-0004.1

U-07-28-17-04B-000000-0004.2

U-07-28-17-04B-000000-0004.3

**NOTES:** Lynmar Business Center offers a highly visible, easily accessible mixed-use destination with approximately 125,916 square feet across 10 buildings. Ideally positioned at the southwest corner of Race Track Road and Lynmar Boulevard, the property benefits from strong exposure and convenient access from Race Track Road, Lynmar Boulevard, and Commodity Place. Flexible configurations are available for office, retail, and flex-space users, making the center well suited for a variety of business needs.

**KEY HOOK #:** N/A

**ASSOCIATE:** Don Russell (727) 709-2158

**K&H SIGNAGE:** 3' x 4'

**LISTING CODE:** LO-1136-3-20

**SHOWING INFORMATION:** Call listing Associate to make appointment.

### LEASING INFORMATION

**PROJECT SIZE:** 125,916 SF

### SPACE AVAILABLE:

**PARKING:** 589 spaces total

**1,550± SF 12862 Commodity PL. Building 9**

Base rent: \$2,158.67/Month NNN

Plus CAM \$742.71/Month\*\*

**OCCUPANCY:** Immediate

**1,861± SF 12914 Commodity Place Building 3**

Base rent: \$2,564.67/Month NNN

Plus CAM \$891.73/Month\*\*

**LEASE RATE:** Rent varies depending on space  
+ \$5.75/SF CAM (2026 Estimate)

### **OTHER CHARGES**

### **LESSOR**

### **LESSEE**

Real Estate Taxes

CAM

Insurance

CAM

Insurance: Personal Property & Liability

X

Trash

CAM

Exterior Maintenance

CAM

Interior Maintenance

X

Water

CAM

Management

CAM

Electric

X

HVAC

CAM

**2,000± SF 13970 Lynmar Blvd. Building 1**

Base rent: \$3,333.33/Month NNN

Plus CAM: \$958.33/Month\*\*

**2,206± SF 12910 Commodity Place Building 3**

Base rent: \$2,969.17/Month NNN

Plus CAM: \$1,057.04/Month\*\*

**2,254± SF 12906 Commodity Place Building 3**

Base rent: \$3,046.17/Month NNN

Plus CAM: \$1,080.04/Month\*\*

**MINIMUM TERM:** 3-5 years

**2,734± SF 12655 Race Track Rd. Building 4**

Base rent: \$4,070.00/Month NNN

Plus CAM: \$1,310.04/Month\*\*

**SIGNAGE:** On Building in front of space &  
on pylon sign depending on availability.

**\*\*2026 CAM estimate is \$5.75/SF**



# **KLEIN & HEUCHAN, INC. REALTORS**

Commercial/Investment/Real Estate Services

## **LYNMAR BUSINESS CENTER**

Race Track Road, Tampa, FL 33626

### **Spaces Available for Lease**

Revised 08/20/2026

#### **1,550± Sq. Ft.**

#### **12862 Commodity Place**

#### **Building 9**

1,500± sq. ft. warehouse space with 16 ft. eave height, one bathroom, one grade-level 12 ft. by 12 ft. overhead door and 200-amp, 3-phase power. Base rent is \$2,158.67 NNN/month. 2026 Estimated CAM is \$5.75 per sq. ft. (\$742.71/month).

#### **1,861± Sq. Ft.**

#### **12914 Commodity Place**

#### **Building 3**

Office/warehouse space with 787± sq. ft. of air-conditioned office area and one restroom, plus 1,074± sq. ft. of warehouse space featuring 16-foot eave height, one 12' x 12' grade-level overhead door, and 200-amp, 3-phase power. Base rent is \$2,564.67 NNN/month. 2026 Estimated CAM is \$5.75 per sq. ft. (\$891.73/month). May be combined with adjacent units for up to 6,321 sq. ft. of space.

#### **2,000± Sq. Ft.**

#### **13970 Lynmar Blvd.**

#### **Building 1**

Fully air-conditioned space featuring an entry area, four offices, two bathrooms, a break area, storage room, and a large open area suitable for collaboration, climate-controlled inventory, or other uses. Base rent is \$3,333.33 NNN/month. 2026 Estimated CAM is \$5.75 per sq. ft. (\$958.33/month).

#### **2,206± Sq. Ft.**

#### **12910 Commodity Place**

#### **Building 3**

Office/warehouse space with 791± sq. ft. of air-conditioned office area and one restroom, plus 1,414± sq. ft. of warehouse space featuring 16-foot eave height, one 12' x 12' grade-level overhead door, and 200-amp, 3-phase power. Base rent is \$2,969.17 NNN/month. 2026 Estimated CAM is \$5.75 per sq. ft. (\$1,057.04/month). May be combined with adjacent units for up to 6,321 sq. ft. of space.

#### **2,254± Sq. Ft.**

#### **12906 Commodity Place**

#### **Building 3**

Office/warehouse space with 833± sq. ft. of air-conditioned office area and one restroom, plus 1,421± sq. ft. of warehouse space featuring 16-foot eave height, one 12' x 12' grade-level overhead door, and 200-amp, 3-phase power. Base rent is \$3,046.17 NNN/month. 2026 Estimated CAM is \$5.75 per sq. ft. (\$1,080.04/month). May be combined with adjacent units for up to 6,321 sq. ft. of space.

#### **2,734± Sq. Ft.**

#### **12655 Race Track Road**

#### **Building 4**

Versatile office and warehouse space offering 1,271± sq. ft. of air-conditioned interior with three large open areas and two restrooms, plus 1,463± sq. ft. of warehouse space with 16-foot eave height, two 12' x 12' grade-level overhead doors, and 200-amp, 3-phase power. Base rent: \$4,070.00 NNN/month. 2026 Estimated Cam is \$5.75 per sq. ft. (\$1,310.04/month).

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# Lynmar Business Center Site Plan & Available Spaces

Revised 08/20/2026

