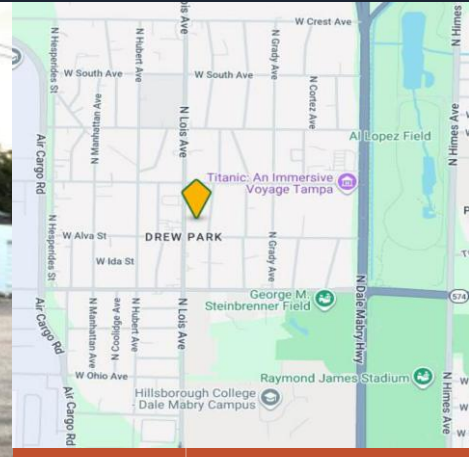


4707 N. Lois Avenue

LEGACY BUSINESS PARK · TAMPA, FLORIDA 33614

**Available
8/1/2026**



4,748

SQUARE FEET

\$14.00

PSF NNN

\$4.00

EST. NNN CHGS / PSF

1

GRADE LEVEL DOOR

3-PH

POWER

■ PROPERTY OVERVIEW

Now available for lease: a 4,748 SF industrial building within Legacy Business Park, one of Drew Park's established commercial addresses. The building was most recently operated as a cabinet shop and retains a dedicated paint booth, making it well suited for woodworking, finishing, fabrication, or similar production and light-industrial uses.

The property features a newly replaced roof and 3-phase power, giving an incoming tenant modern infrastructure without the guesswork of an older building. One grade level door provides direct drive-in access for loading, deliveries, and equipment.

BUILDING SPECIFICATIONS

- New roof
- 1 grade level door
- Former cabinet shop build-out
- 3-Phase power
- Existing paint booth
- Located in Legacy Business Park



■ LEASE TERMS

TOTAL SF	4,748 SF
LEASE RATE	\$14.00 PSF, NNN
EST. NNN CHARGES	\$4.00 PSF
GRADE LEVEL DOORS	1
POWER	3-Phase
ROOF	New
PRIOR USE	Cabinet Shop

■ LOCATION

Situated in Drew Park just north of the intersection of N. Lois Avenue and Cayuga Street — minutes from Tampa International Airport, the Veterans Expressway, and Dale Mabry Highway, with quick access to the broader Tampa Bay industrial corridor.

N. LOIS AVE & CAYUGA ST · DREW PARK

Ray Ploucher, CCIM

LISTING AGENT

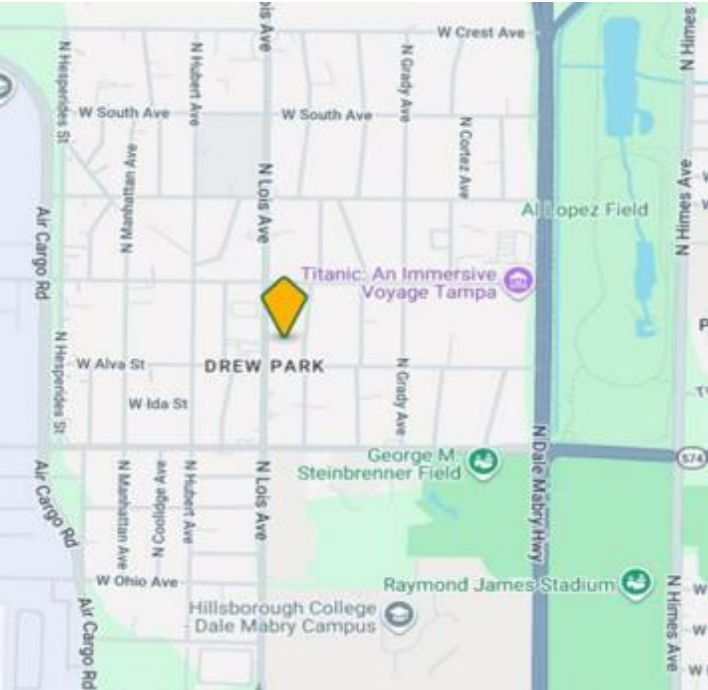
Real Estate Advisory Corp. – Tampa

813-774-1788

rayploucher@reactampa.com

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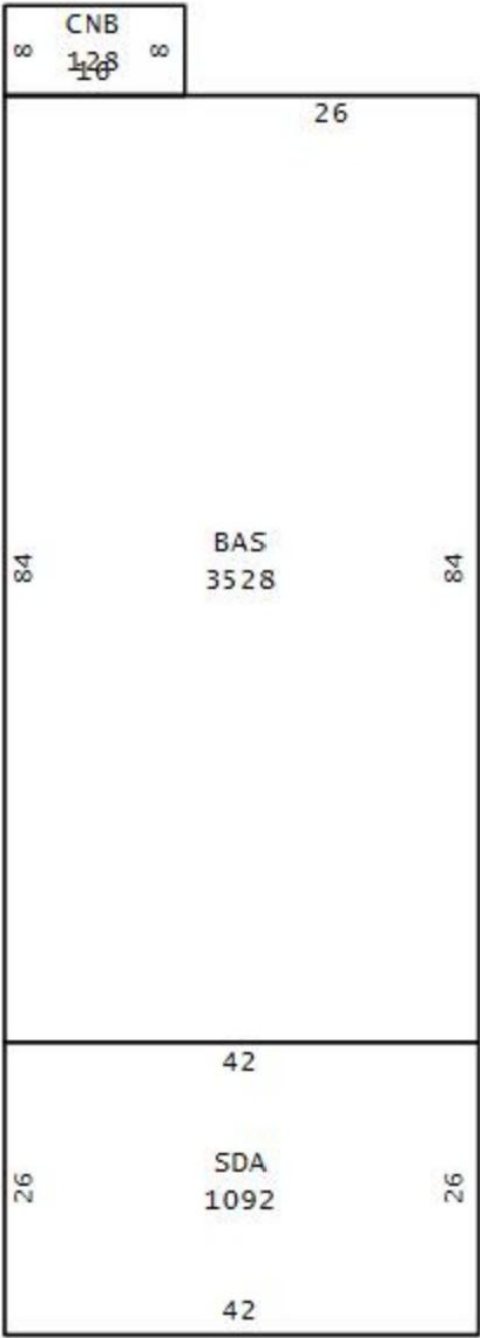


Building Characteristics

Type: 67 | SERVICE/REPAIR SHOP
Year Built: 1962

Construction Details

Element	Code	Construction Detail
Class	C	Concrete Block
Exterior Wall	5	Concrete Block
Roof Structure	4	Truss (Wood/Metal)
Roof Cover	3	Asphalt/Comp. Shingle
Interior Walls	1	Masonry Or Minimum
Interior Flooring	2	Concrete Finished
Heat/Ac	2	Central
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	12.00	



Zone	Front	Depth	Unit Type	Total Land Units
IG	0	0	SF SQUARE FEET	11,900.00

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