



For Lease

RIPCO
REAL ESTATE

12220 Hazen Avenue

East Hillsborough Industrial Corridor
Tampa MSA | Thonotosassa, FL

±2,000 SF Warehouse

Can be leased independently or as a contiguous space, offering flexible configurations

Space Details

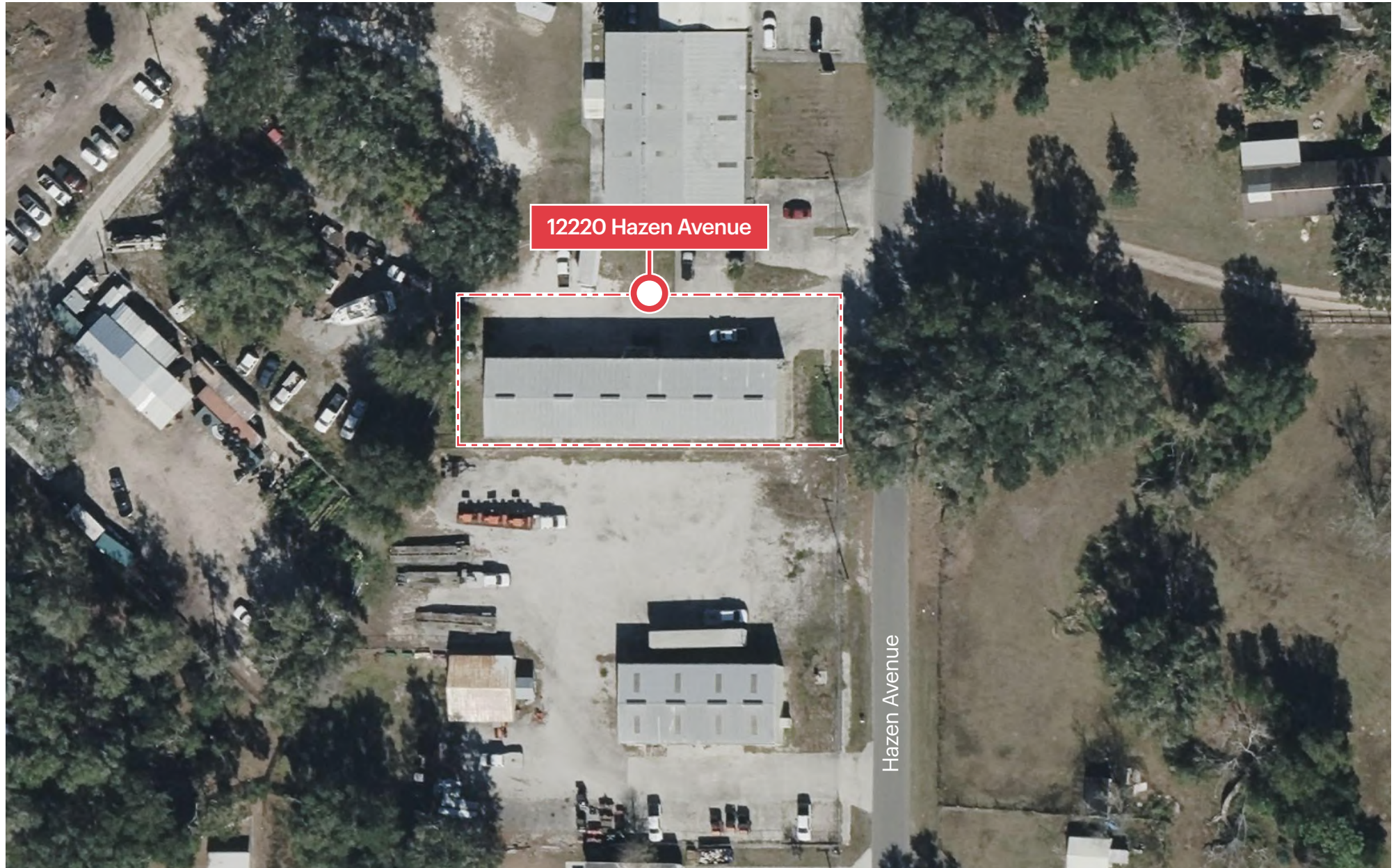


Size	±2,000 SF (Units A & B)
Lot Size	21,840 SF (±0.50 AC)
Rent	\$15.00 PSF NNN
Frontage	112 FT on Hazen Ave (195 FT depth)
Ceiling Heights	16 FT
Zoning	CI (Commercial Intensive)
Co-Tenants	DNA Polymer Flooring
Neighbors	Access Welding & Fabrication
Comments	Built 1986, prefab metal construction, steel frame, concrete floor, 16 FT wall height, no HVAC

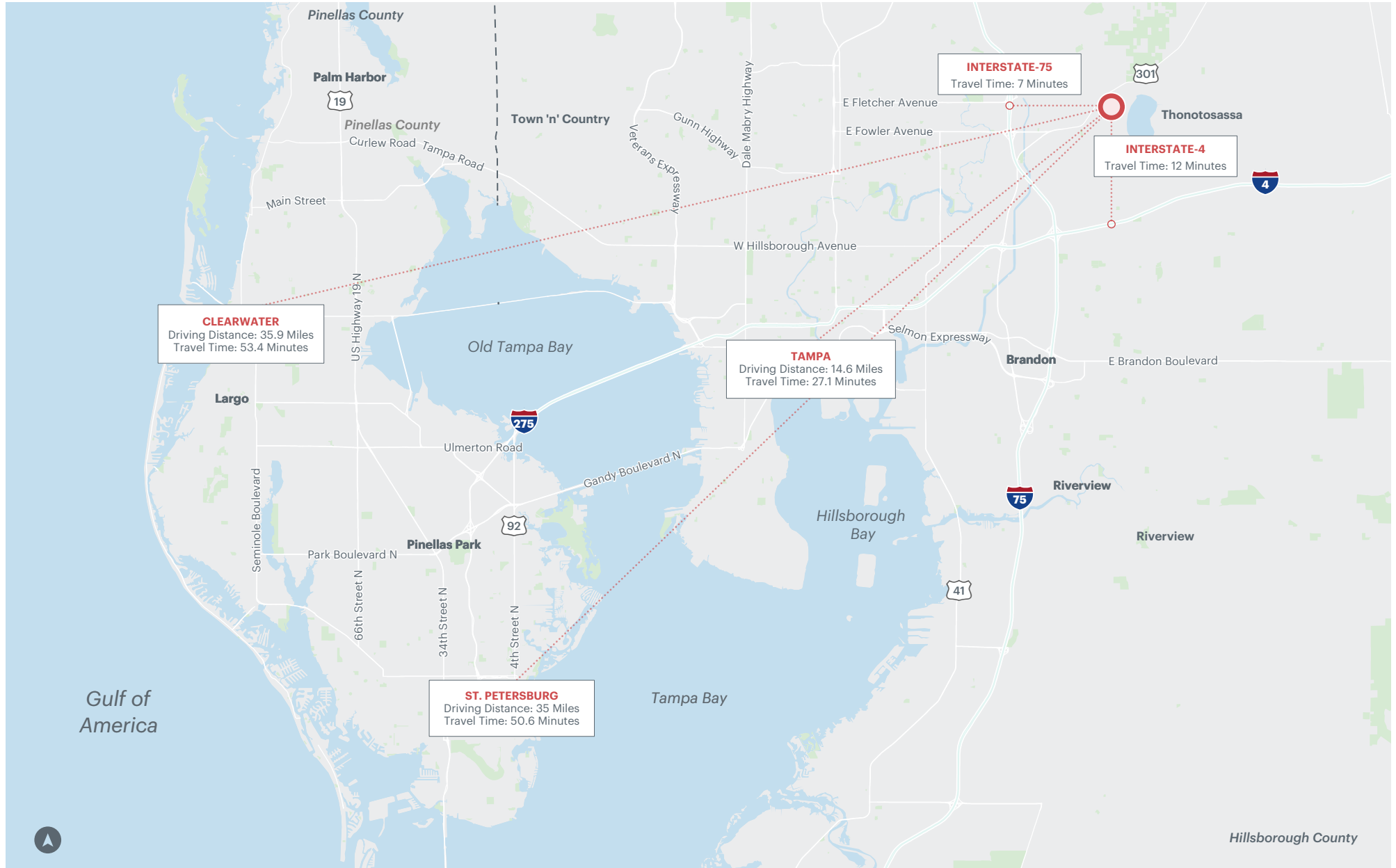
Interior Photos



Aerial View

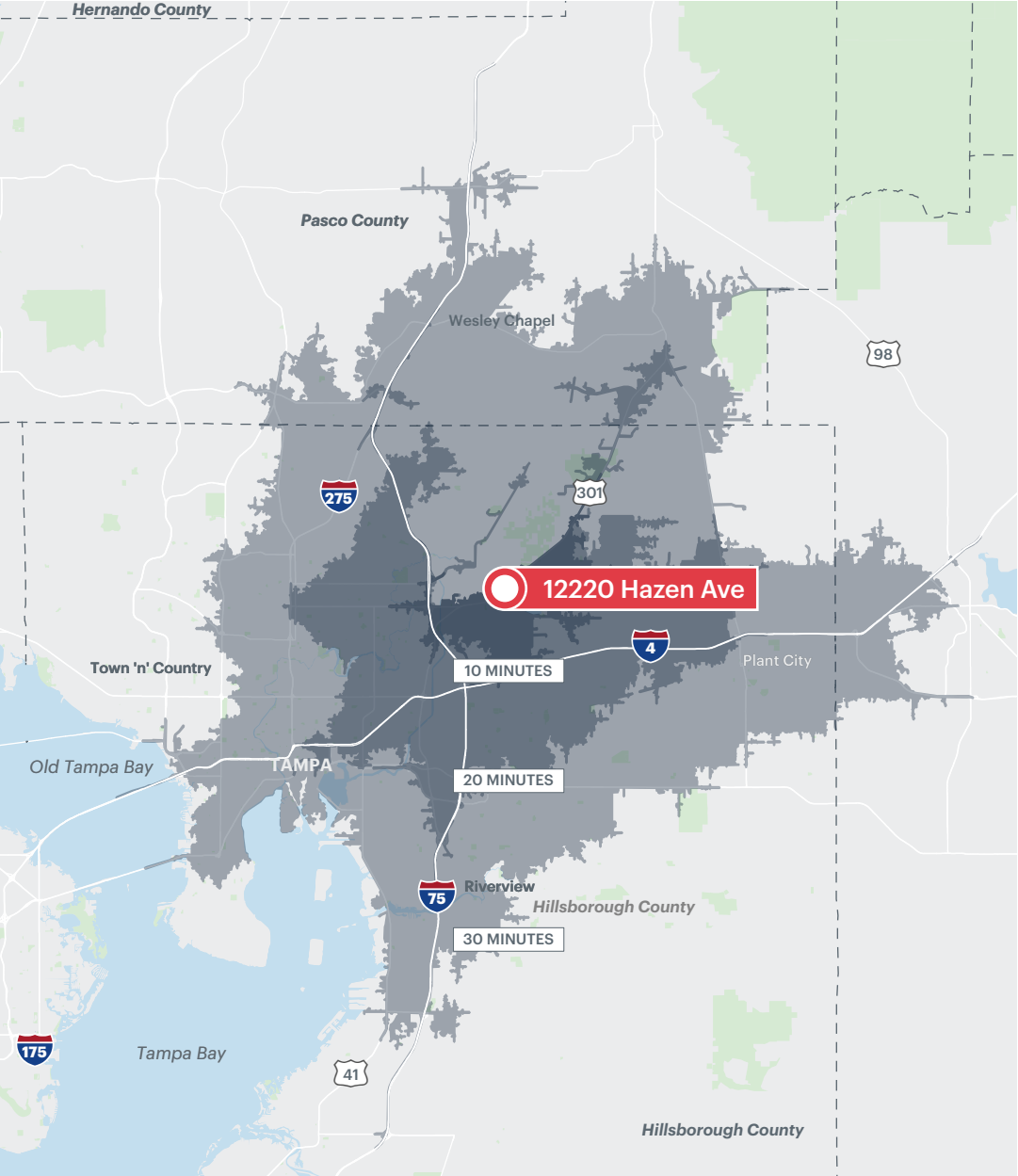


Distance Map



Area Demographics

2026 ESRI Summary Report



	10 minutes	20 minutes	30 minutes
Total Population	18,330	311,660	1,201,987
Total Households	6,985	118,772	472,337
Average Household Income	\$109,094	\$93,310	\$115,388
Median Household Income	\$76,927	\$68,079	\$82,422
Daytime Population	16,614	360,944	1,291,190
Total Daytime Employees	6,686	200,787	680,431
Total Businesses	462	11,496	49,214