



640 Brooker Creek Blvd, Suite 420
Oldsmar, FL 34677

5,680 SF FLEX CONDO FOR SALE

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**COMMERCIAL ASSET
PARTNERS**

OFFERING

Property Specifications

Address:	640 Brooker Creek Blvd., Suite 420 Oldsmar, FL 34677
Parcel ID:	13-28-16-11866-004-4200
County:	Pinellas
Use:	Flex Industrial Condominium
Available Space:	5,680 Square Feet (3,520 SF office & 2,160 SF warehouse)
Clear Height:	24 Feet
Year Built:	2004, Renovation 2017
Zoning:	M-1
Utilities:	Electric - Tampa Electric Company Natural Gas - CGS Energy Water - City of Oldsmar Wastewater - City of Oldsmar
Parking:	18 surface spaces
Price:	\$1,100,000



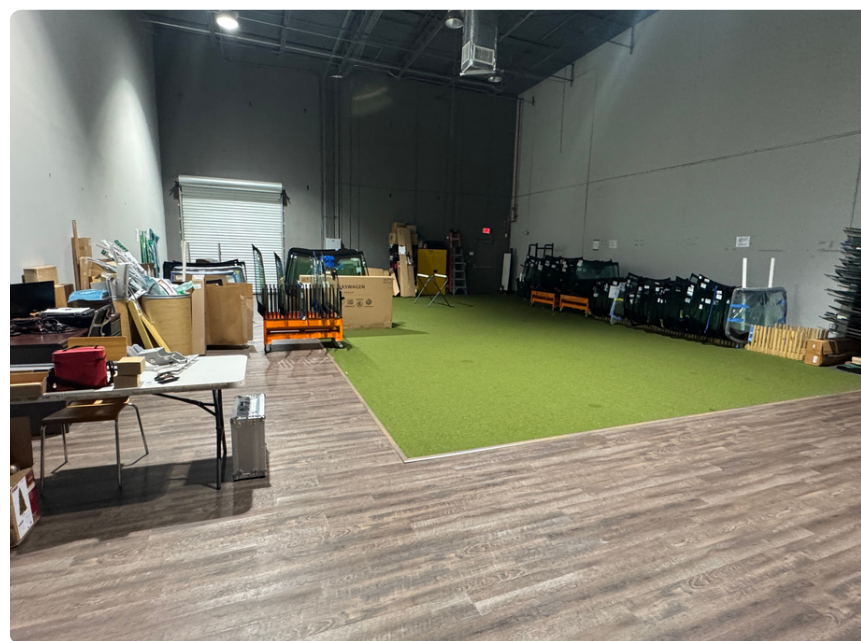
FLEX OFFICE WAREHOUSE | OLDSMAR, FL

EXECUTIVE SUMMARY

Exceptional opportunity to acquire a well-maintained 5,680 square foot flex condominium in the highly desirable Brooker Creek Corporate Center. The space has a bonus mezzanine built out as office space and breakroom with an existing short-term tenant.

Surrounded by natural amenities, this business park is well-suited for office, warehouse, light manufacturing, distribution, showroom, or service-related businesses. Built in 2004 with durable tilt-wall concrete and steel construction, this high-quality commercial asset offers long-term value and a professional image for owner-users and investors alike. The property is also located in Flood Zone X, providing added peace of mind.

The flexible floor plan offers an efficient blend of 3,520 SF professional office and 2,160 SF functional warehouse space. The office component features a welcoming reception area, four private offices and conference space, currently used for a training room, supporting collaboration. The warehouse component includes 24-foot clear ceiling heights, a kitchenette area and grade-level loading, making it well suited for warehousing, distribution, light manufacturing, assembly, and service operations.



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This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.



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640 BROOKER CREEK BLVD | OLDSMAR, FL

LOCATION SUMMARY

The property is located within Brooker Creek Corporate Center, a premier business park in the City of Oldsmar, Pinellas County, Florida. Just minutes from Tampa Rd (State Rd 584) and less than one mile from the Tampa/Hillsborough County line, the property offers businesses a strategic Tampa Bay location with exceptional regional connectivity and access to one of Florida's largest employment centers.

Brooker Creek Corporate Center is home to a diverse mix of professional office, industrial, technology, and service businesses, creating a well-established and professional corporate environment. The property's central Tampa Bay location combines excellent accessibility, a robust workforce, and a thriving business climate, making it an outstanding opportunity for owner-users and investors seeking long-term value in one of Florida's most desirable commercial markets.

- 13 miles to Tampa International Airport (TPA)
- 13 miles to St. Pete-Clearwater International Airport (PIE)
- 7 miles to the Suncoast Parkway (SR 589)
- Approximately 30 minutes to Interstate 275
- 20 miles to Port Tampa Bay
- 17 miles to the University of South Florida (USF)

Oldsmar is centrally positioned between Tampa, Clearwater, and St. Petersburg, providing excellent access to the entire Tampa Bay metropolitan area. Conveniently located near major highways, airports, and Port Tampa Bay, supporting efficient logistics, access, and talent recruitment. The area includes companies in the defense, aerospace, medical technology industries drawing from the highly skilled workforce in Pinellas, Hillsborough, and Pasco counties. The proximity to the University of South Florida and other higher education institutions along with Florida's favorable tax climate, including no state personal income tax, makes the region attractive for business growth and investment.



Demographics | 10 Miles



35%

Population Bachelor's
Degree or Higher



597,769
Population



45

Median Age

PROPERTY PHOTOS



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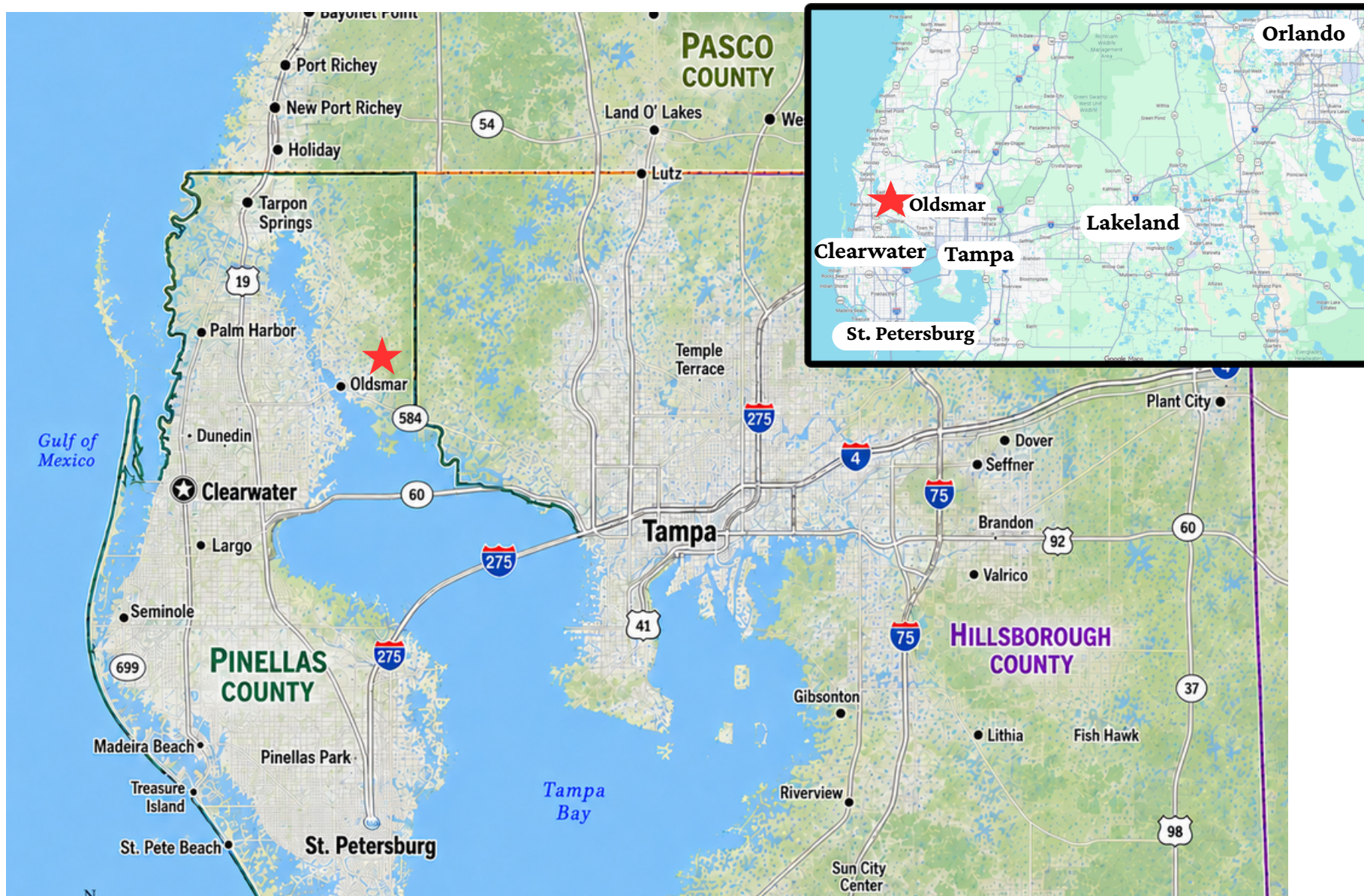
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LOCATION MAP



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