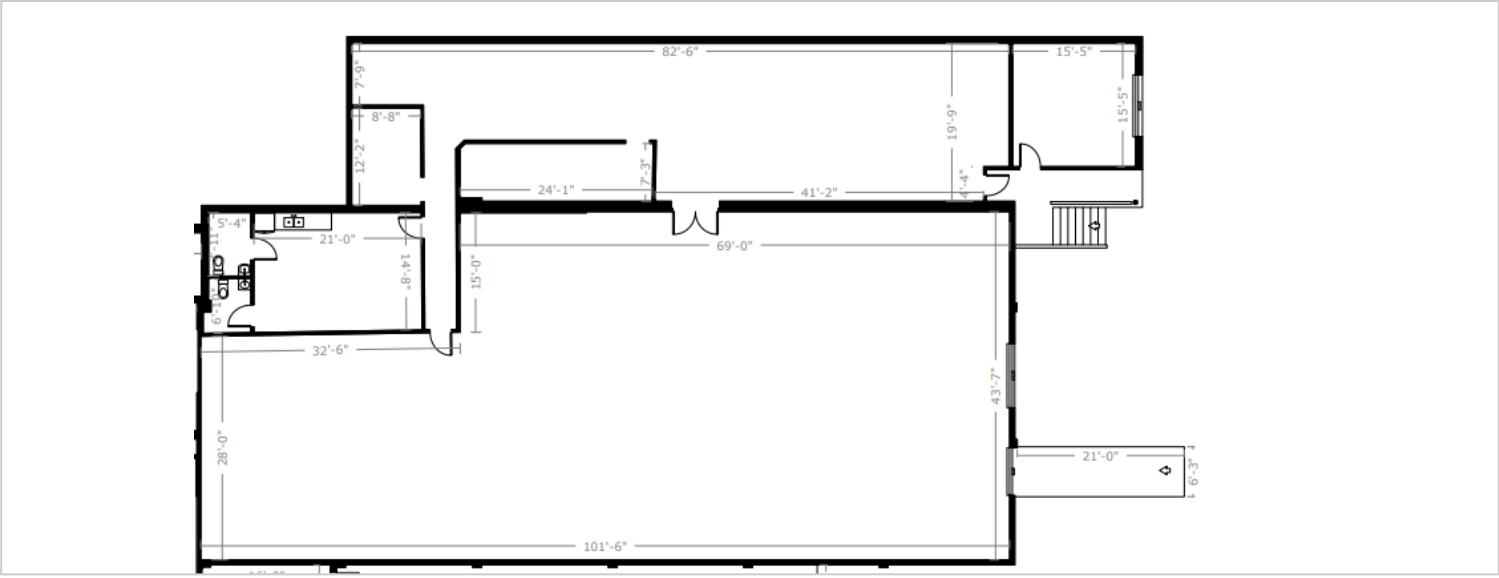
15445 N Nebraska Ave | Lutz, FL 33549

Nebraska Center — Suite 103

Industrial / Flex | Available for Lease

THE DACAR GROUP
Smith & Associates Real Estate
Giovanny Cardenas
giovanny@thedacargroup.com

6,613 SF	3,863 SF	2,750 SF	Modified Gross	Call for Pricing
Total Space	Warehouse	Office / Flex	Lease Type	Asking Rate



Suite 103 Floor Plan | 6,613 SF | Not to Scale

SPACE DETAILS

Total SF:	6,613 SF (BOMA Certified)
Warehouse:	3,863 SF open floor
Office / Flex:	~2,750 SF improved
Private Offices:	2
Restrooms:	2
Kitchen / Break Area:	Yes
Showroom Area:	Yes
Lease Type:	Modified Gross
Utilities:	Included via CAM
Zoning:	CI — Commercial Intensive
Year Built:	1967

PROPERTY HIGHLIGHTS

- Versatile layout — industrial, showroom, or flex use
- Dedicated showroom for customer-facing operations
- 2 private offices — move-in ready
- Kitchen / break room included
- 2 restrooms on-site
- Utilities included through CAM
- Monument signage on Nebraska Ave
- Fenced lot with outdoor storage area
- Easy access to I-275 & I-75
- ~30 min to Tampa International Airport
- Tampa small-bay vacancy: only 4.5%

4.5%	#2	0	45%
Small-Bay Vacancy (Tampa Market)	Tampa Nationally (Small-Bay Performance)	New Supply <50K SF (Under Construction)	2025 Leasing Activity (Small-Bay Share)

Information deemed reliable but not guaranteed. Subject to change. Floor plan per BOMA ANSI/Z65.5-2020. Rev. 0, 5/5/26.