

**18,615 SQUARE FEET  
1.40 ACRES MOL**

**FOR LEASE - INDUSTRIAL OFFICE/WAREHOUSE  
6211 ANDERSON ROAD  
TAMPA, FLORIDA 33634**



**FOR ADDITIONAL INFORMATION CONTACT:**

**KYLE HARRIS**

**CELL (727) 599-4730**

**TYLER THOMAS, JD**

**DERON THOMAS, SIOR, CCIM**

**OFFICE (727) 724-3300**



**INDUSTRIAL REALTY SOLUTIONS, INC.**

**701 ENTERPRISE ROAD E., SUITE 701**

**SAFETY HARBOR, FL 34695**

**DT@INDUSTRIALREALTYSOLUTIONS.COM**

**WWW.INDUSTRIALREALTYSOLUTIONS.COM**

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## PROPERTY SPECIFICATIONS:

<b>Building Size:</b>	18,615 Square Feet MOL
<b>Building Class:</b>	B
<b>Year Built:</b>	1986
<b>Construction:</b>	Concrete Block & Insulated Metal
<b>Office Area:</b>	2,100± Square Feet MOL
<b>Warehouse/Light Assembly:</b>	16,515± Square Feet MOL
<b>Clear Height:</b>	21.5'-25.7'
<b>Dock Well Loading Doors:</b>	4 Covered (10' x 10')
<b>Rear Dock Well Loading:</b>	1 (10'w x 14'h w/ space for ramp)
<b>HVAC:</b>	Air-Conditioned Office Space
<b>Power:</b>	Heavy 3-phase & 1-phase (800± Amp Panels)
<b>Warehouse Lighting:</b>	LED Lighting
<b>Column Spacing:</b>	28' x 48'
<b>Site Size:</b>	1.40 Acres MOL
<b>Paved Parking Spaces:</b>	32 (1.72/1,000 parking ratio)
<b>Zoning:</b>	SPI-AP-5: Unincorporated Hillsborough County
<b>Location:</b>	Hillsborough Airport Submarket
<b>Offered For Lease:</b>	Contact Broker For Pricing



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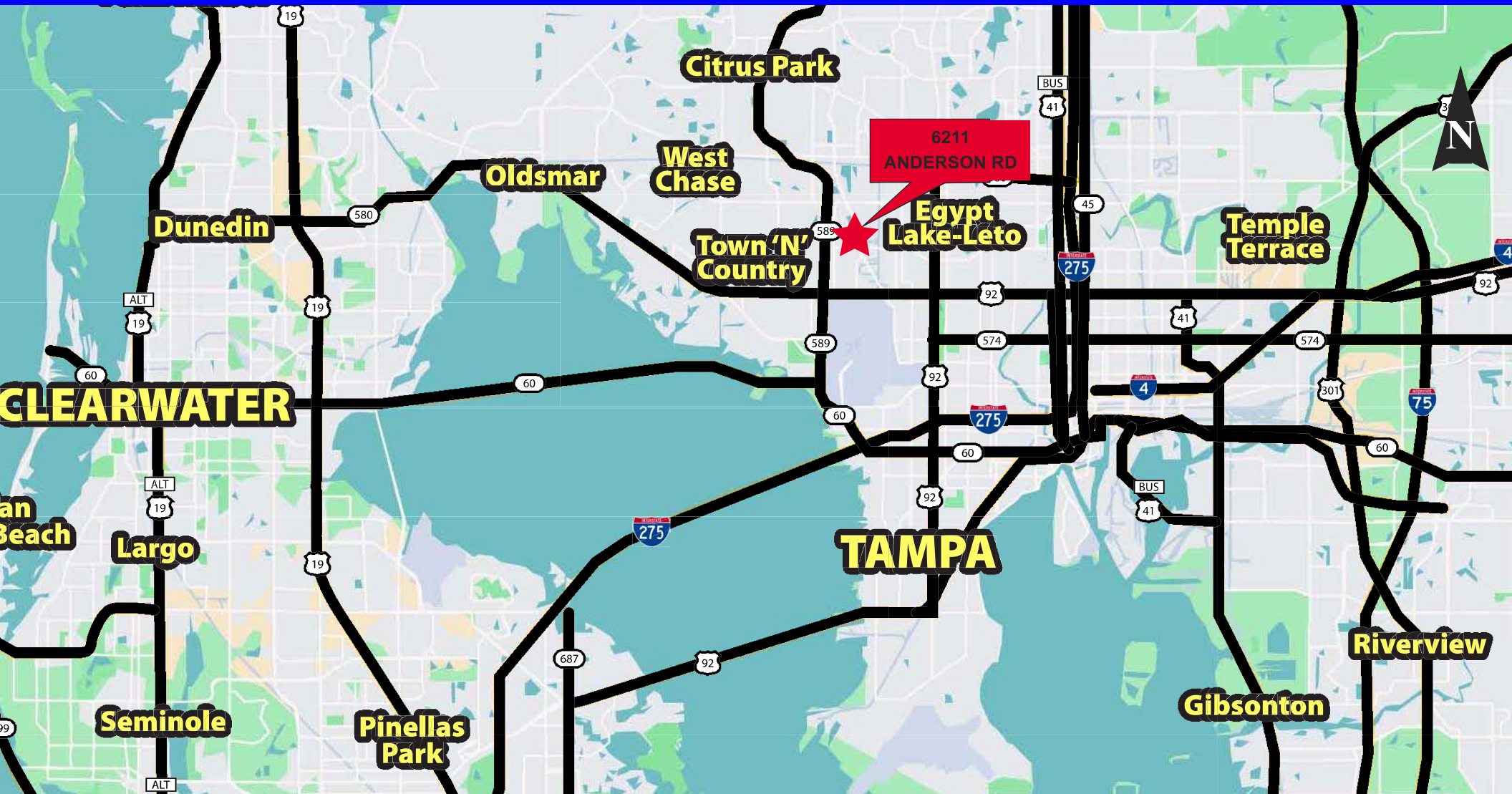
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