

INDUSTRIAL SPACE | FOR LEASE



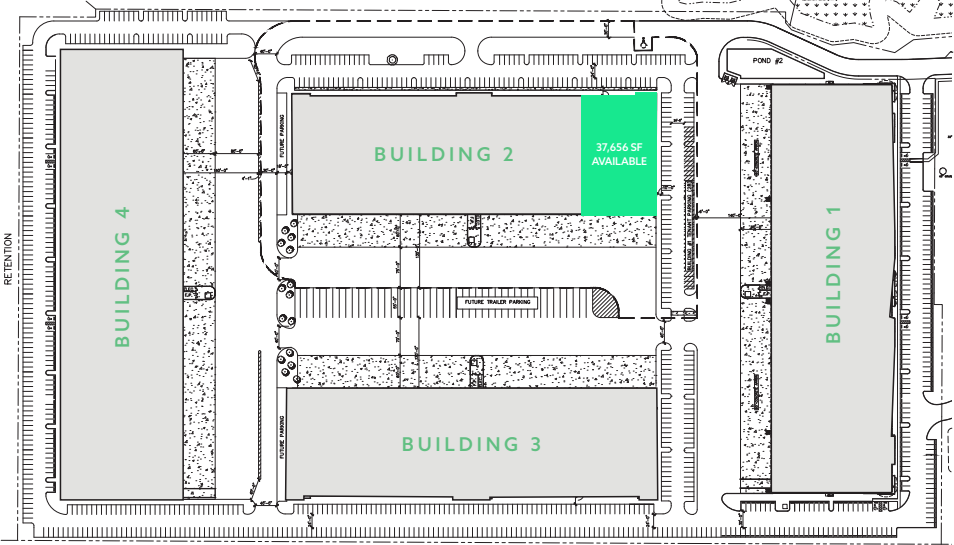
# Grand Oaks 75 Business Center Building 2

6455 S. FALKENBURG ROAD | RIVERVIEW, FL 33578

**CBRE**

# Property Description

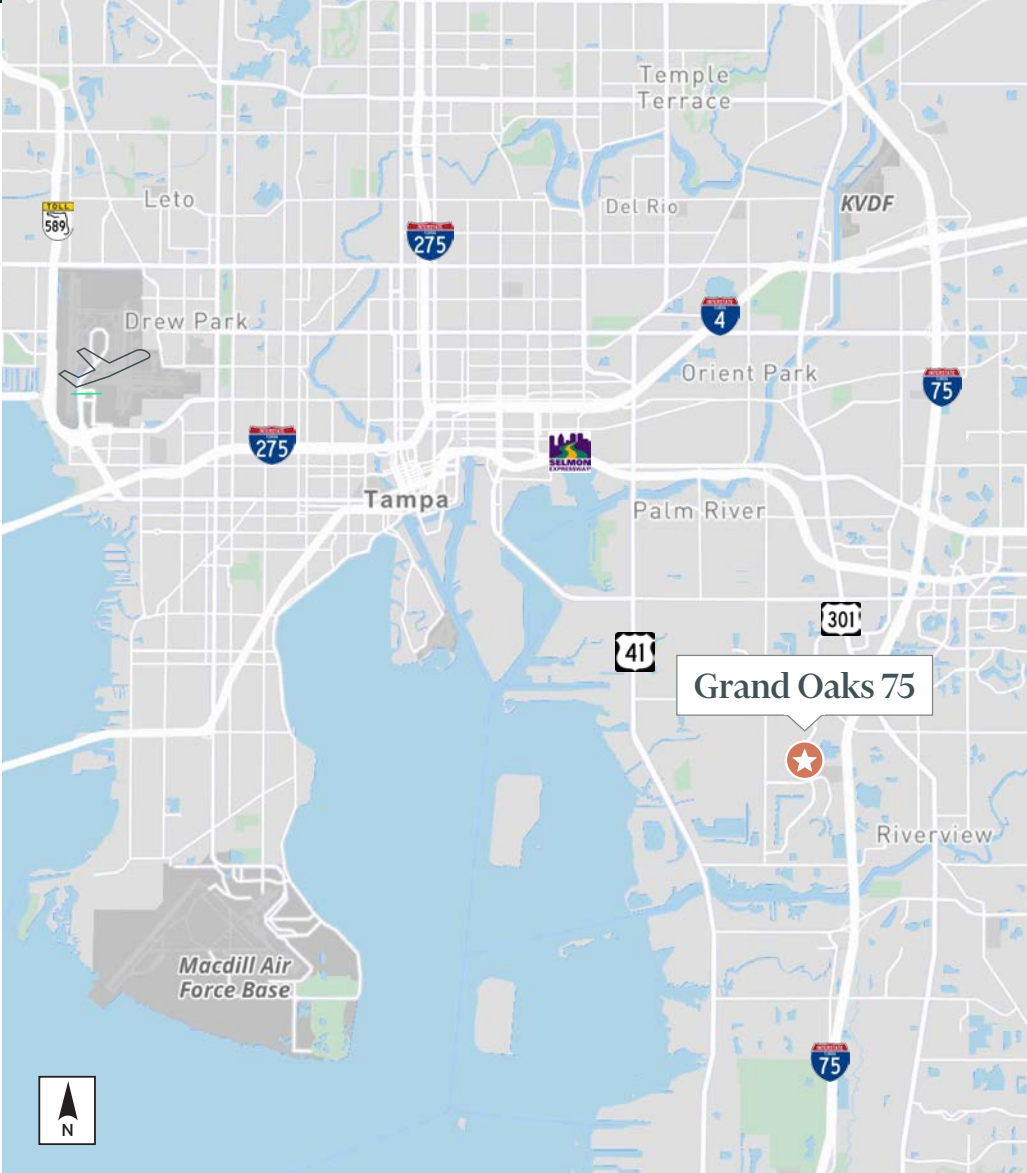
Grand Oaks 75 Business Center is an EastGroup Properties development in the East Tampa submarket. The Class A park is conveniently located on Falkenburg Road, just west of Interstate 75.



CLASS A BUILDING

37,656 SF AVAILABLE

AVAILABLE NOW





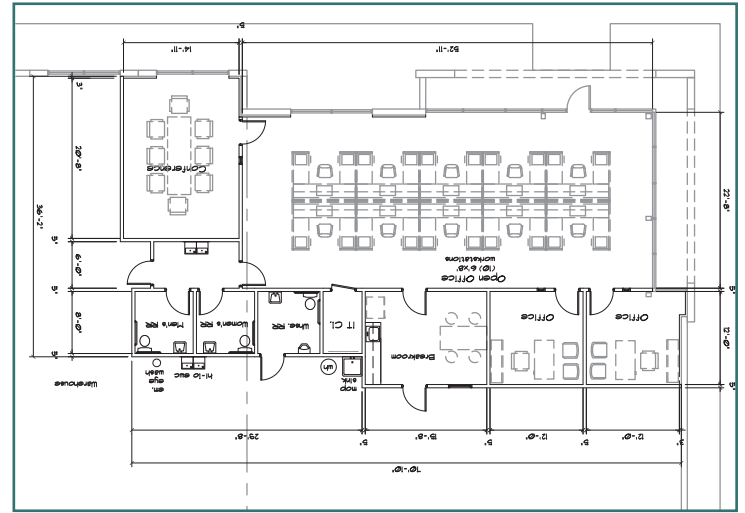
# Building Features

- + 37,656 SF
- + 2,323 SF office
- + Rear-load
- + 10 dock-high doors (1 with pit leveler, dock lights, controls, and electronic restraints with inside controls)
- + 1 (12' x 20") ramp
- + 30' clear height
- + 2,000A, 480V, 3-phase
- + ESFR sprinkler system
- + 220' building depth
- + 54' x 56' column spacing, 60' speed bay
- + 135' deep truck court with trailer parking
- + 64 vehicle spots
- + 60' concrete apron
- + 6" concrete slab

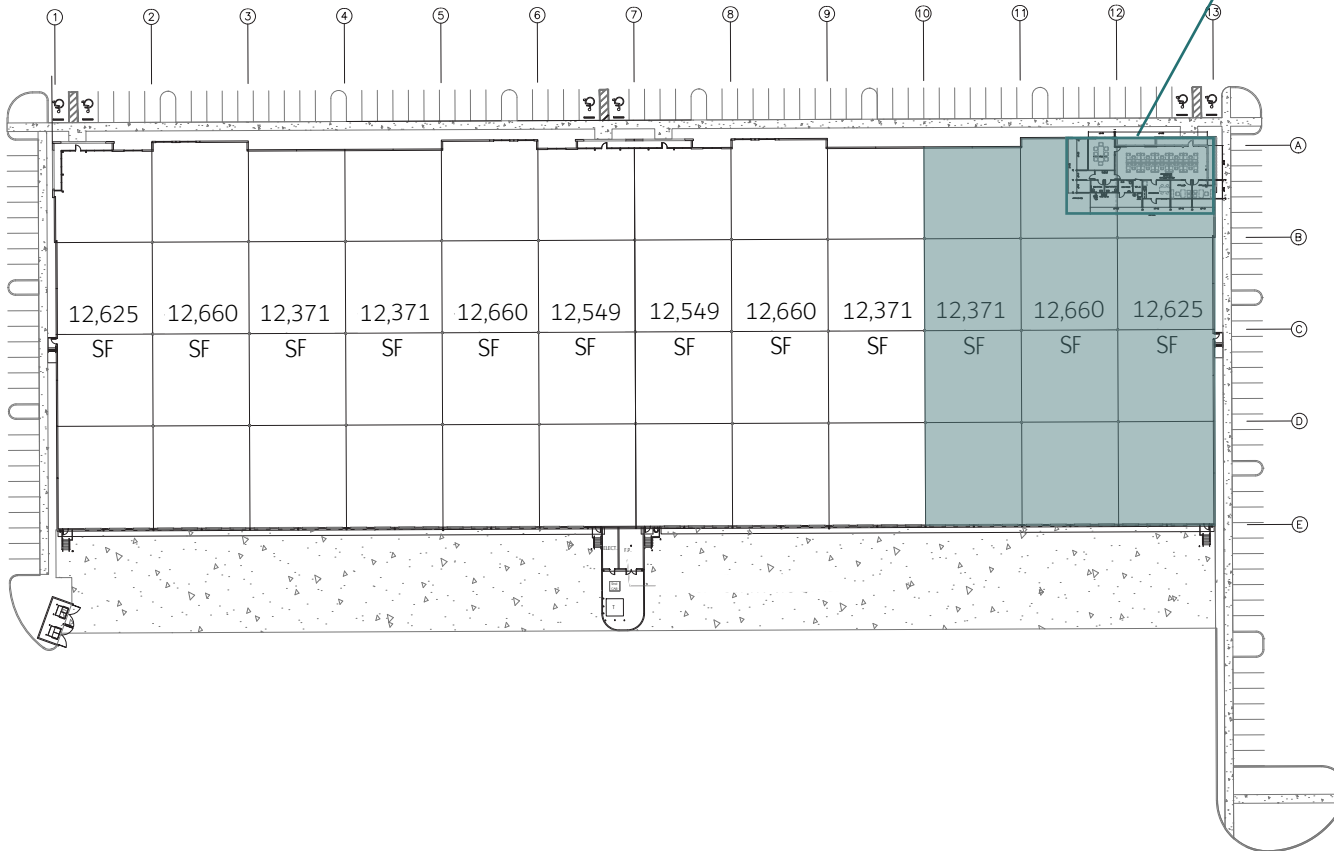
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# Floor Plan

37,656 SF  
AVAILABLE



2,323 SF  
OFFICE



INDUSTRIAL SPACE FOR LEASE

# Market Aerial



BRANDON EXCHANGE



301

75

**HO SUPPLY**

**CDS** LOGISTICS   **DealerTire**

**BMS** SHIP MOVING & STORAGE   **RXO**

**AVSTA**   **RjSchinner** RECONSTRUCTION SPECIALISTS



**Walmart**   **LA|FITNESS**

**Ford's GARAGE**   **KOHL'S**

**COSTCO WHOLESALE**   **Panera BREAD**

**SPROUTS FARMERS MARKET**   **PETSMART**

Madison Ave.

**Madison**

**e ELITE FLOORING**   **TESLA**

**TireHub**   **ALLPRO**

**Ryan Herco Flow Solutions**

S. Falkenburg Road



**Grand Oaks 75**

**AIY BUILDING SOLUTIONS**   **NCL NORWEGIAN CRUISE LINE**

**Snyder's Lance**   **Altadis USA**

**VALLEN**   **Florida Fresh VENDING & MARKETS**

**LOWE'S**   **MeadowBurke** A CBE COMPANY



**Oak Creek**

**FIDELITONE**   **wayfair**

**J.B. HUNT**   **ULTRAFLEX SYSTEMS INCORPORATED**

**Diverzify**   **NCL NORWEGIAN CRUISE LINE**

**AMERICAN BUILDERS SUPPLY**   **MATTRESS FIRM**

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