

FOR SUBLEASE

TAMPA COMMERCE CENTER

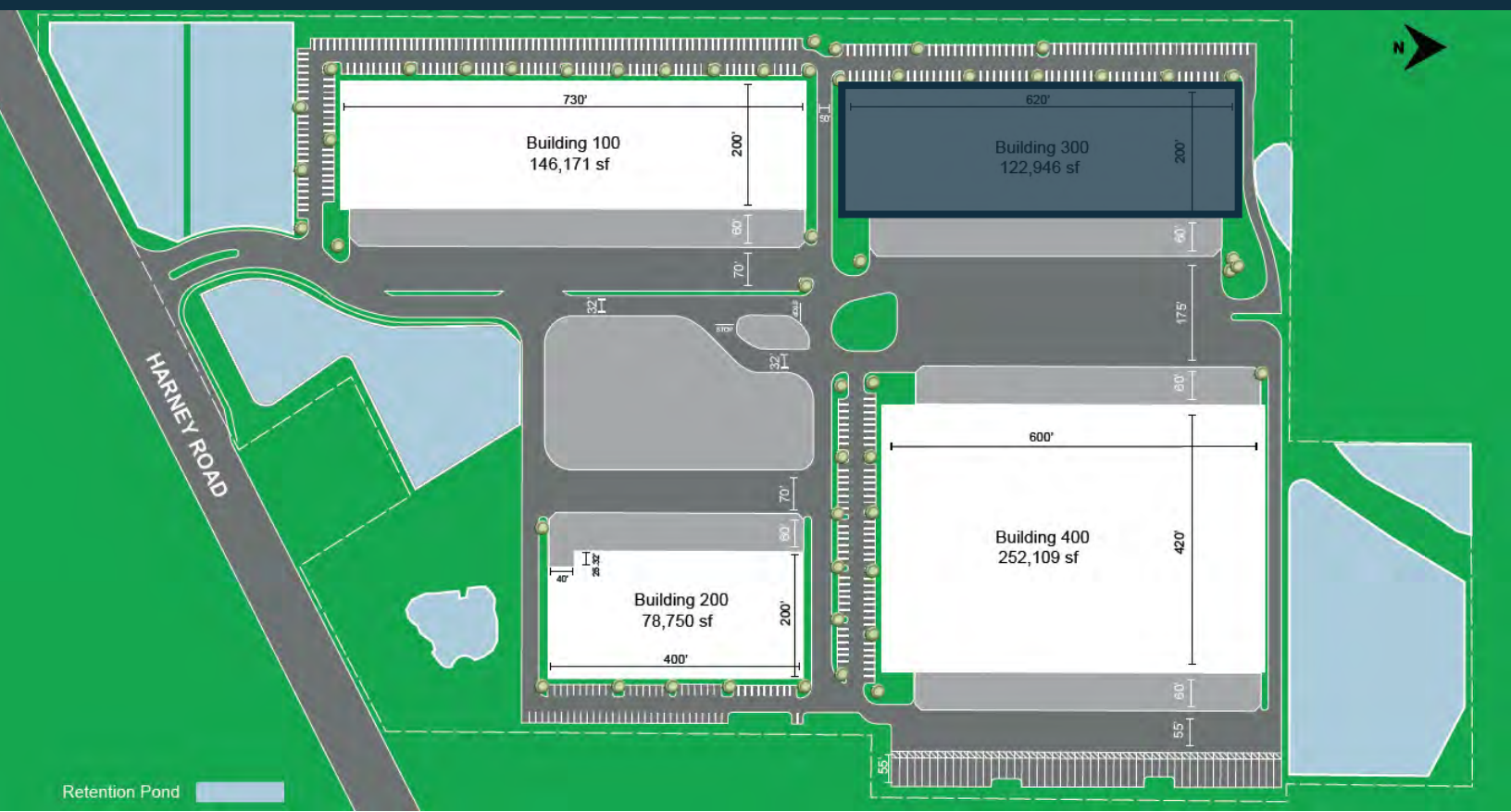
BUILDING 300

7922 HARNEY ROAD • TAMPA, FL 33637



CBRE

SITE PLAN

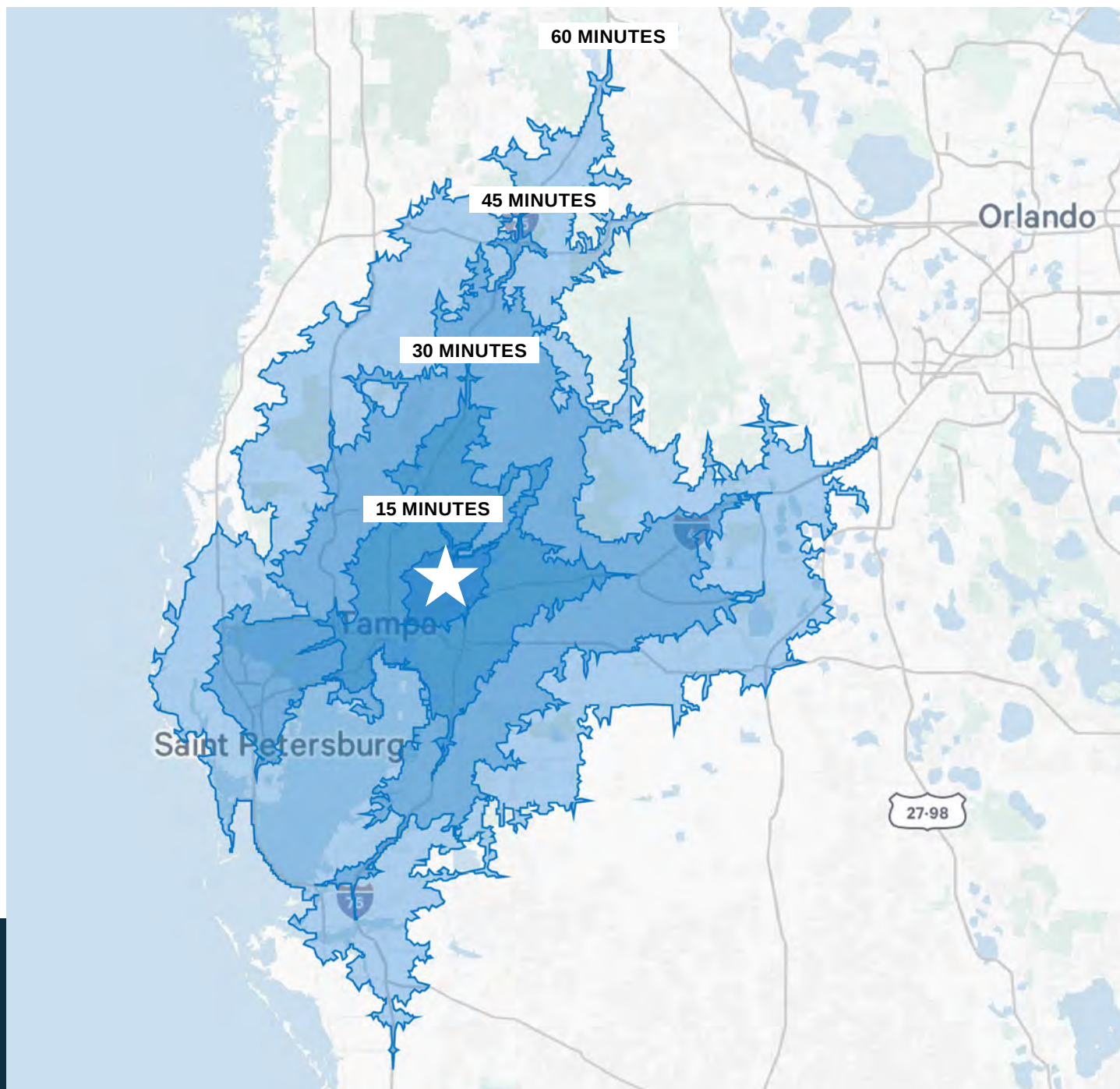


PROPERTY HIGHLIGHTS

	BUILDING 200		BUILDING 300	
SIZE (SF)	78,750 SF		122,946 SF	
OFFICE SF	1,500 SF		2,400 SF	
BUILDING DIMENSIONS	400'W x 200'D		520'W x 200'D	
COLUMN SPACING	50' x 47', 60' speed bay		52' x 47'	
CLEAR HEIGHT	32'		32'	
LOADING	Rear-load		Rear-load	
DOCK-HIGH DOORS	24		33	
DRIVE-IN DOORS	2		2	
POWER	1,600A, 480V, 3-phase		1,600A, 480V, 3-phase	
TRUCK COURT	130' (shared) with 60' apron		147.5' with 60' apron	
SPRINKLER SYSTEM	ESFR		ESFR	
LIGHTING	LED with shatterproof lenses throughout WH (30 FC open areas, 40 FC speed bays)		LED with shatterproof lenses throughout WH (30 FC open areas, 40 FC speed bays)	
ROOF	60 mil TPO with R-20 insulation, 20-year warranty		60 mil TPO with R-20 insulation, 20-year warranty	
PARKING	0.8/1,000 SF		0.8/1,000 SF	
YEAR BUILT	2024		2024	
LEASE EXPIRATION	March 31, 2029		March 31, 2029	



LOCATION HIGHLIGHTS



DRIVE TIME	2025 POPULATION	2030 POPULATION
15 minutes	163,379	171,090
30 minutes	1,229,171	1,306,763
45 minutes	2,755,319	2,931,111
60 minutes	4,210,429	4,471,732



0.8 MILES



2.5 MILES



2.7 MILES



3.2 MILES



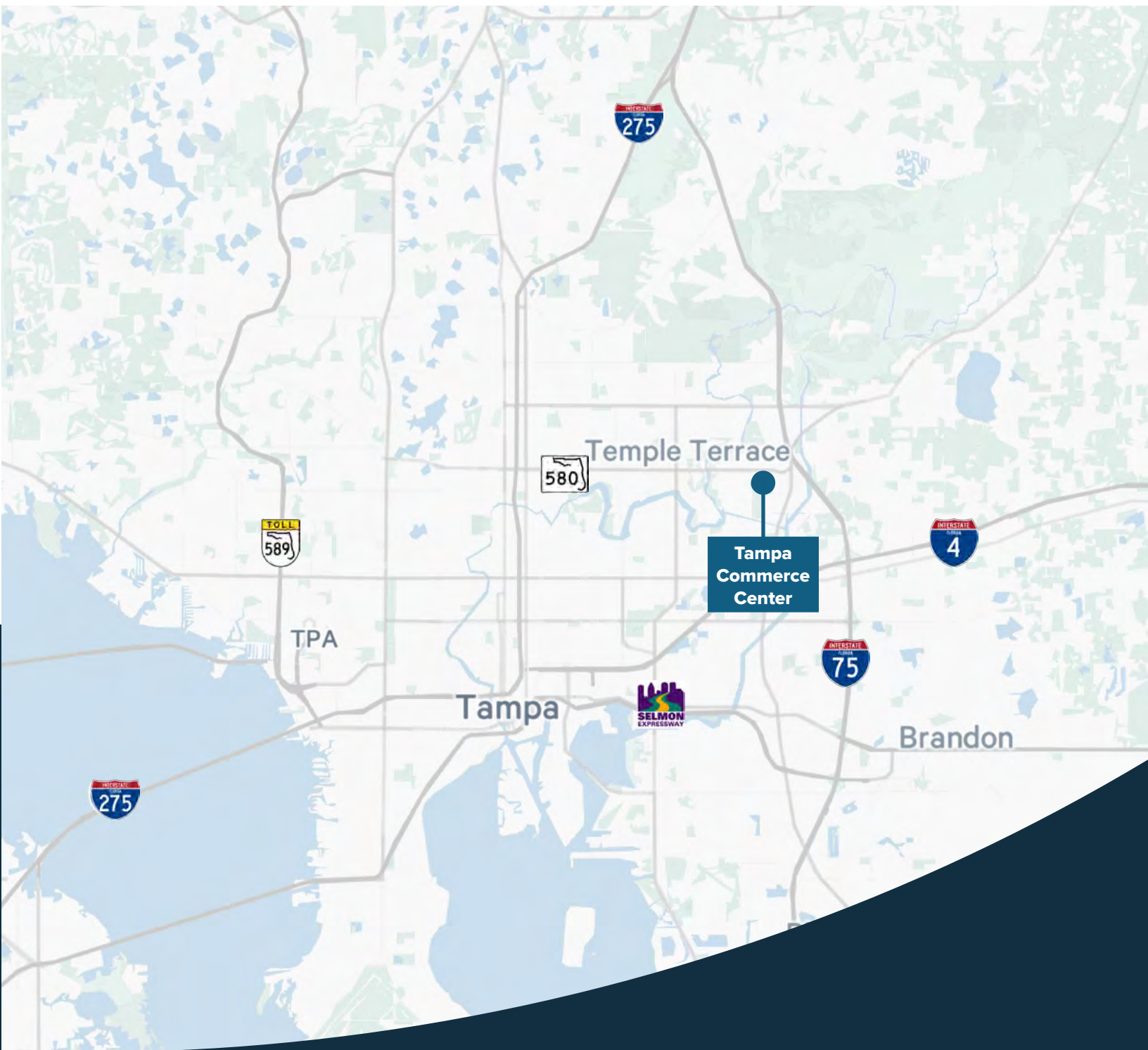
6.4 MILES



6.6 MILES



12.5 MILES





300

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