

2902 W. Chestnut Street

Tampa, Florida 33607



Positioned in the heart of West Tampa, 2902 W Chestnut Street offers a well-located industrial opportunity serving one of the region's most supply-constrained and business-dense corridors. The property benefits from immediate proximity to the Westshore District, Tampa International Airport, and Downtown Tampa, placing it at the crossroads of the area's strongest employment base and logistics infrastructure. The building has a sprinkler system and 400 amps 240 volts 3 phase electric service. The interior ceiling has insulation, and the floors are a retro tile. Bathroom needs updating. The building has two A/C Air handlers and condensers that are a bit older. The surrounding area is characterized by a mix of industrial, service commercial, and established residential neighborhoods, providing a stable labor pool and consistent demand drivers. West Chestnut Street offers direct connectivity to major east-west routes, while nearby arterial access allows for efficient movement throughout Tampa, St. Petersburg, and the broader Hillsborough County market. 1/3 mile to the southeast is the entry and exit to I-275. Building is a good fit for storage, cabinet shop, contractor storage, Cross Fit Gym and more.

Lease Rate: 12.00 plus CAM

Marketed by:

Robert Romano

Frank Burns Realty, Inc.

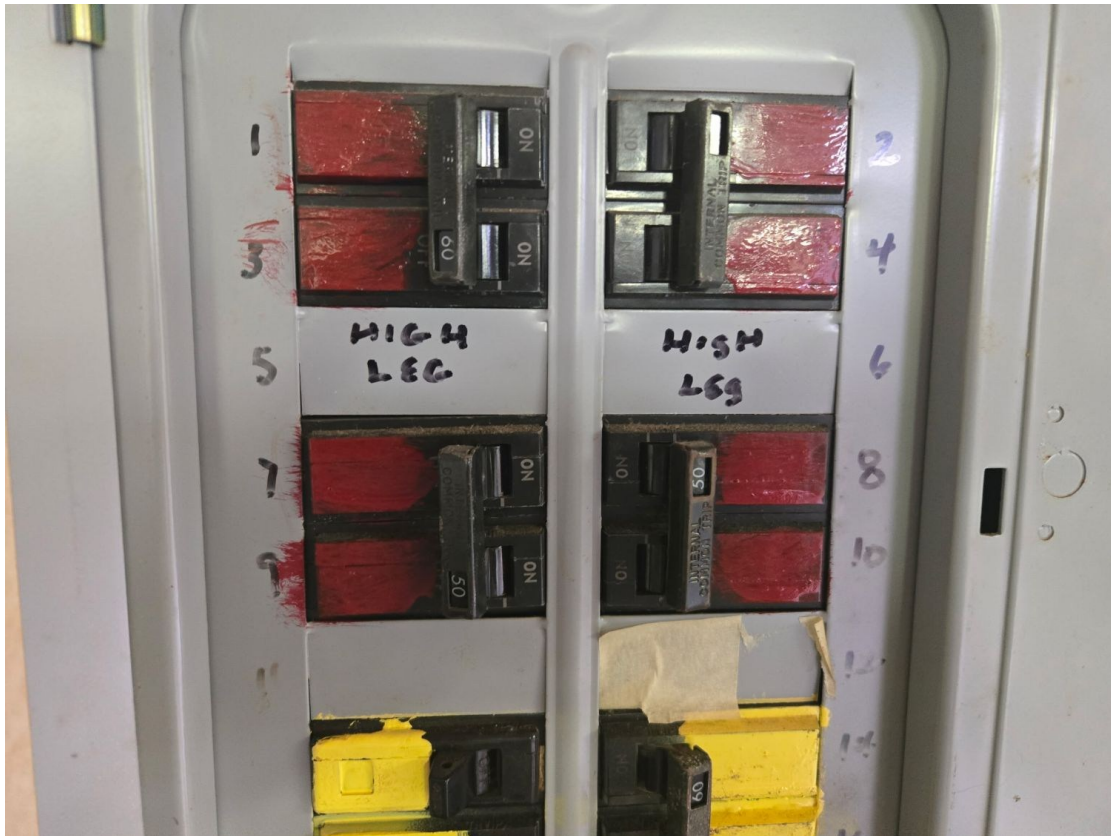
Email: robertromano@LRrealtypros.com



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3 phase Electric

Lease Breakdown:

Term: 3 year minimum

Building Sq Footage : 3,207 sq ft

Rent per sq ft : \$12.00 per sq ft

Cam: \$.10 per sq ft

Real Estate Taxes: \$2,729.18

Insurance : \$1,276.00

Base monthly rent : \$3,207.00

Add: Real Estate Taxes: 227.43

Insurance 106.33

Total Monthly rent : \$3,540.76

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