

4908 TAMPA WEST

MANUFACTURING HEADQUARTERS
WITH OUTDOOR STORAGE



149,867 SF | AVAILABLE FOR LEASE
TAMPA, FL

HIGHLIGHTS

TOTAL SPACE: 149,867 SF

OFFICE SPACE: 18,895 SF

ACRES: 13.19

CLEAR HEIGHT: 24'-32'

ELEVATORS: 1

ELECTRICAL SYSTEM: (3) Electrical Services at 3 Phase 277/480V: two (2) 3000A and one (1) 2500A service from (3) pad mounted transformers.

PARKING: 552 spaces including 6 handicap spaces (2.6/1,000 sf)

FIRE PROTECTION: Fully fire sprinklered with a wet-pipe system and control panel

FLOORS: 6" reinforced concrete in the manufacturing/warehouse areas and 6" reinforced concrete in the office areas

ZONING: M (Manufacturing/Industrial)

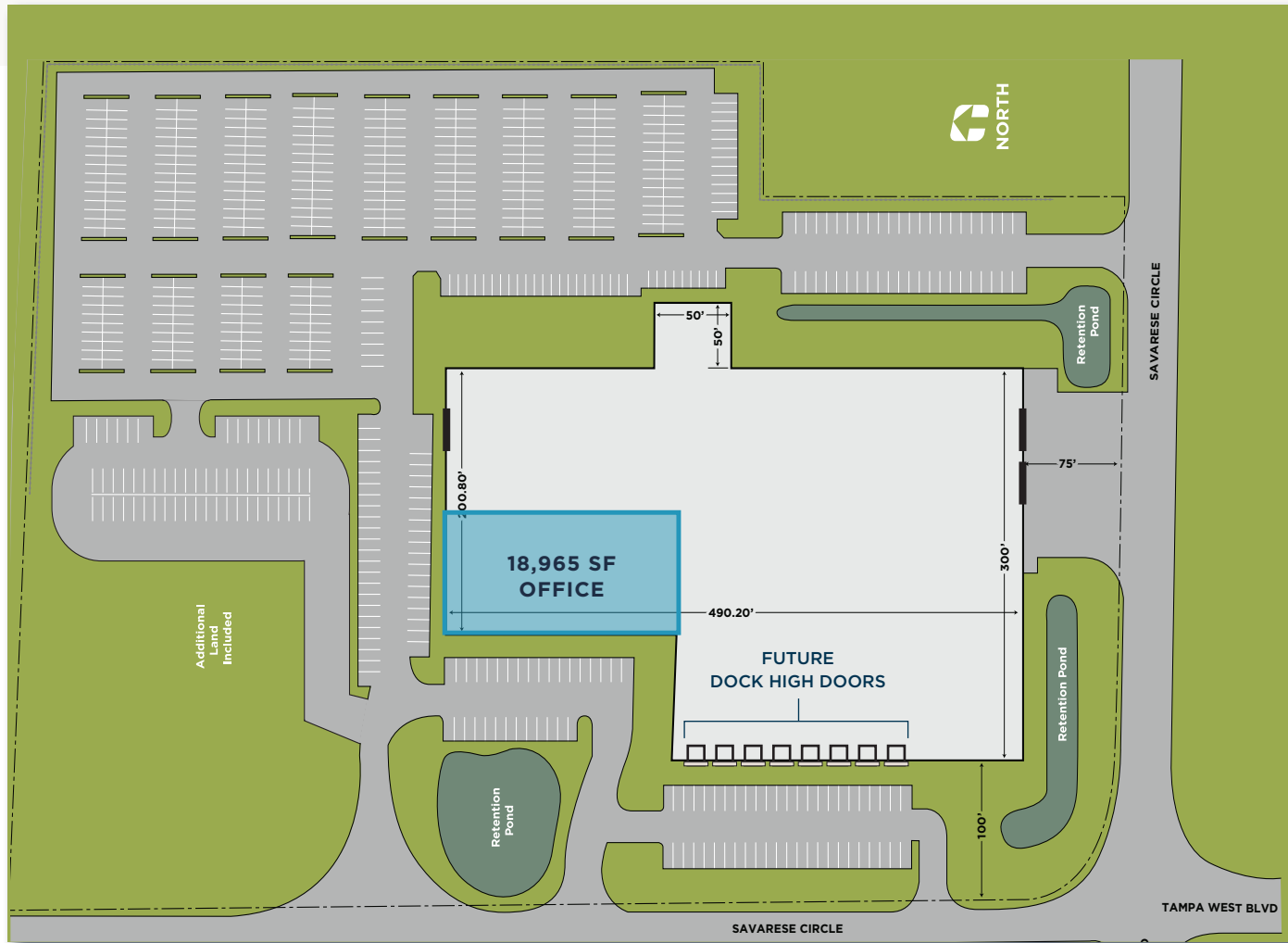
FLOOD ZONE: Zone X

INGRESS/EGRESS: Tampa West Boulevard and Savarese Boulevard

IN-FILL LOCATION: The Property's central location in the Airport industrial Submarket, Tampa's most central and land constrained submarket, provides unparalleled access to the Hillsborough, Pinellas, and Pasco counties via the Veteran's Expressway, Suncoast Parkway, and I-275.



SITE PLAN



TOTAL OFFICE SPACE (2ND STORY):
18,965 SF

TOTAL SF:
149,867 SF

OUTDOOR STORAGE OPPORTUNITY

± 3.0 AC | PAVED & SECURED



3.0 AC AVAILABLE FOR
ADDITIONAL PARKING OR
OUTDOOR STORAGE USES



PAVED, FENCED
& SECURED
OFF DOCK TRAILER LOT

TAMPA BAY

A STRONG BUSINESS ADVANTAGE

Being located in Hillsborough County offers access to a large, high-quality workforce and **significantly lower costs of doing business**, both of which give businesses competitive advantages. Nearby, you have two major metro areas, Tampa and Orlando, providing access to the infrastructure that will allow your business connectivity through all modes of transportation, including airport, rail and deepwater seaports

KEY ADVANTAGES

OF 4908 TAMPA WEST



STRATEGIC
LOCATION



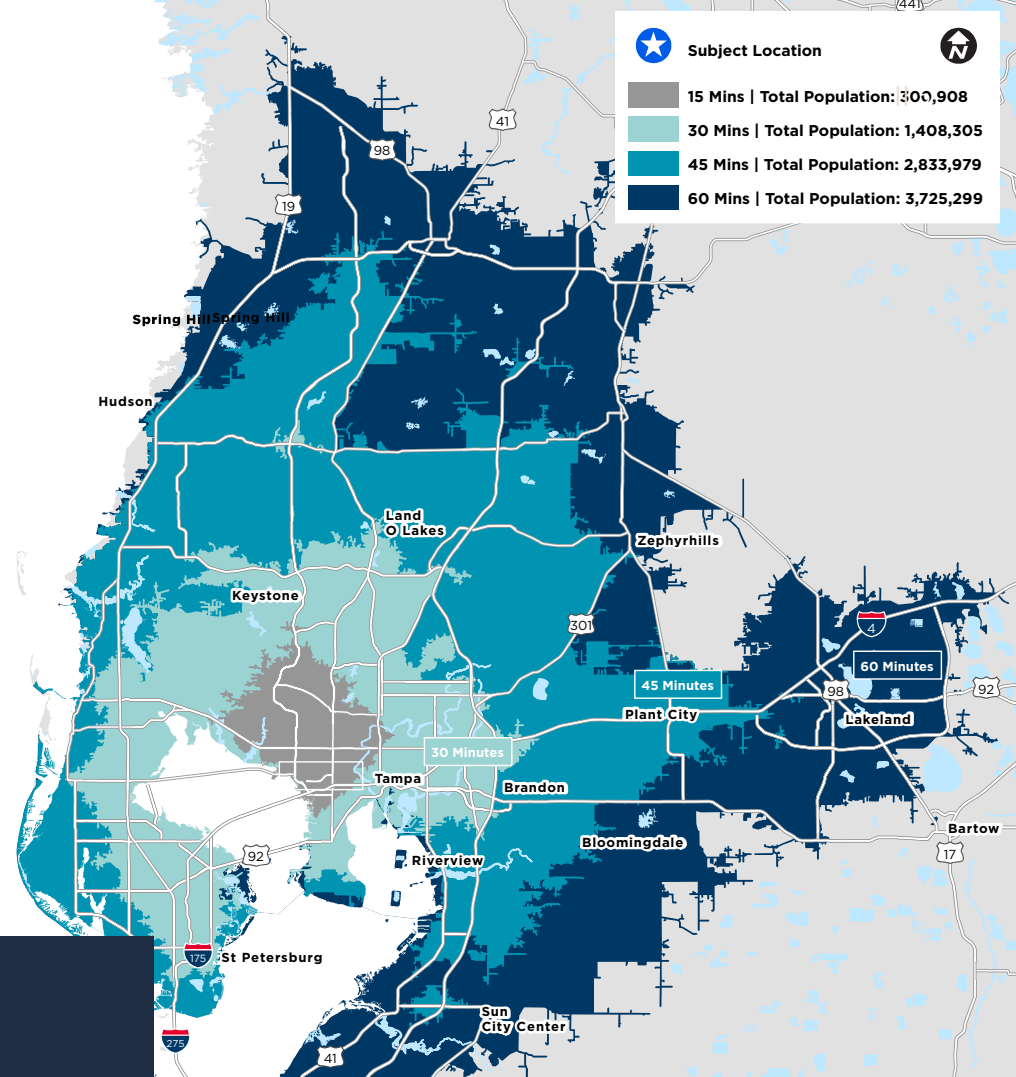
AVAILABLE LAND
& FACILITIES



BUSINESS
FRIENDLY



QUALITY, AFFORDABLE
WORKFORCE



#3 FASTEST GROWING MSA

IN THE COUNTRY

3.2M TOTAL MSA
POPULATION

1.7M TOTAL MSA
LABOR FORCE

#1 EMPLOYMENT
GROWTH IN
THE STATE

#4 GDP AMONG
U.S. STATES
U.S. DEPARTMENT OF
COMMERCE, 2023

4908

TAMPA WEST BLVD

TAMPA, FL



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