

BROOKER CREEK CORPORATE CENTER

640 Brooker Creek Blvd. Suite #430, Oldsmar, FL 34677

Flex Warehouse for Lease 5,680 SF



New lease opportunity in Oldsmar, Tampa. This 5,860 SF industrial space.

Strategically located along Forest Lakes Blvd with strong visibility and traffic counts of approximately 25,500 vehicles per day, the property offers excellent access and exposure for a wide range of users.

Property Highlights:

- Approximately 5,680 SF
- +/- 1,900 SF of office in two floors
- \$21.25 PSF Industrial Gross
- 100% Air-Conditioned warehouse
- Parking 4 spaces / 1,000 SF
- Overhead door with ramp
- 24' Ceiling Height




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Beautiful industrial condo featuring heavy power, 100% air conditioning, and 24' clear ceiling height. The property offers a 10' x 12' overhead door with ramp access, a first-floor showroom/open area with breakroom and restrooms, and a second floor with five private, windowed offices. Abundant natural light, a high parking ratio, and a wide-open warehouse with a private restroom complete the space.

 **Contact us today** to schedule a tour !

