

FOR LEASE

5453-5557
SWEETWATER
BUSINESS CENTER

Sweetwater Business Center

Flex Warehouse & Office Space Available

5455-5557 West Waters Avenue, Tampa, FL

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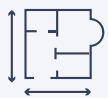
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Colliers



Property Highlights



9 Buildings Totaling
±226,528 SF



Up to ±9,509 SF of
Flex Warehouse/Office
Space Available



12' Clear Height



Immediate Access to
Suncoast Expressway
(SR-589), SR 597 and
I-275



Parking Ratio of
±4.0/1,000 SF



Grade-Level
Loading Doors



On-site property
management



On-site
day care

Site Plan



Availabilities

| Suite | Size |
|----------------------------|----------|
| Building 5555 Suite 604 | 9,509 SF |
| Building 5553 Suite 307 | 7,700 SF |
| Building 5463 Suite 825 | 4,875 SF |
| Building 5455 Suite 211 | 4,000 SF |
| Building 5553 Suite 310 | 2,000 SF |
| Building 5553 Suite 311 | 2,000 SF |
| Building 5553 Suite 312 | 2,000 SF |

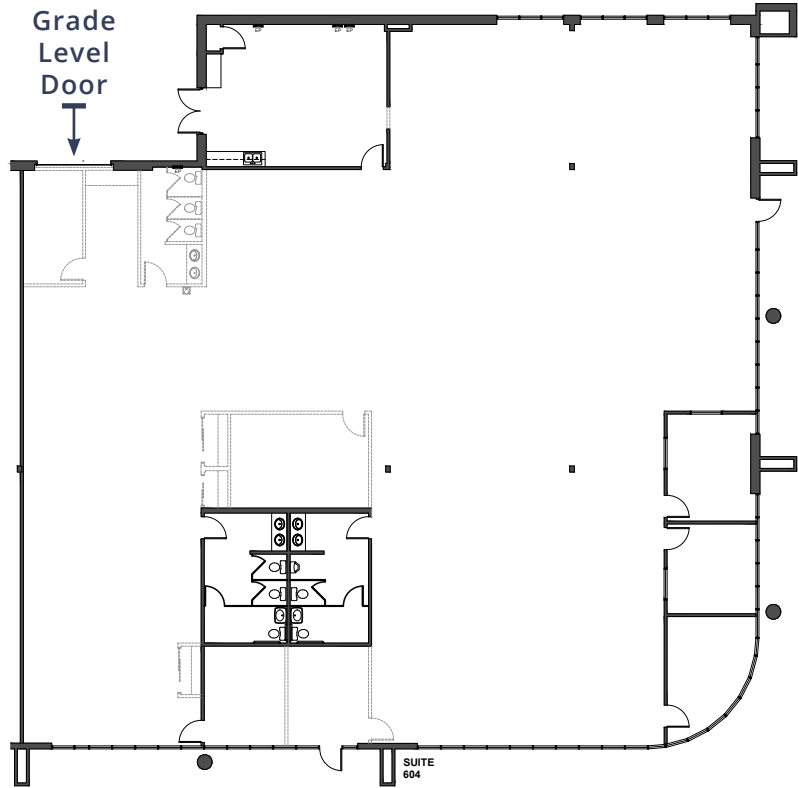
Owned and Managed by


Floor Plan

BUILDING 5555

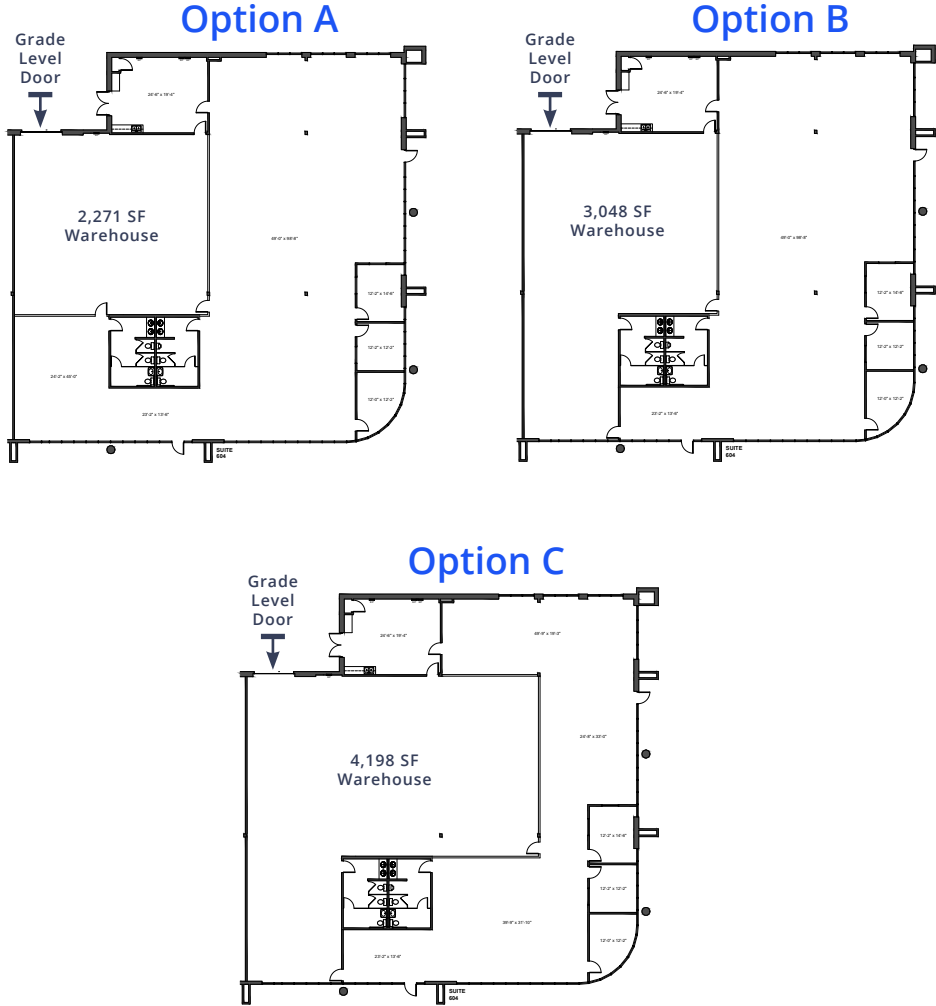
Suite 604

| | |
|---------------|---------------------|
| Available SF: | 9,509 SF |
| Warehouse SF: | N/A (Build to Suit) |
| Office SF: | 9,509 SF |
| Clear Height: | 12' |
| Loading: | 1 Grade Level Door |
| Available: | Now |



*Ability to convert to warehouse.

SPECULATIVE WAREHOUSE BUILDOUTS

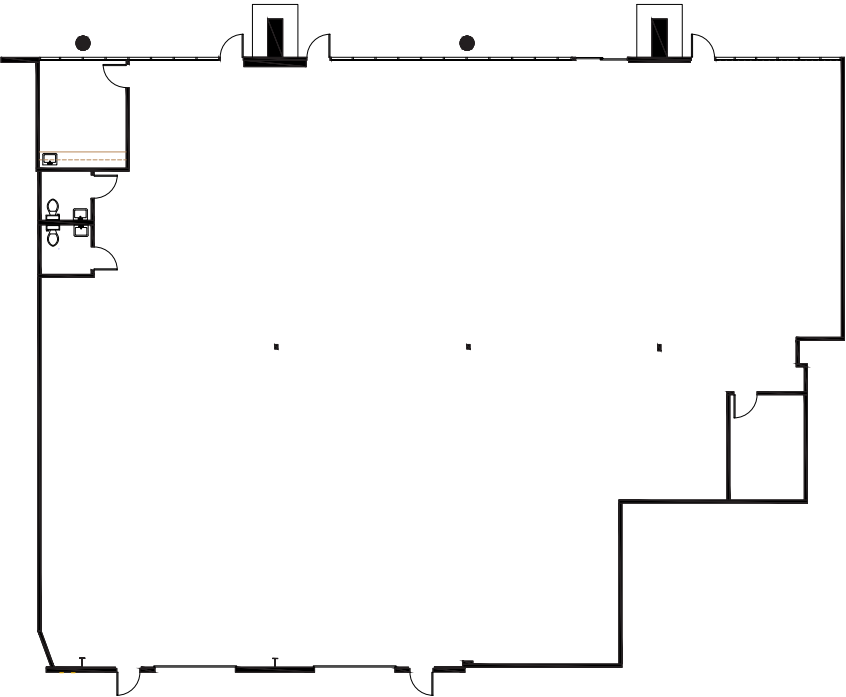


Floor Plan

BUILDING 5553

Suite 307

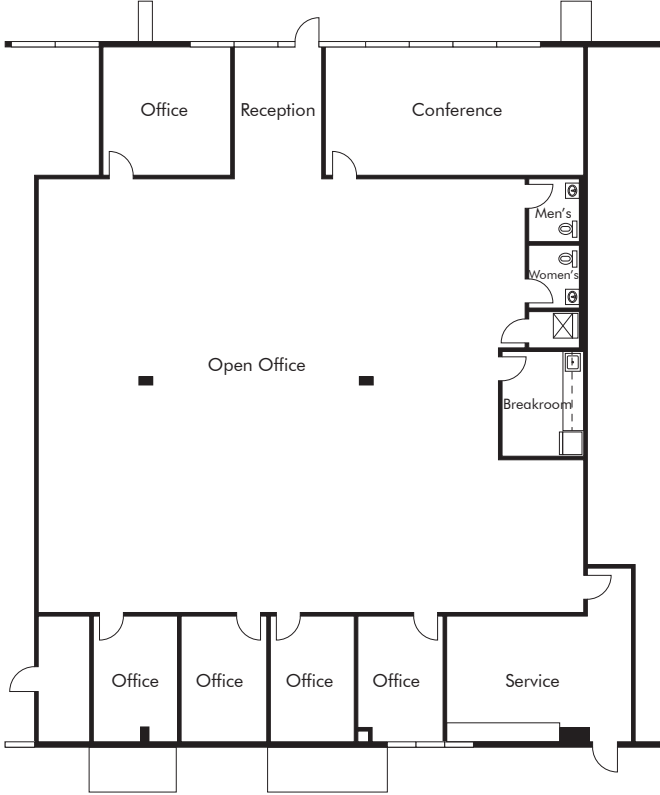
| | |
|---------------|---------------------|
| Available SF: | 7,700 SF |
| Warehouse SF: | 7,200 SF |
| Office SF: | 500 SF |
| Clear Height: | 12' |
| Loading: | 2 Grade Level Doors |
| Available: | 7/31/2026 |



BUILDING 5463

Suite 825

| | |
|---------------|----------|
| Available SF: | 4,875 SF |
| Warehouse SF: | N/A |
| Office SF: | 4,875 SF |
| Clear Height: | 12' |
| Loading: | N/A |
| Available: | 5/1/2027 |

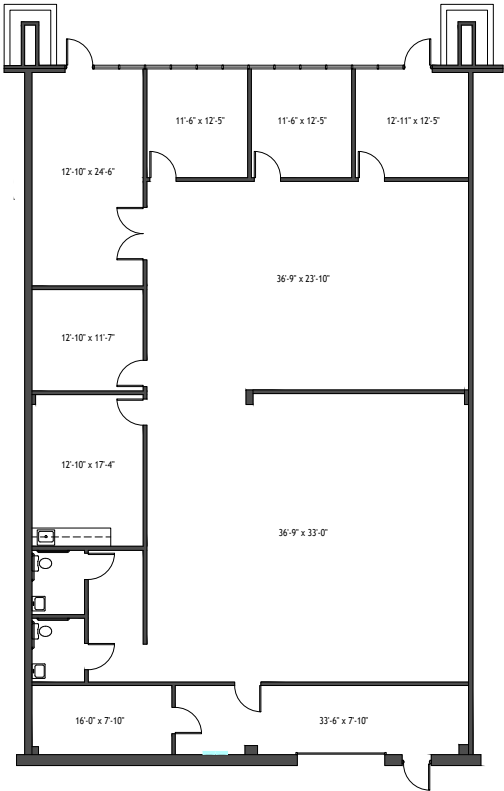


Floor Plan

BUILDING 5455

Suite 211

| | |
|---------------|---------------------|
| Available SF: | 4,000 SF |
| Warehouse SF: | N/A (Build to Suit) |
| Office SF: | 4,000 SF |
| Clear Height: | 12' |
| Loading: | N/A |
| Available: | Now |

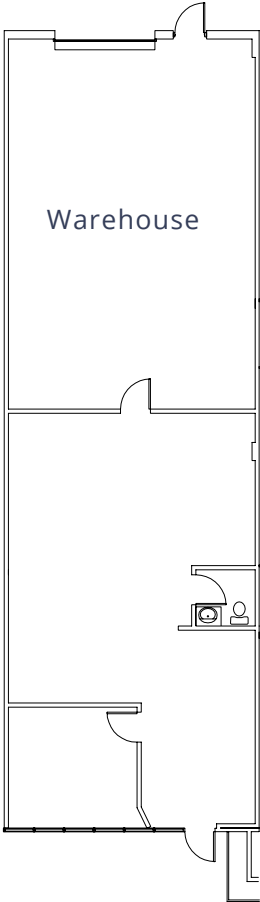


*Ability to convert to warehouse.

BUILDING 5553

Suite 310

| | |
|---------------|--------------------|
| Available SF: | 2,000 SF |
| Warehouse SF: | 1,000 SF |
| Office SF: | 1,000 SF |
| Clear Height: | 12' |
| Loading: | 1 Grade Level Door |
| Available: | Now |

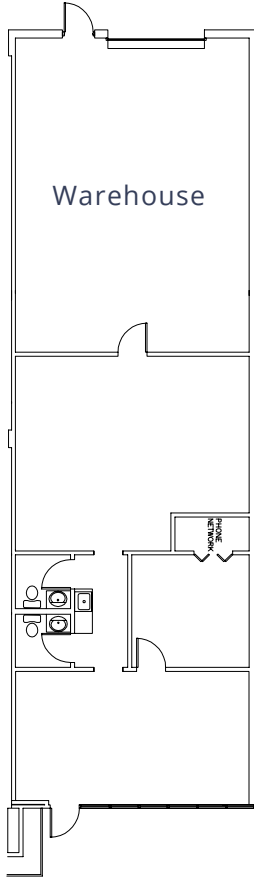


Floor Plan

BUILDING 5553

Suite 311

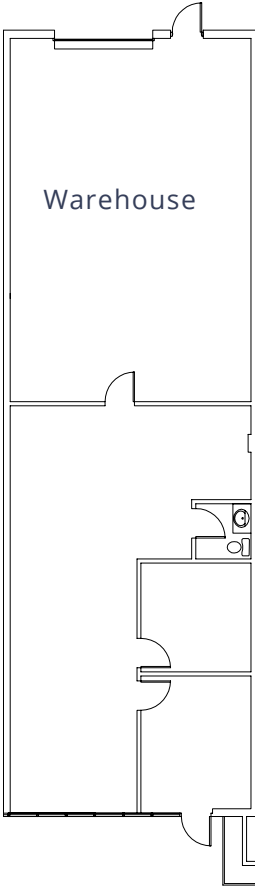
| | |
|---------------|--------------------|
| Available SF: | 2,000 SF |
| Warehouse SF: | 1,000 SF |
| Office SF: | 1,000 SF |
| Clear Height: | 12' |
| Loading: | 1 Grade Level Door |
| Available: | 8/31/2026 |



BUILDING 5553

Suite 312 (Sublease)

| | |
|---------------|--------------------|
| Available SF: | 2,000 SF |
| Warehouse SF: | 1,000 SF |
| Office SF: | 1,000 SF |
| Clear Height: | 12' |
| Loading: | 1 Grade Level Door |
| Available: | Now |



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