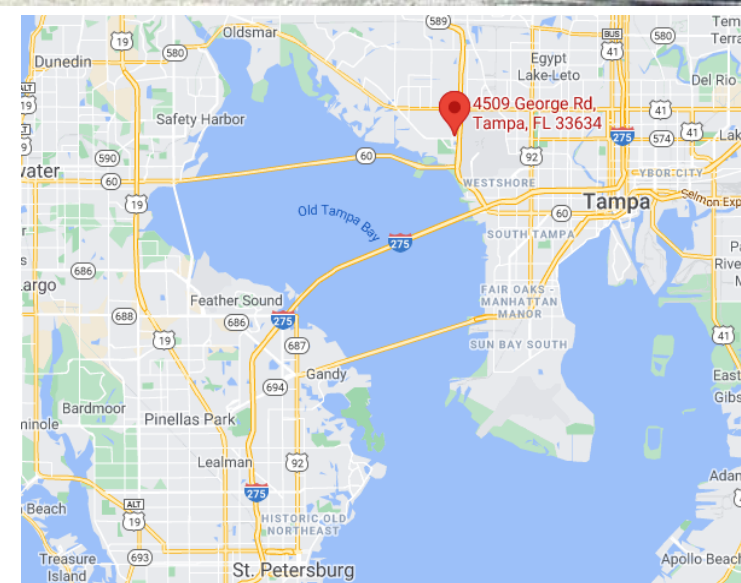


Available

Office Warehouse Campus FOR SALE OR LEASE

Tampa Office/Warehouse

Sale Price: \$5,500,000 / Lease Price: \$24/PSF NNN



**4509 George Road
Tampa, FL 33634**

For More Information Contact:

John Burpee

727 828 9498

John@BurpeeCommercial.com

**John Burpee & Associates
Commercial Real Estate Brokers, Inc.**



**13135 66th Street
Largo, FL 33773
727-828-9498
BurpeeCommercial.com**



Section 1.	Executive Summary
Section 2.	Property Details
Section 3.	Location Overview
Section 4.	Property Photos
Section 5.	Demographics

Table of Contents

Confidentiality Agreement and Disclaimer

This will serve as notice regarding the use of certain material, data and information contained herein ("Evaluation Material") which we have made available to you in connection with a possible purchase of the property by you or your client. As a prerequisite to your accepting and utilizing the Evaluation Material, you hereby represent and agree as follows:

The Evaluation Material furnished by us will be used solely for evaluating a possible transaction exclusively for your own account, as principal in the transaction, and not as a broker or agent for any other person. Therefore, you agree to keep all Evaluation Material strictly confidential; provided however, that any of such Evaluation Material may be disclosed to your directors, officers or employees as well as your counsel, accounting firms and financial institution who need to know such information of the purpose of assisting you with your possible purchase of the Property. Such directors, officers employees, lawyers, financial institutions and accountants shall be informed by you of the confidential nature of such information and shall be directed by you to treat such information with strict confidence.

Although we have endeavored to include in the Evaluation Material, information which we believe to be accurate and relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that neither the Owner of the Property nor John Burpee & Associates ("Agent") make any representation or warranty as to the accuracy or completeness of the Evaluation Material except as set forth in a definitive agreement. You agree that neither the Owner nor the Agent shall have any liability to you as a result of your use of the Evaluation Material except as set forth in a definitive agreement and it is understood that you are expected to perform such due diligence investigations and inspections of the Property as you deem necessary or desirable and as permitted by agreement with the Owner of the property.

You also represent that no broker or agent represents you or will represent you in any possible transactions involving the Property unless you disclose it in writing to John Burpee & Associates prior to the receipt of the Evaluation Material and you fully agree to compensate your broker or agent. Neither Agent nor the Owner is responsible for any compensation to be paid to your broker or agent whatsoever.

Section 1: Executive Summary

John Burpee & Associates is proud to present the ultimate corporate campus opportunity. Located in the heart of the Tampa Bay Airport District at 4509 George Rd, Tampa FL 33634. This private and secure, 2-building office & warehouse asset is extremely rare and impossible to replace in the surrounding market.

The 1.79 Acre campus is completely fenced with gated front and rear entrances that ensures excellent security and privacy for both employees and clients. The property consists of 2 structures that include a 12,830 sqft two story masonry construction office building and a 10,585 sqft masonry & Metal prefab warehouse workshop area and office.

The office area layout is covid compliant, individual offices, with minimal open space or bullpen areas. The warehouse section boasts a large storage area, 16 ft grade level overhead doors, workshop, testing lab, and conference room facility that is easily reconfigured to add more office space if needed.

Fleet vehicle parking is available at the rear of the property and is also completely fenced and secured.

The property is currently leased on a NNN lease to SDII Global Partners, Inc. until April 30th, 2023, and ownership will entertain lease negotiations for occupancy starting May 1st, 2023, or a sale at present time allowing a new buyer the opportunity to garner cashflow from the asset until occupancy.

☐ **Sale Price: \$5,500,000**

☐ **Lease Price: \$24/PSF NNN**

For additional information please contact:

John Burpee

727-828-9498 | John@Burpeecommercial.com



John Burpee & Associates
Commercial Real Estate Brokers, Inc.

Section 2: Property Details

PROPERTY ADDRESS: 4509 GEORGE ROAD, TAMPA, FL 33634

PARCEL ID / FOLIO #: U-06-29-18-18M-000000-00011.0 / 031407-0000

LEGAL DESCRIPTION: BENJAMIN'S FARMS LOT 11 LESS RD R/W

PROPERTY TYPE: OFFICE | WAREHOUSE

YEAR BUILT: 1987 & 2008

LAND SIZE: 1.79 AC / 77,885 SF



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Section 2: Property Details

BUILDING 1

YEAR BUILT: 1987

BUILDING SIZE: HEATED - 12,776 / GROSS – 12,830

CONSTRUCTION: 2-STORY CONCRETE

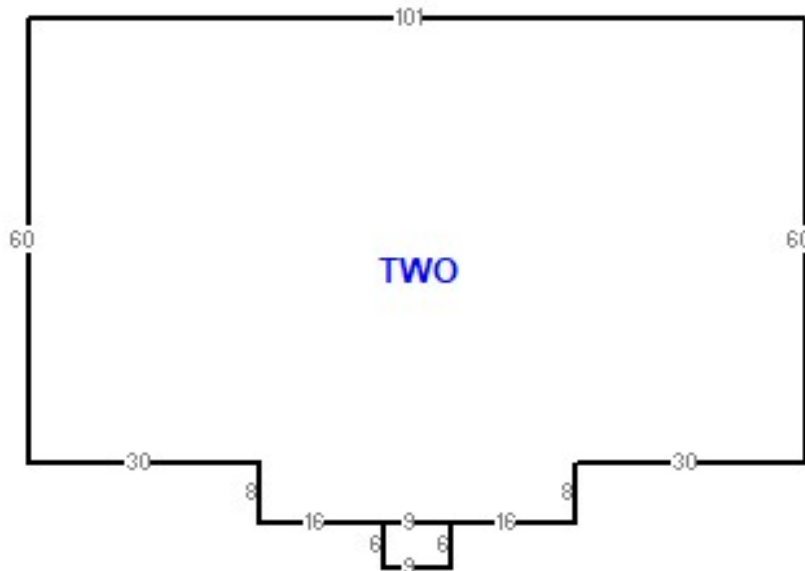
ROOF: METAL

INTERIOR WALLS DRYWALL

FLOORING: TRAVERTINE TILE

WALL HEIGHT 11.0'

HVAC: CENTRAL



Section 2: Property Details

BUILDING 2

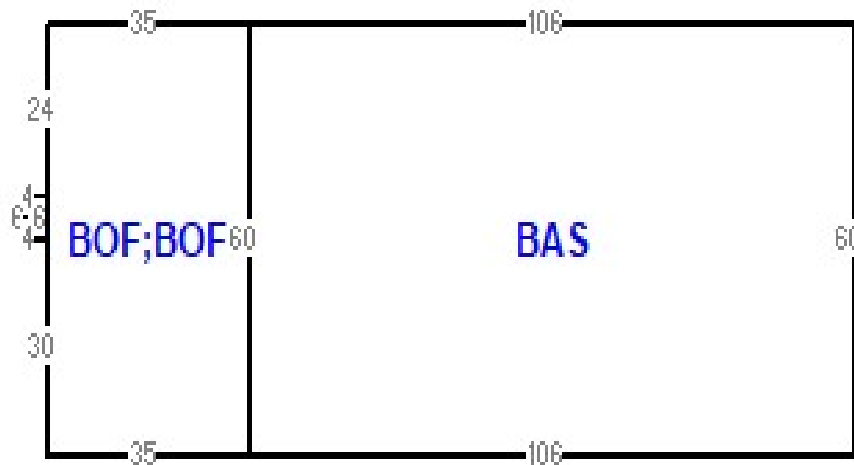
YEAR BUILT: 2008

BUILDING SIZE: 10,560 HEATED SQFT / 10,584 GROSS SF

CONSTRUCTION: PREFAB 1-STORY METAL FRAME

ROOF: METAL

FLOORING: CONCRETE



Sellers Note:

The second level was divided into two spaces:

One is roughly 2,000 sq ft, air conditioned and fully built out as a conference room, including a bathroom, large storage area, and separate speak prep room.

The second space is roughly 800 sq ft, is also air conditioned, and is built out as office space (3 offices).



Section 2: Property Details



2025 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0314070000

Account Name/Address: SDII GLOBAL PARTNERS INC
4509 GEORGE RD
TAMPA, FL 33634-7353

Property Location:

4509 GEORGE RD,
TAMPA,
33634

Legal Description:
BENJAMIN'S FARMS
LOT 11 LESS RD R/W

Ad Valorem Taxes

Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
813-272-5890	1,899,800	0	1,899,800	0.0604	114.75
813-272-5890	1,899,800	0	1,899,800	4.6163	8,770.05
813-273-3652	1,899,800	0	1,899,800	0.5583	1,060.66
813-272-4064	1,899,800	0	1,899,800	2.2480	4,270.75
813-272-4064	1,899,800	0	1,899,800	1.0000	1,899.80
813-272-4064	1,899,800	0	1,899,800	3.0920	5,874.18
813-905-5132	1,899,800	0	1,899,800	0.0737	140.02
813-384-6583	1,899,800	0	1,899,800	0.5000	949.90
813-229-2884	1,899,800	0	1,899,800	0.4589	871.82
352-796-7211	1,899,800	0	1,899,800	0.1831	347.85
813-272-5890	1,899,800	0	1,899,800	5.4608	10,374.43
Total Millage: 18.2515					Total Ad Valorem Taxes: \$34,674.21

COUNTY M.S.T.U.
LIBRARY-SERVICE
SCHOOL - LOCAL
SCHOOL - VOTER APPROVED
SCHOOL - STATE
PORT AUTHORITY
HILLS CO TRANSIT AUTHORITY
CHILDRENS BOARD
WATER MANAGEMENT
COUNTY OPERATING

Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
WATER / SEWER IMPACT FEE	813-272-5977 X 43498	613.73
LIGHTING DISTRICT 208	813-635-5400	34.64
STORMWATER MANAGEMENT	813-635-5400	997.77
Total Non-Ad Valorem Assessments: \$1,646.14		Combined Taxes & Assessments: \$36,320.35

Detach below portion and return it with your payment.

Nancy C. Millan, Hillsborough County Tax Collector

2025 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0314070000	Tax District: U	Escrow:	Assessed Value: 1,899,800	Exemptions:
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ONLY PAY ONE AMOUNT Postmarks not accepted after March 31st.	
If Paid By	Amount Due
Mar 31, 2026	\$0.00



SAVE A STAMP
& PAY ONLINE!
SCAN QR CODE
WITH SMARTPHONE

Remember to
Make checks payable in US funds to:
Nancy C. Millan, Tax Collector

SDII GLOBAL PARTNERS INC
4509 GEORGE RD
TAMPA, FL 33634-7353

03/04/2026

Receipt # 25-101-001836

\$36,320.35

Paid



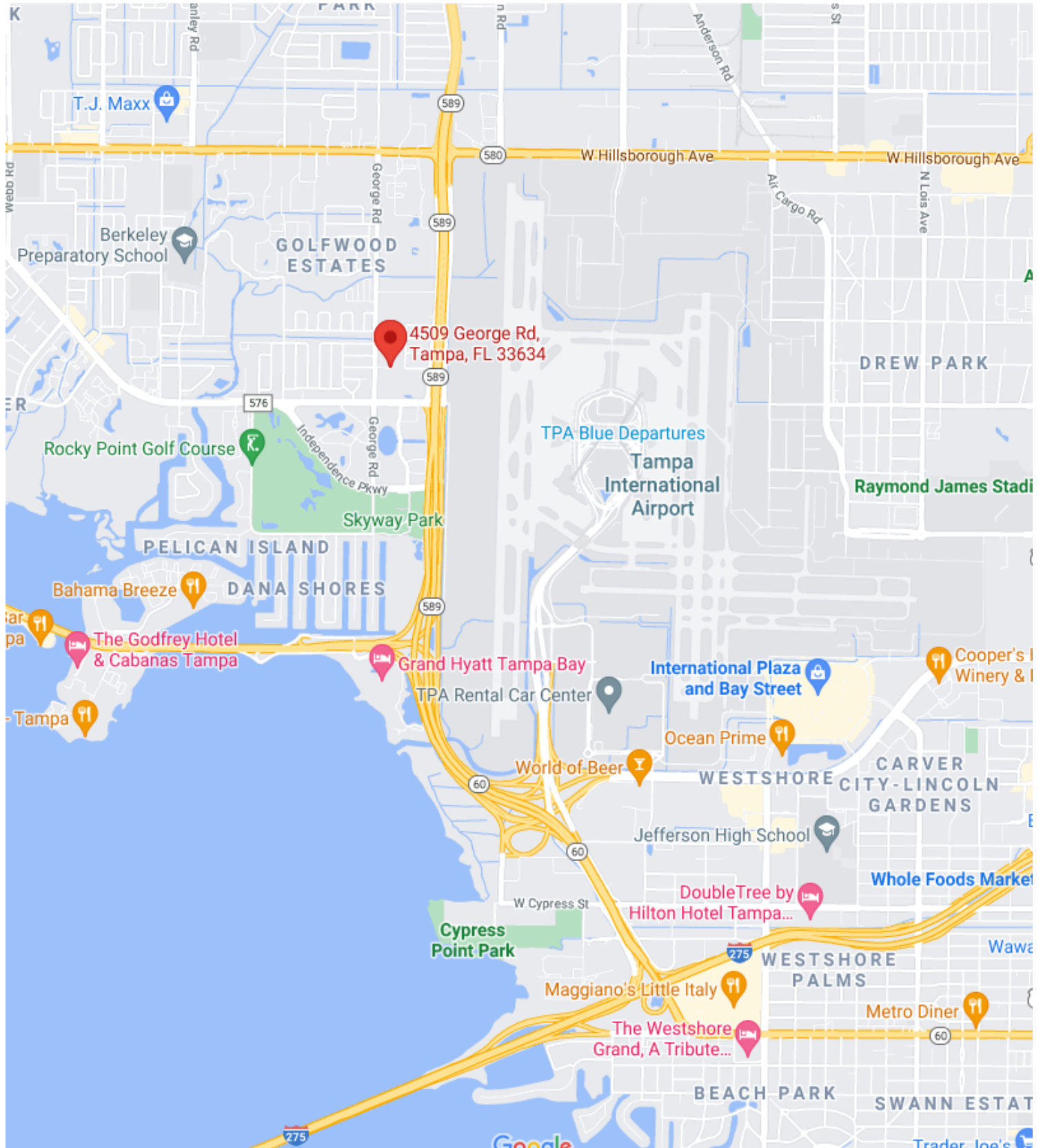
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Section 3: Location Overview



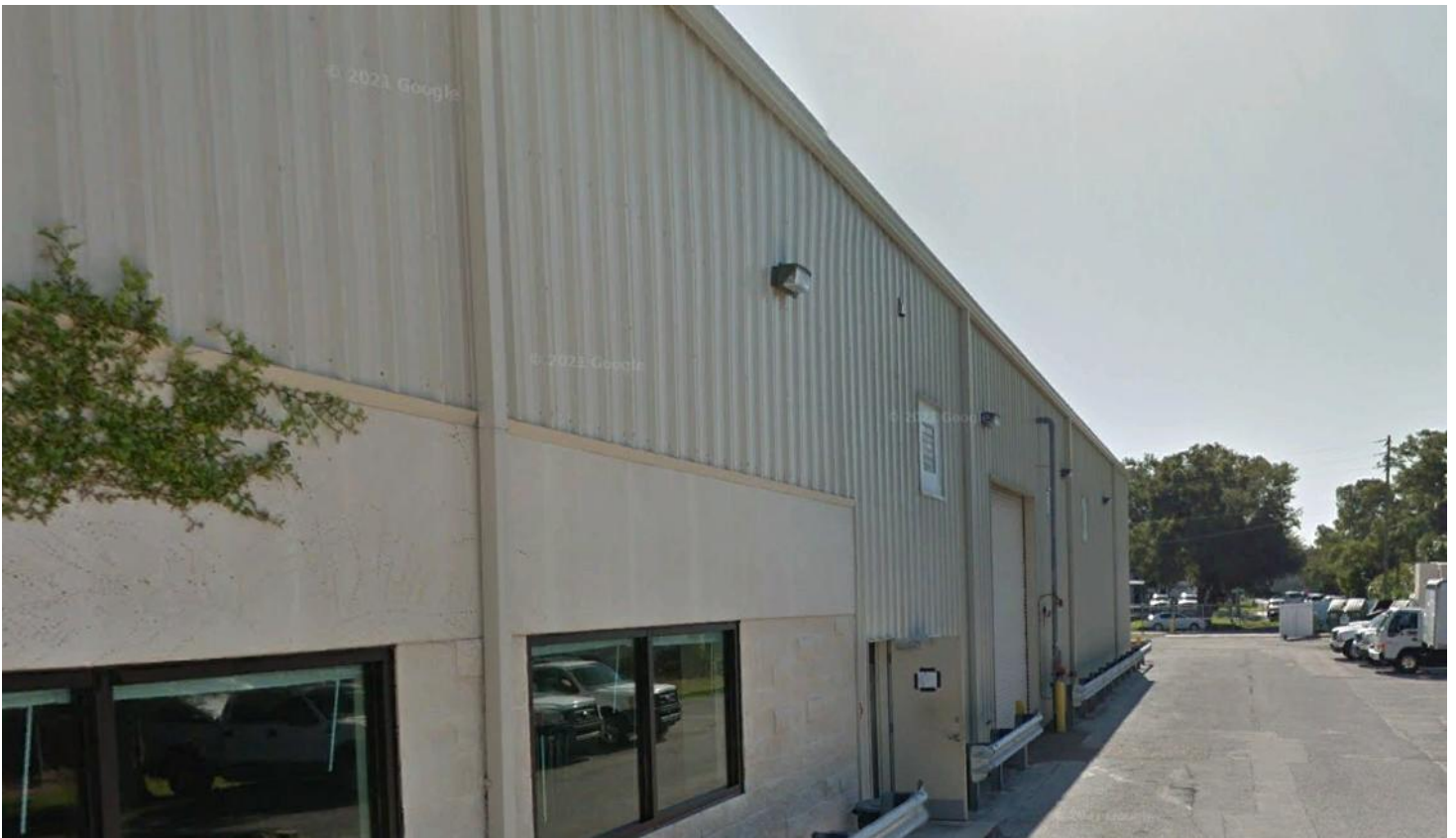
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Section 3: Location Overview



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Commercial Real Estate Brokers, Inc.

Section 4: Property Photos



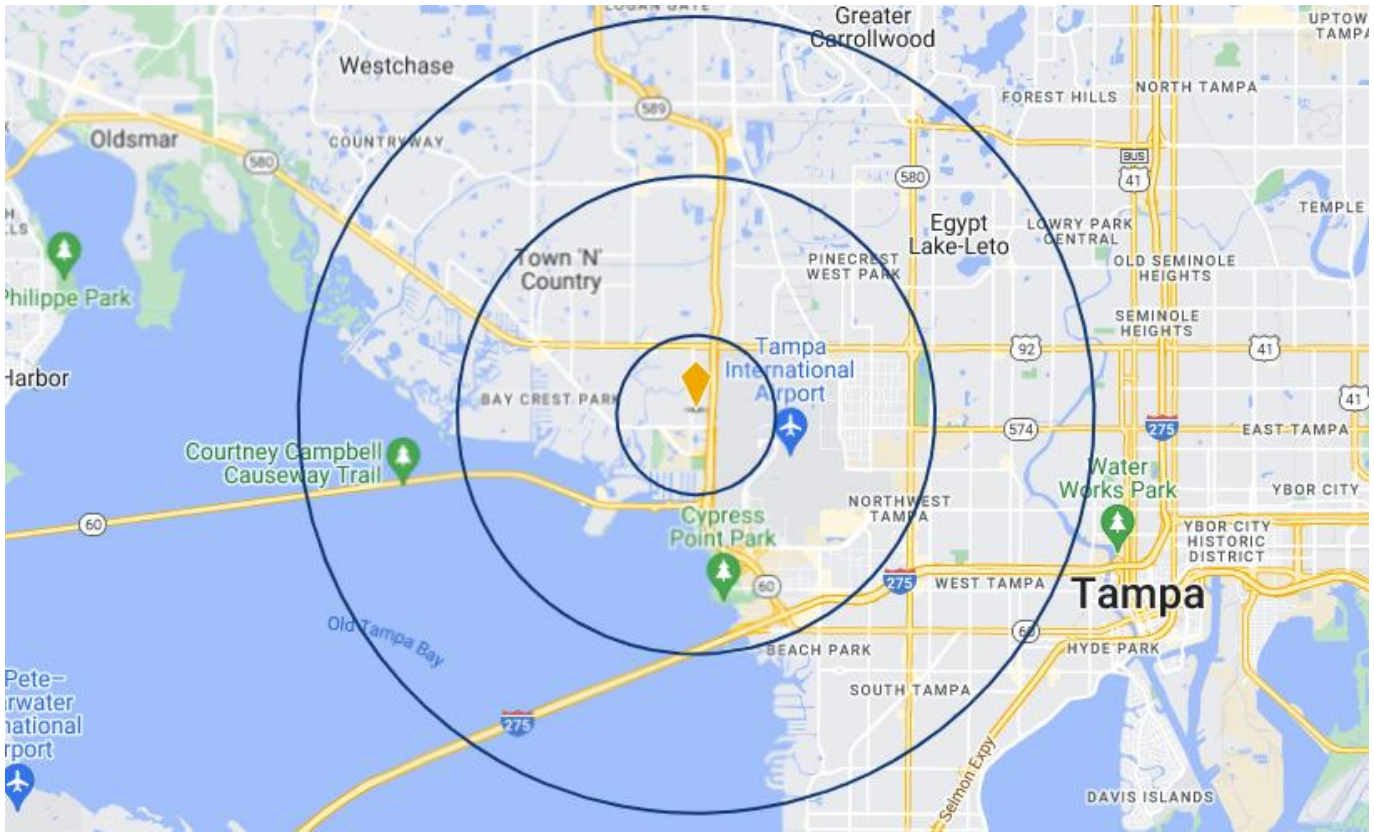
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Section 4: Property Photos



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Section 5: Demographics



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,817	65,350	223,262
MEDIAN AGE	37.7	39.3	40
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,711	24,964	85,686
# OF PERSONS/HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$116,645	\$96,124	\$97,726
AVERAGE HOUSE VALUE	\$398,893	\$368,591	\$385,020

