

13,364 SF WITH 3 USABLE ACRES FOR SALE OR LEASE

# 4101 CAUSEWAY BLVD

TAMPA, FL 33619

**DRONE VIDEO**  
CLICK TO EXPLORE



Causeway Blvd

**BRAD HUTTON** | Director  
813.793.8492 | Brad.Hutton@FranklinSt.com

**PATRICK KELLY** | Regional Managing Director  
813.682.6210 | Pat.Kelly@FranklinSt.com

**DAVID HOVIS** | Senior Associate  
813.345.5895 | David.Hovis@FranklinSt.com

**ANDREW FERNANDEZ** | Associate  
813.540.4525 | Andrew.Fernandez@FranklinSt.com

# PROPERTY SUMMARY

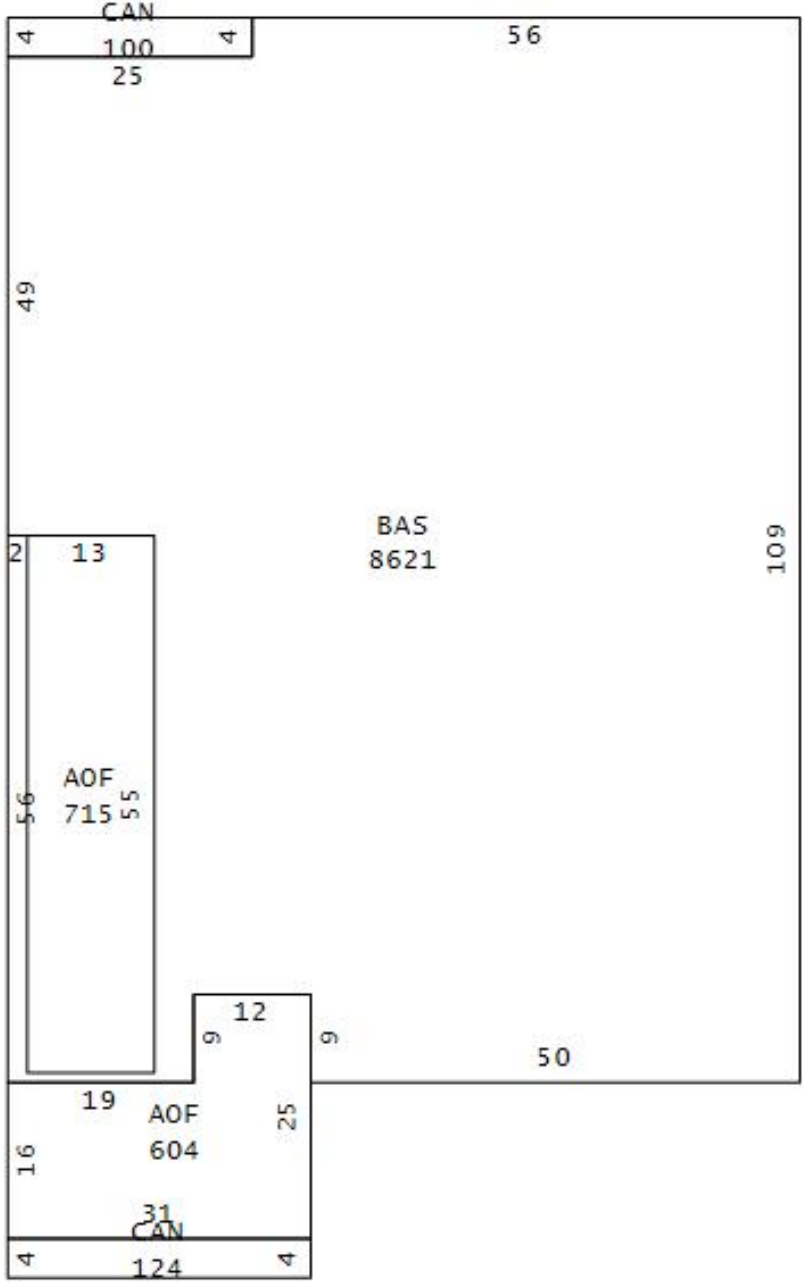


## PROPERTY HIGHLIGHTS

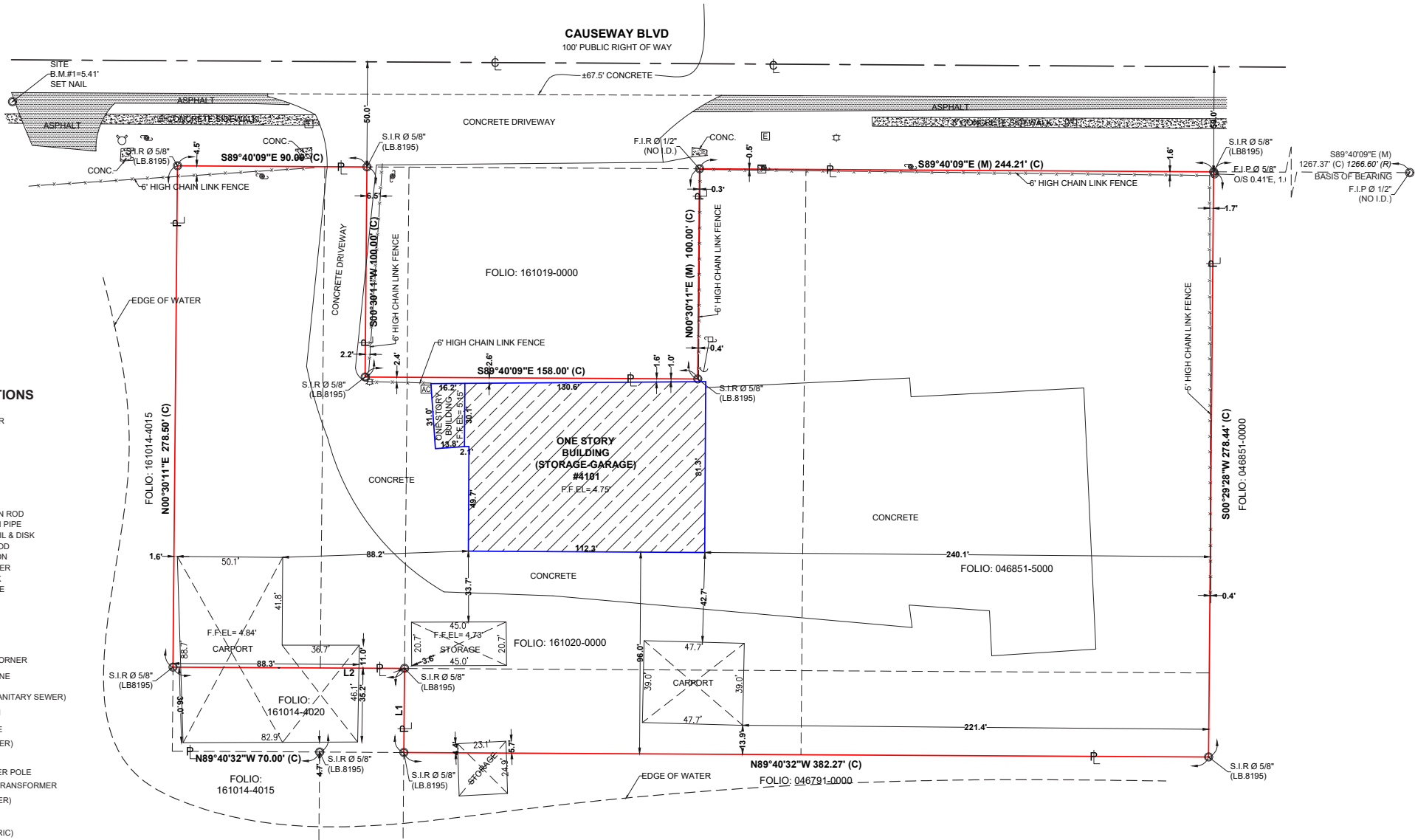
- 13,364 SF with +/-1,300 SF of office space
- 3 usable acres
- Building has one (1) row of columns, separating the office and drive thru truck bays
- Three (3) drive thru truck bays which have a clear span of 48' w x 109' h
- Six (6) 14' w x 15' h overhead doors
- Two (2) restrooms
- Clear height ranges from 20' - 16'
- 3 phase 480/277
- Yard has outdoor lighting and fencing



# FLOOR PLAN



# SITE SURVEY



## ABBREVIATIONS

- BC=BLOCK CORNER
- (C)=CALCULATED
- (M)=MEASURED
- (R)=RECORD
- (P)=PRORATED
- TYP = TYPICAL
- P.B. = PLAT BOOK
- P.G. = PAGE
- F.I.R. = FOUND IRON ROD
- F.I.P. = FOUND IRON PIPE
- F.N&D = FOUND NAIL & DISK
- S.I.R. = SET IRON ROD
- I.D. = IDENTIFICATION
- FIC = FENCE CORNER
- B.M. = BENCHMARK
- CONC. = CONCRETE

## LEGEND

- CENTER LINE
- PROPERTY CORNER
- PROPERTY LINE
- MANHOLE (SANITARY SEWER)
- CATCH BASIN
- UTILITY POLE
- METER (WATER)
- A/C UNIT
- METAL POWER POLE
- POST WITH TRANSFORMER
- VALVE (WATER)
- LIGHT POLE
- BOX (ELECTRIC)
- FIRE HYDRANT
- TELECOMMUNICATION
- GUY WIRE

LINE	CHORD BEARING	CH. DISTANCE
L1	S00°30'11"W (C)	40.00' (C)
L2	N89°40'32"W (C)	40.00' (C)
L3	S00°30'11"W (C)	40.00' (C)

# CONTACT

## BRAD HUTTON

Director

813.793.8492

[Brad.Hutton@FranklinSt.com](mailto:Brad.Hutton@FranklinSt.com)

## PATRICK KELLY

Regional Managing Director

813.682.6210

[Pat.Kelly@FranklinSt.com](mailto:Pat.Kelly@FranklinSt.com)

## DAVID HOVIS

Senior Associate

813.345.5895

[David.Hovis@FranklinSt.com](mailto:David.Hovis@FranklinSt.com)

## ANDREW FERNANDEZ

Associate

813.540.4525

[Andrew.Fernandez@FranklinSt.com](mailto:Andrew.Fernandez@FranklinSt.com)



1311 N Westshore Blvd | Suite 200

Tampa, FL 33607

813.839.7300

[Visit us at FranklinSt.com](http://FranklinSt.com)



No warranty or representation, expressed or implied, is made to the accuracy of information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

4101 CAUSEWAY BLVD | TAMPA, FL