



4315 E COLUMBUS DR TAMPA, FL 33605

+/- 13,280 SF Total

[View Aerial Video Here](#)

For Sale: \$2.85 M. Owner/User or investment

Tenant's lease runs through Dec. 31, 2026.

Chelsea Drinkard, CCIM (813) 289-3700
cd@officespacebrokers.com



**Built in 1964
1.13 AC | Zoning: IG**

**Located in
Opportunity Zone**



**+/- 10,133 SF air
conditioned flex
warehouse with 16 Ft
clear height and
grade level door**



**+/- 3,147 SF non air
conditioned
warehouse with 16 ft
clear height with
grade level door**



Signage Facing i-4

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE BASED ON
FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT #10938399,
DATED 01/09/2023 AT: 5:00 P.M.

THE EAST 15 FEET, OF THE WEST 190 FEET, OF THE SOUTH 182.8 FEET, OF THE NORTH 248.8 FEET, OF THE NE 1/4 AND THE EAST 120 FEET, OF THE WEST 310 FEET, OF THE SAID NE 1/4 LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF COLUMBUS DRIVE AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 4, BEING ALL IN SECTION 16, TOWNSHIP 29 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME AS THAT REFERENCED
IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT #10938399,
DATED 01/09/2023 AT: 5:00 P.M.

4 EASEMENT IN FAVOR OF THE CITY OF TAMPA, A MUNICIPAL CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 931, PAGE 159. PLOTTED HEREON.

5 FINISHED FLOOR ELEVATION WAIVER RECORDED IN OFFICIAL RECORDS BOOK 8017, PAGE 707 PERTAINS TO SUBJECT PROPERTY, BLANKET IN NATURE, NOTHING TO PLOT.

6 AMENDED AND RESTATED INTERLOCK AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 22331, PAGE 102 PERTAINS TO SUBJECT PROPERTY, BLANKET IN NATURE, NOTHING TO PLOT.

7 RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. NOT A SURVEY, WATER.

UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS, LOCATED AS A PART OF THIS SURVEY, ARE SHOWN ONLY BY OBSERVED EVIDENCE AND NO REQUEST SUBMITTED TO ANY UTILITY COMPANY, 811 UTILITY LOCATION, OR SIMILAR AUTHORITY.

OWNERSHIP OF THIS PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.

OWNERSHIP OF THIS PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.

THIS SURVEY SHOWS ONLY DEDICATIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE ABOVE-MENTIONED TITLE COMMITMENT AND PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE OTHER RECORDED INSTRUMENTS, WHICH AFFECT THIS PROPERTY.

F. BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

THIS SURVEY WAS PREPARED EXPRESSLY FOR THE ENTITIES NAMED. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF AMERICAN SURVEYING INC.

ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVEGROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

THE ZONING INFORMATION SHOWN HEREON WAS OBTAINED BY THIS SURVEYOR FROM THE ???? ???? WEBSITE. NO ZONING INFORMATION WAS SUPPLIED TO THIS SURVEYOR BY THE INSURER AS REQUIRED UNDER TABLE "A" ITEMS 6(A) AND 6(B). NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID ZONING INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

6. THE WORD "ENCROACHMENT" SHOWN ON THE FACE OF THE SURVEY OR NOTE BY THE SURVEYOR'S CERTIFICATION DOES NOT IMPLY THAT THIS SURVEYOR IS EXPRESSING A LEGAL OPINION, BUT MERELY NOTING THAT THE CONDITIONS EXIST THAT COULD BE CONSIDERED A POSSIBLE ENCROACHMENT BY THOSE AUTHORIZED TO MAKE SAID LEGAL OPINION.

6. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

0. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS

1. THE PROPERTY HAS DIRECT ACCESS TO EAST COLUMBUS DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.

2. SUBJECT PROPERTY AND ROAD RIGHT-OF-WAYS ARE CONTIGUOUS ALONG THE COMMON BOUNDARIES WITHOUT ANY GAPS, GORES OR OVERLAPS.

3. THIS SURVEY SHALL NOT BE USED FOR CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHO HAS SIGNED AND SEALED THIS SURVEY.

4. NO JURISDICTIONAL WETLAND REPORT WAS PROVIDED TO THE SURVEYOR AND THERE WERE NO OBSERVABLE EVIDENCE OF ANY WETLAND MARKERS ONSITE AT THE SURVEY.

5. PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE POSSIBLE (OR PROBABLE) UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS - THEIR SOURCE IS UNKNOWN. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.

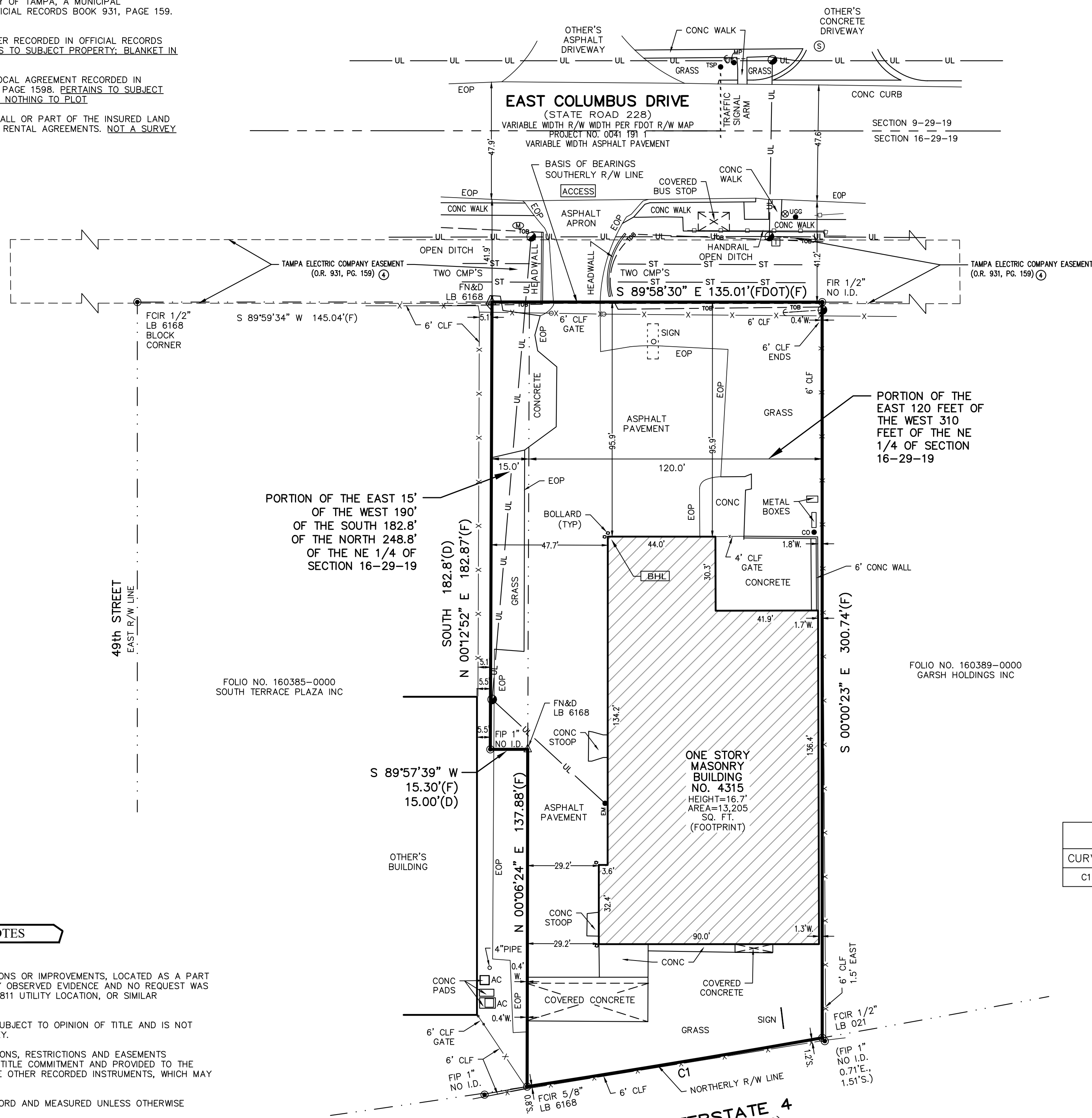
AMERICAN SURVEYING INC.
L.B. #7168

 4847 NORTH FLORIDA AVENUE
 TAMPA, FLORIDA 33603
 EMAIL: INFO@AMERICANSURVEYING.COM
 TELEPHONE (813)234-0103 • FAX (813)234-0108

Section 16	Township 29S	Range 19E	County, State HILLSBOROUGH COUNTY, FLORIDA
Prepared For: COLUMBIA OPERATING COMPANY, INC.			Project Name COMMERCIAL PROPERTY
			Project Address 4315 EAST COLUMBUS DRIVE
Job Order Number 02000123			Project Location TAMPA, FLORIDA

SURVEYING INC.
L.B. #7168
NORTH FLORIDA AVENUE
DA, FLORIDA 33603
AMERICANSURVEYING.COM
FAX (813)234-0108
County, State
ROUGH COUNTY, FLORIDA
ne
MERCHIAL PROPERTY
ress
EAST COLUMBUS DRIVE
tation
PA, FLORIDA

Scale 1" = 30 ft



IN ZONE
NEL NO.
07/2021.
ZONE
A.

10

TITLE COMMITMENT	10	P
LEGAL DESCRIPTION	11	SURVEY
SCHEDULE B-T'IT ITEMS	12	B
SURVEYORS NOTES	13	B
INFORMATION BOX	14	BU
FLOOD ZONE INFORMATION	15	PE
CEMETERY NOTE	16	
ZONING INFORMATION	17	V
POSSIBLE ENCROACHMENT	18	DE

NOT TO SCALE

 = SANITARY SEWER MANHOLE
 = WATER METER
 = WATER VALVE
 = GAS METER
 = GAS VALVE
 = TELECOMMUNICATIONS RISER
 = GRATE TOP INLET
 = TRAFFIC SIGN
 = UTILITY POLE
 = GUY WIRE
 = LIGHT POLE
 = FIRE HYDRANT
 = ELECTRIC SWITCH BOX
 = SEWER CLEAN OUT
 = ELECTRIC METER
 = METER POLE
 = BOLLARD
 = B-II EXCEPTION ITEM NUMBER
 = CORNER, AS DESCRIBED
 = NAIL, AS DESCRIBED
 = FOUND IRON ROD
 = FOUND CAST IRON ROD, AS DESCRIBED
 = FOUND IRON PIPE
 = FOUND NAIL AND DISK (TYP)
 = COVERED
 = DEED DIMENSION
 = PLAT DIMENSION
 = FIELD MEASUREMENT
 = CALCULATED MEASUREMENT
 = OFFICIAL RECORDS BOOK
 = DEED BOOK
 = RIGHT OF WAY
 = CONCRETE
 = PLAT BOOK
 = PAGE
 = SQUARE FEET
 = EDGE OF PAVEMENT
 = TOP OF BANK
 = CHAIN LINK FENCE
 = BUILDING HEIGHT LOCATION
 = FLORIDA DEPARTMENT OF TRANSPORTATION
 = OVERHEAD UTILITY LINE
 = CHAIN LINK FENCE LINE
 = TOP OF BANK
 = HAND RAIL
 = STORM SEWER LINE PAINT MARKS

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	122.32'	5579.52'	01°15'22"	122.32'	N 80° 37' 06" E

LAND AREA = 40,195 SQUARE FEET
OR
0.9227 ACRES

13 BUILDING AREA

BEARINGS ARE BASED ON THE SOUTHERLY R/W LINE OF COLUMBUS DRIVE WHICH BEARS S 80°58'30" E. D.

11 SURVEYORS CERTIFICATION

CERTIFIED TO:

COLUMBIA OPERATING COMPANY, INC., A FLORIDA CO
JEFFREY C. SHANNON, P.A.;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
LUCIEN CAMPILLO
VALLEY NATIONAL BANK
MECHANIK NUCCIO HEARNE & WESTER, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A)(B1)(C), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02-02-2023.

DATE OF PLAT OR MAP: 02-07-2023

JOHN W. STRACHAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION # 6312
JSTRACHAN@AMERICANSURVEYING.COM
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEALED OF A
FLORIDA LICENSED SURVEYOR & MAPPER OR ITS ELECTRONIC EQUIVALENT

Sheet 1 of 1

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