

7304 Causeway
Tampa, FL 33619

4,000 SF Unit for
Lease



Steven Kaufman, CCIM
727.308.9238
SKaufman@mahrcompany.com



PROPERTY & SUITE DETAILS

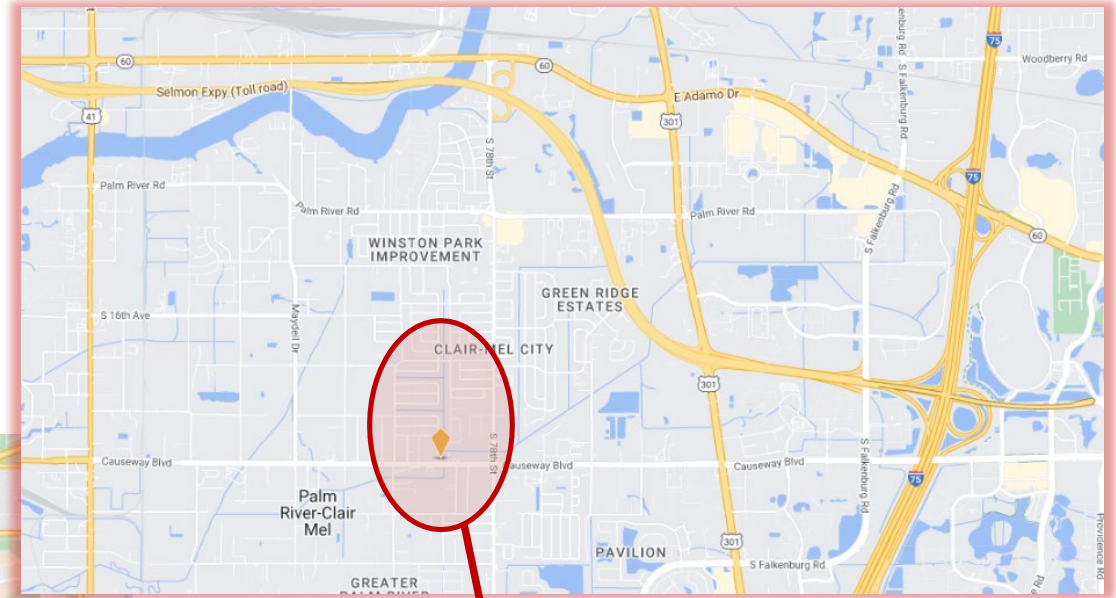
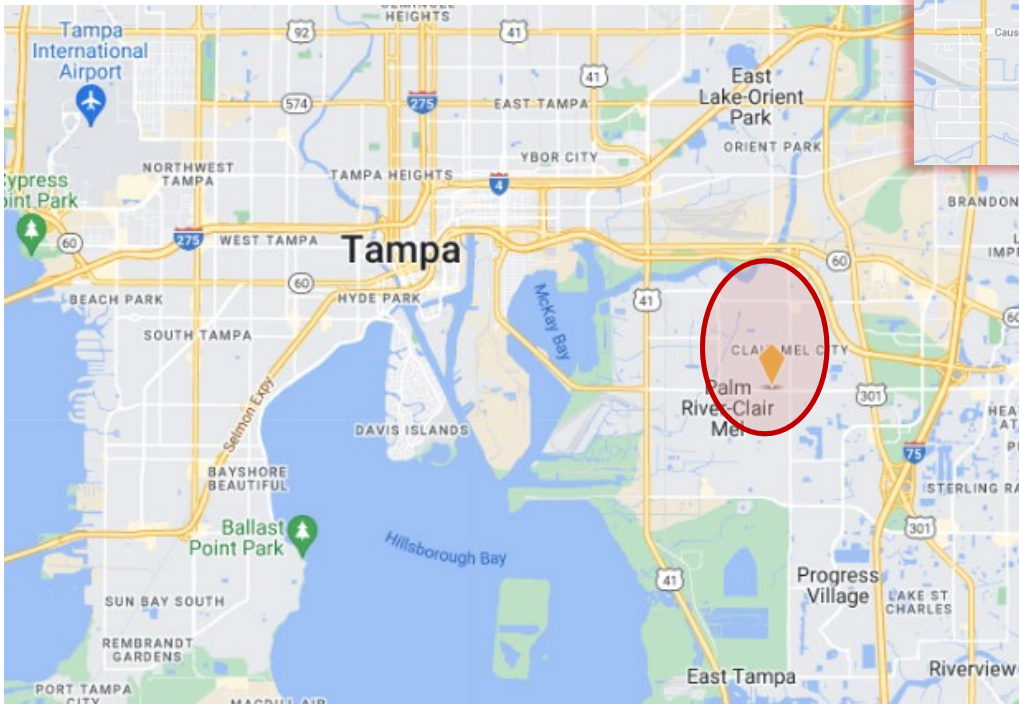
TMC - The Mahr Company is pleased to exclusively present the opportunity to **Lease a well located 4,000 Square Foot Flex Space within 7304 Causeway.**

- Prime 4,000 square foot warehouse suite with approximately 1,000 square feet of air-conditioned offices.
- \$16.25 per square foot NNN + 2.37 per square foot CAM
- Prime Causeway Location desired for its location proximate to Brandon, Tampa, Palm River, US 301 and Interstates.
- Approximately 16,000 Rentable Square Foot, multi-tenanted one-story masonry and steel construction built on a 1.49 Acre Site.
- Building is divided and leased to four tenants each occupying 4,000 rentable square feet of 16' clear flex space. Each unit is identically constructed with one-man door and one roll-door.
- Thirty-Five parking spots
- Building Constructed in 2022.



LOCATION DETAILS

- Prime high traffic location along Causeway in the Palm River Clair-Mel area. Prime access to the Interstates and local roadways. Great access to Brandon, Tampa and less than 5 minutes to the Interstate 75 entrance ramps.



BUILDING SPECIFICATIONS

- Total Size: 16,000 Rentable Square Foot
 - Lot Size: 1.49 Acre Site
 - Year Built: 2021
 - Parking Ratio: 2.18/1000 Square Feet
 - Construction: Steel and Block
 - Drive-ins: Four with 10' x 12' Doors
 - Clear Height: 16'
 - Sprinkler: Wet
 - Zoning: CG
-
- Mult-Tenanted - Fully Leased

For Leasing information:

Steven J. Kaufman, CCIM

Skaufman@MahrCompany.com

727.308.9238





4950 W Kennedy Blvd. Suite 301
Tampa, FL 33609
813.835.4888

Steven Kaufman, CCIM
727.308.9238

SKaufman@mahrcompany.com

F. Sanford Mahr
813.835.8388

Mahr@mahrcompany.com

tmc-themahrcompany.com

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PROPERTY LOCATION

7304 Causeway is ideally located in the heart of Hillsborough County - minutes from I-75.

