

420 S WARE BLVD

420 S WARE BLVD | TAMPA, FL 33619



PROPERTY DESCRIPTION

Located in the heart of East Tampa, 420 Ware is a multi-tenant, dock-high building offering 18 to 20' clear height. Zoned M, the property provides various acceptable industrial uses.

UNIT AVAILABLE: SUITE A

- Total Size: 9,070 SF
- Office: 3,300 SF - open concept
- Clear Height: 20'
- Loading: One dock-high, one van-high, and one drive-in loading door
- Power: 3-phase
- Available: 10/1/2025

OFFERING SUMMARY

Lease Rate:	Call for Pricing
Number of Units:	3
Available SF:	9,070 SF
Lot Size:	48,115 SF
Building Size:	24,858 SF

OLIVER VAUBOIS

M 214.632.7144

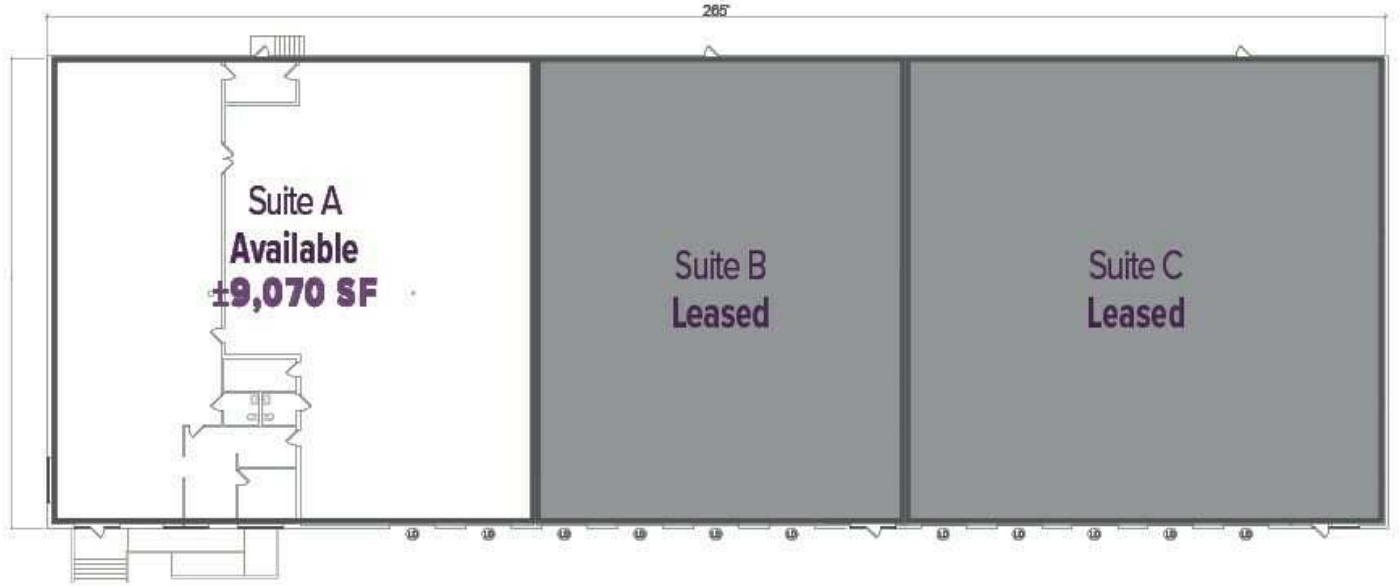
E oliver@fortress-cre.com

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	9,070 SF

Lease Term:	Negotiable
Lease Rate:	Call for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
420 S Ware - Suite A	Available	9,070 SF	NNN	Call for Pricing	9,070 SF Available for Lease starting 10/1/2025. Suite A offers a large showroom with ample parking as well as one dock-high, one van-high, and one drive-in loading door.

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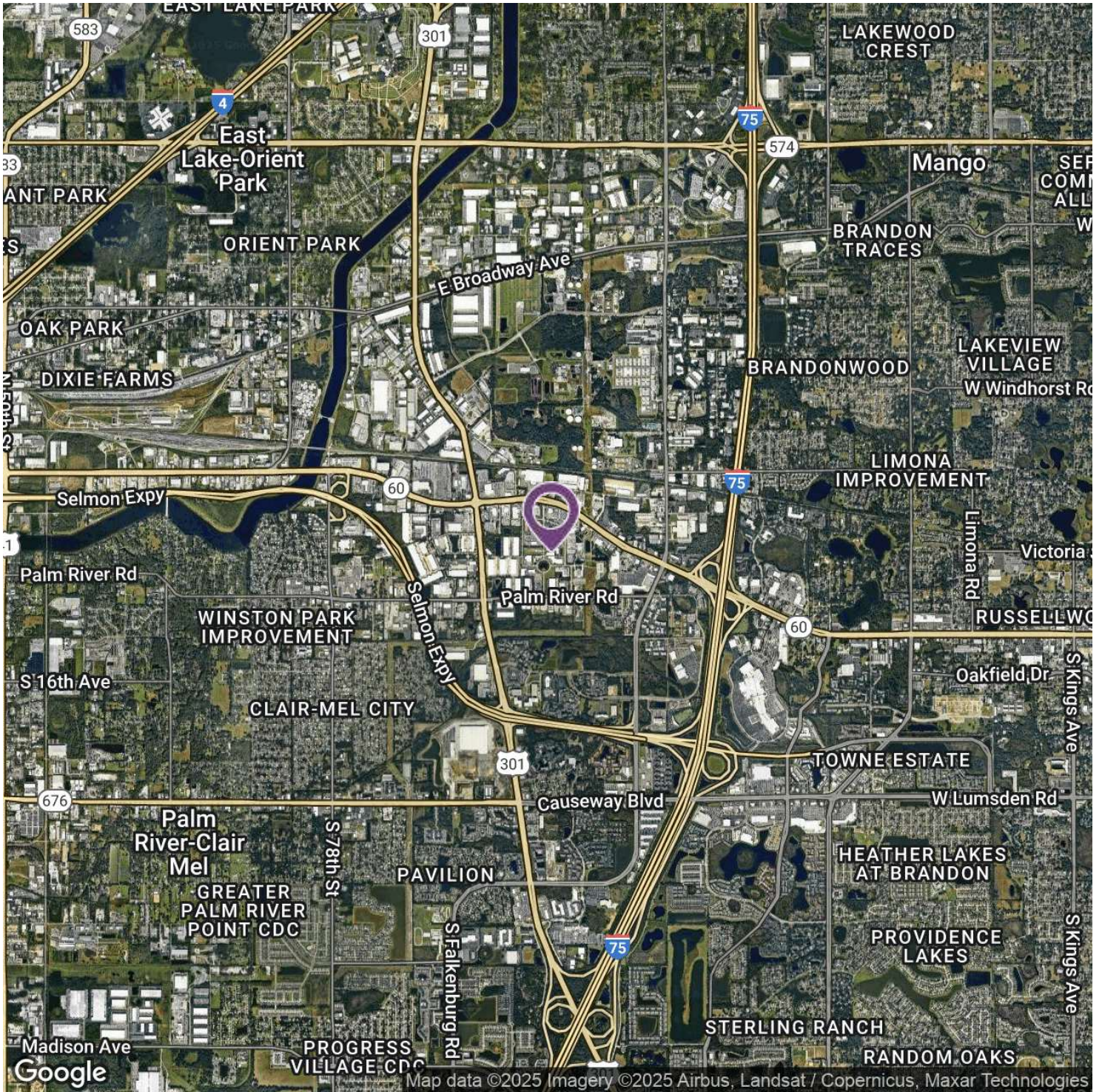
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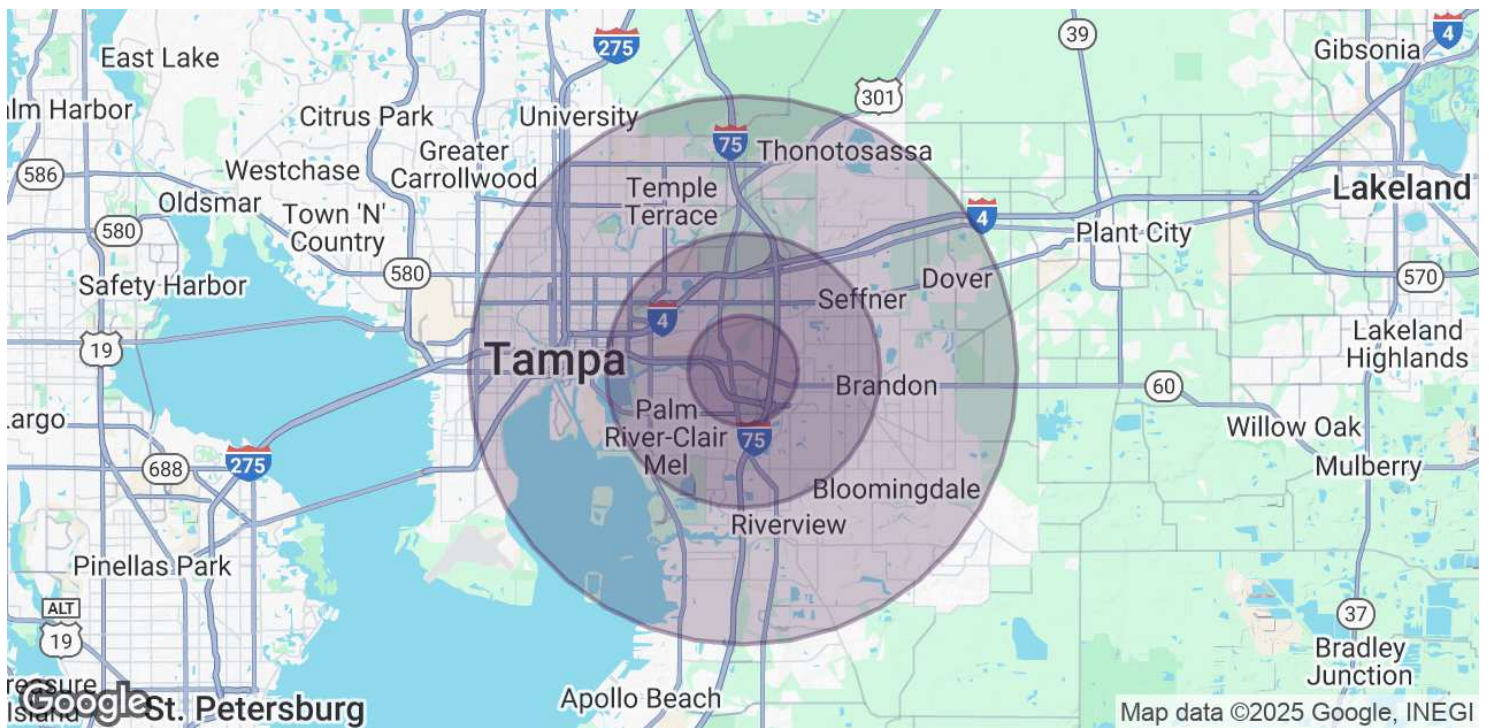
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	30,401	200,784	751,038
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	37	39	40
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	11,528	76,274	288,327
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$71,362	\$81,200	\$90,399
Average House Value	\$304,808	\$301,370	\$364,845

Demographics data derived from AlphaMap

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