



9212 LAZY LANE  
TAMPA, FL 33614

WAREHOUSE | RETAIL | CONTRACTOR OFFICE

# FOR LEASE

SPACIOUS, BRIGHT AND CLEAN WAREHOUSE SPACE AVAILABLE FOR LEASE. FULLY AIR CONDITIONED!

**TINA MARIE ELOIAN, CCIM  
BROKER**

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# EXECUTIVE SUMMARY

## 9212 LAZY LANE

TAMPA, FL 33614

LEASE RATE FOR 3 YEAR TERM **\$12 Per SF**

NNN (CAM) **\$4.88 PER SF**

AVAILABLE SPACE **1,000 SF FLEX SPACES**

### SPACIOUS & FULLY AIR-CONDITIONED

Bright, clean, and fully air-conditioned warehouse offering several 1,000 SF spaces, ideal for a wide range of warehouse, retail, office, or flex users. The units have a practical layout that supports administrative and operational needs.

Rates:

One year – \$13 square foot + NNN- 4% increase/yr

Two year – \$12.50 ft.<sup>2</sup> + NNN- 4% increase/yr

Three year – \$12 square foot+ NNN- 4% increase/yr

Built for efficiency and everyday functionality, the space features a grade-level roll-up door that allows for smooth loading and unloading, along with generous clear ceiling heights of about 10' to 13'. The building offers long-term reliability and flexibility for growing businesses.

The property is positioned right in the heart of the city, close to Dale Mabry Hwy and Gunn Hwy intersection. This professionally maintained multi-tenant property benefits from strong road exposure and excellent accessibility to I-4, I-75, I-275 and the Selmon Expressway. The fully fenced and secured site includes onsite parking and is surrounded by established warehouses and big-box retailers, making it a strategic location for efficient operations and visibility.



## PROPERTY VIEW

### PROPERTY HIGHLIGHTS:

- **Prime Location & Access** – Quick connectivity to Tampa's major highways and surrounding submarkets.
- **Functional Warehouse Design** – Grade-level roll-up door, and flexible space ideal for warehouse, office, or flex use.
- **2 parking spots available per unit.** Extra parking \$80+ tax per spot
- **Bathroom on Site** – Designed with convenience and ease of day-to day operations in mind.
- **Secure, Well-Maintained Site** – Fenced property with onsite parking in a professionally maintained multi-tenant building.

# LISTING DETAILS

## FINANCIAL TERMS

**LEASE PRICE** **\$12.00 /SF NNN**

**TERMS** **FOR LEASE**

## LOCATION

**STREET ADDRESS** 9212 LAZY LANE  
**CITY/MARKET** TAMPA-  
**COUNTY** HILLSBOROUGH  
**SUB MARKET** CARROLLWOOD OAKS

## UTILITIES

**ELECTRICITY** TECO  
**WATER/WASTE** SEPTIC/WELL  
**COMMUNICATION** FRONTIER/VERIZON/SPECTRUM

## THE COMMUNITY

**NEIGHBORHOOD/  
SUBDIVISION NAME** NW AREA OF WATERS & DM, S OF LINEBAUGH  
**FLOOD ZONE AREA** X  
**FLOOD ZONE PANEL** 12057C0192H

## TAXES

**TAX YEAR** 2025  
**TAXES** \$32,804.04

## THE PROPERTY

**FOLIO NUMBER** 023988-0000  
**ZONING** CI  
**PROPERTY USE** FLEX OFFICE  
**LOT SIZE** 71,4387 SF  
**PARKING** ONE PER UNIT-ONSITE



# PROPERTY PHOTOS

THE OWNER IS SEEKING A LONG-TERM TENANT, HOWEVER, WILL CONSIDER A 2-5-YEAR LEASE WITH OPTIONS TO A STRONG TENANT SEEKING LONG TERM OCCUPANCY.



# AERIAL MAP



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Our boutique brokerage is recognized in the Tampa Bay area as an authority on all types of properties with a commitment to excellence and exceptional service. With over 27 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.



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- Valuation & Advisory Services
- Commercial & Residential

\*\*\*This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.\*\*\*

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