

# 3606 E 4th Ave

## 3606 E 4th Ave, Tampa, FL 33605



Listing ID: 30737775  
Status: Active  
Property Type: Industrial For Lease  
Industrial Type: Flex Space, Free-Standing  
Contiguous Space: 28,400 SF  
Total Available: 28,400 SF  
Lease Rate: \$6 PSF (Annual)  
Base Monthly Rent: \$14,200  
Lease Type: NNN  
Loading: 1 Dock, 3 Doors  
Ceiling: 21 - 23 ft.  
Office SF: 1,500 SF  
Drive-In Bays: 2 Bays



### Overview/Comments

28,400 SF East Tampa Industrial Warehouse Facility

- 1,500 SF Renovated Move-In Ready Office
- Updated HVAC, Lamanite Flooring, Paint
- East Tampa/Ybor City Location
- Two (2) 10' x 14' grade level and dock well loading doors
- One (1) 10' x 10' drive-in door with access from 36th Street
- 21' clear warehouse ceiling heights
- Warehouse restrooms
- Main office restroom w/ executive shower
- 1+ Acre or 44,625 SF of Land Area
- 100% sprinkled (Wet System)
- Adequate on-site parking
- Security System
- Landlord will upgrade power to 3-Phase (if required)
- Immediate Access to I-4 & Selmon Expressway
- \$1.50 psf estimated 2021 Operating Expenses

### More Information Online

<http://www.commercialexchangeoflouisiana.com/listing/30737775>

### QR Code

Scan this image with your mobile device:



### General Information

|                   |  |                      |                |
|-------------------|--|----------------------|----------------|
| Taxing Authority: | Hillsborough County  | Zoning:              | IH             |
| Tax ID/APN:       | 19291740N000002000080A   | Building Name:       | Costa Building |
| Industrial Type:  | Flex Space, Free-Standing, Manufacturing, Light Industrial, Warehouse/Distribution | Gross Building Area: | 28,400 SF      |
|                   |  | Land Area:           | 44,625 SF      |

### Available Space

|                      |                        |                     |                     |
|----------------------|------------------------|---------------------|---------------------|
| Suite/Unit Number:   | 3606                   | Space Type:         | Relet               |
| Space Available:     | 28,400 SF              | Date Available:     | 06/01/2021          |
| Minimum Divisible:   | 28,400 SF              | Lease Rate:         | \$6 PSF (Annual)    |
| Maximum Contiguous:  | 28,400 SF              | Lease Type:         | NNN                 |
| Space Subcategory 1: | Warehouse/Distribution | Operating Expenses: | \$1.50 PSF (Annual) |
| Space Subcategory 2: | Flex Space             | Rent Escalators:    | Step-Up Lease       |

|                              |                          |                 |    |
|------------------------------|--------------------------|-----------------|----|
| Rent Escalators Description: | Market escalators        | Loading Docks:  | 1  |
| Rent Concession:             | Negotiable based on term | Loading Doors:  | 3  |
| Conference Rooms:            | 1                        | Drive In Bays:  | 2  |
| Offices:                     | 5                        | Ceiling Height: | 23 |
| Office SF:                   | 1,500 SF                 | Clear Height:   | 21 |
| Parking Spaces:              | 0                        |                 |    |

Space Description Block and Metal buildings totaling 28,400 SF w/ 1,500 SF of finished office area. Office was improved with new paint, flooring and HVAC, network/data room, and bathroom fixtures. Building(s) provide grade-level and dock high well loading, 21' clear at center warehouse ceiling heights. Building is currently single phase power, however, the landlord will upgrade to 3-phase power if required.

### Area & Location

|                           |                           |                   |                                   |
|---------------------------|---------------------------|-------------------|-----------------------------------|
| Property Located Between: | 4th Ave & 36th Street     | Airports:         | Tampa International Airport (TIA) |
| Highway Access:           | I-4, Crosstown Expressway | Area Description: | East Tampa/Ybor City              |

### Building Related

|                            |  |                       |   |
|----------------------------|--|-----------------------|---|
| Tenancy:                   | Multiple Tenants                                 | Freight Elevators:    | 0   |
| Total Number of Buildings: | 3  | Sprinklers:           | Wet   |
| Number of Stories:         | 1  | X-Phase:              | Single  |
| Office Space SF:           | 1,500 SF   | Heat Type:            | Electricity   |
| Property Condition:        | Fair   | Heat Source:          | Central   |
| Year Built:                | 1973   | Air Conditioning:     | Package Unit  |
| Year Renovated:            | 1989   | Lighting:             | Fluorescent, Metal Halide   |
| Construction/Siding:       | Aluminum Siding, Block, Metal/Glass, Steel Frame | Internet Access:      | Cable, DSL, ISDN, Satellite, T1/T3, Gigabit, Fiber Optic                                  |
| Parking Type:              | Surface  | Interior Description: | Move-in ready office area has been improved with new paint, flooring, HVAC, and fixtures. |
| Total Parking Spaces:      | 22   |                       |   |
| Passenger Elevators:       | 0  |                       |   |

### Land Related

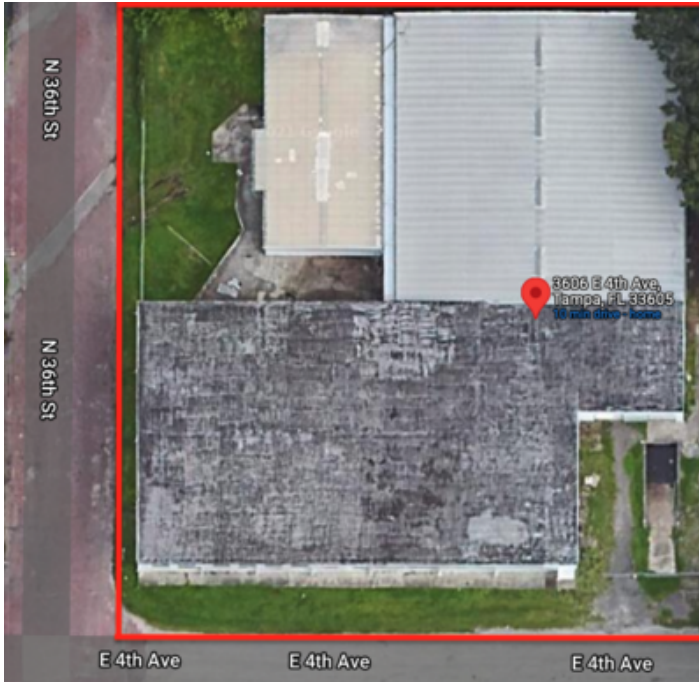
|                     |                  |                    |   |
|---------------------|------------------|--------------------|---|
| Zoning Description: | Industrial Heavy | Sewer Type:        | Municipal   |
| Water Service:      | Municipal        | Legal Description: | EAST BAY PARK SECOND REVISION LOTS 4 THRU 12 INCL AND CLOSED ALLEY ABUTTING SAID LOTS BLOCK 2 |

### Location

|          |                                 |
|----------|---------------------------------|
| Address: | 3606 E 4th Ave, Tampa, FL 33605 |
| County:  | Hillsborough                    |
| MSA:     | Tampa-St. Petersburg-Clearwater |



## Property Images



Costa Building Aerial



10' x 14' Loading Doors (Dock Well + Grade)



Office Area Entrance



10' x 10' GL Loading Door





Warehouse Area



Warehouse Area



Warehouse Area



Office Area Reception



Office Hallway



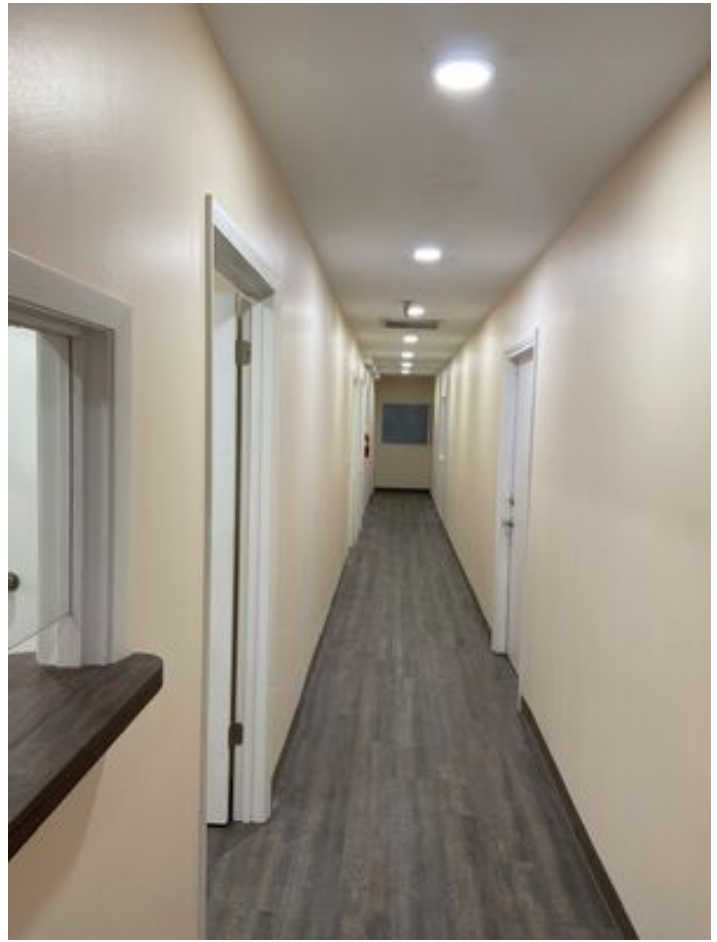
Private Office



Private Office



Office Restroom

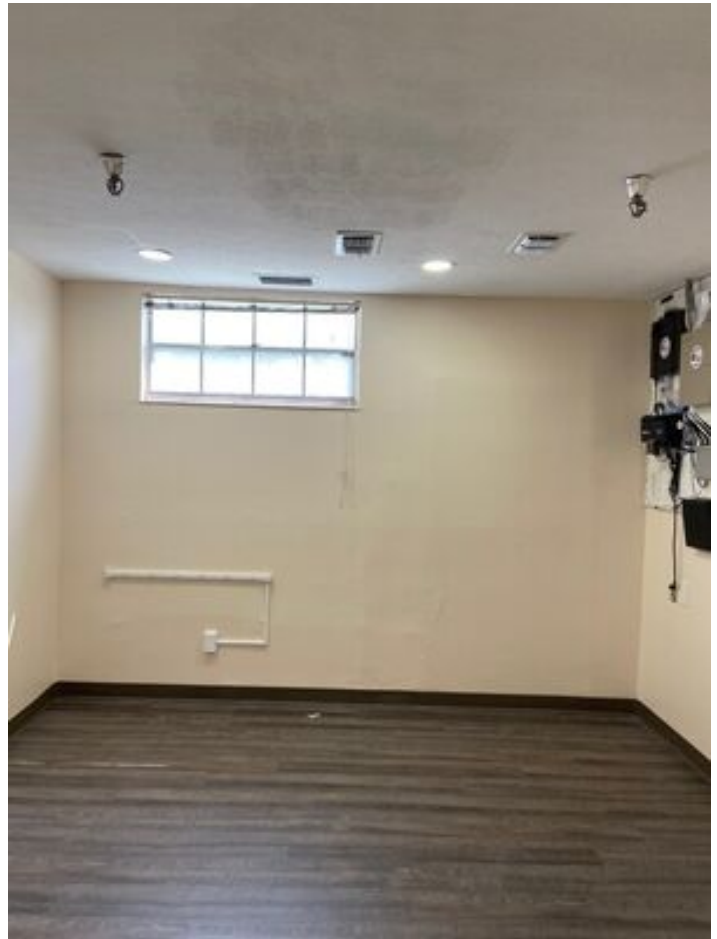


Main Office Hallway





Phone/IT Board



Private Office





Office Electric Service

## Property Contacts

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