



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1269

OFFICE/FLEX SPACE

FOR LEASE



5471 WEST WATERS AVE.
TAMPA, FL 33634

- OFFICE/FLEX SPACE
- ZONING: MANUFACTURING
- LOCATED IN SWEETWATER CENTER JUST MINUTES FROM FL-589/N. VETERANS EXPRESSWAY AND 8 MILES TO TAMPA INTERNATIONAL AIRPORT
- LOCAL, RESPONSIVE PROPERTY MANAGEMENT TEAM
- SIGNAGE AVAILABLE
- **LEASE RATE: \$14.25/SF NNN**



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Revised: 5/8/23

PROPERTY OVERVIEW

LO-1269

ADDRESS: 5471 W. Waters Ave.
Tampa, FL 33634

LOCATION: Just off Florida Mining Blvd. on West Waters Ave.

LAND AREA: 71,315 SF
DIMENSIONS: Irregular

ZONING: M - Manufacturing – Hillsborough County
LAND USE: IL – Industrial Limited
FLOOD ZONE: X (no flood insurance required)

IMPROVEMENTS: 23,788 SF Single Story

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1999

UTILITIES: TECO - (Electric) Trash - (Pro Waste)
Water & Sewer - (Hillsborough County)

PARKING: 4/1,000

PRESENT USE: Office / Flex

TAXES: \$43,173 (2022)
PARCEL ID #: U-19-28-18-89R-000000-0001.0

LEASE RATE: Suite #300 - \$14.25/SF NNN

TRAFFIC COUNT: 45,038 VPD (Waters Ave.)

NOTES: Professional flex building located in Sweetwater Business Center. North of Tampa International Airport. Local management team. The property has 3 phase power and a split HVAC system. Suite #300 is currently used as office space with 2 restrooms and a kitchen – there are 2 overhead doors/grade level currently covered but can be converted.

KEY HOOK #: Lockbox

ASSOCIATE: Renee Opland

K&H SIGNAGE: 3'X4'

LISTING CODE: LO-1269-3-14

SHOWING INFORMATION: By appointment only. Contact listing agent to schedule.

LEASING INFORMATION

PROJECT SIZE: 23,778 SF

SPACE AVAILABLE: Suite #300 – 3,915 SF

PARKING: 4/1000

OCCUPANCY: 30 days

RENT: Suite #300 - \$4,649 Per Month NNN

ESCALATION: 3%

<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
Real Estate Taxes	*CAM	
Insurance	*CAM	
Insurance: Personal Property & Liability		X
Trash	*CAM	
Exterior Maintenance	*CAM	
Interior Maintenance		X
Water	*CAM	
Management	*CAM	
Electric		X
HVAC		X

*CAM estimate \$6.30/SF

MINIMUM TERM: 3 years

SIGNAGE: Building façade and doors/windows