



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1136

LYNMAR BUSINESS CENTER

FOR LEASE



LYNMAR BUSINESS CENTER

12645 RACE TRACK ROAD
TAMPA, FL 33626

- 10 BUILDINGS – 125,752 SF MIXED USE DEVELOPMENT
- SPACE AVAILABLE: FROM 1,500 SF
- RETAIL, OFFICE & SOME FLEX SPACE
- ON SITE PROPERTY MANAGEMENT
- **LEASE RATE: STARTING AT \$18/SF + CAM & TAX**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



ADDRESS: 12645 Race Track Road
Tampa, FL 33626

LAND AREA: 12.6 acres
DIMENSIONS: Irregular

IMPROVEMENTS: 10 Buildings – 125,752 SF

YEAR BUILT: 2002 - 2006

PARKING: 589 spaces total
PRESENT USE: Mixed use

LEASE RATE: Starting at \$18/SF NNN
+ \$5.75/SF CAM (2024 Estimate) & TAX

LOCATION: Between Linebaugh Ave &
Countryway Blvd., at the SWC of Race Track Rd.,
Lynmar Blvd.

ZONING: PD - Planned Dev. - Hillsborough County
LAND USE: LI - Light Industrial
FLOOD ZONE: “X”, No Flood Insurance required

LEGAL DESCRIPTION: Lengthy – in listing file

UTILITIES: Electric– Teco Energy
Water & Sewer - Hillsborough County

TAXES: N/A

FOLIO #: U-07-28-17-04B-000000-0004.0
U-07-28-17-04B-000000-0004.1
U-07-28-17-04B-000000-0004.2
U-07-28-17-04B-000000-0004.3

NOTES: Lynmar Business Center is a 10 building, 125,752 SF, mixed-use development. Good visibility and access from Race Track Road. Retail, Office & some Flex space is available. Across the street from Hampton Lakes Shopping Center and Baycare Outpatient Center.

KEY HOOK #: N/A
K&H SIGNAGE: 3’ x 4’
SHOWING INFORMATION: Call listing Associate to make appointment.

ASSOCIATE: Don Russell (727) 709-2158
LISTING CODE: LO-1136-3-20

LEASING INFORMATION

PROJECT SIZE: 125,752 SF

PARKING: 589 spaces total

OCCUPANCY: Immediate

LEASE RATE: Starting at \$18/SF
+ \$5.75/SF CAM (2024 Estimate) & TAX

OTHER CHARGES	LESSOR	LESSEE
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		CAM

MINIMUM TERM: 3-5 years

SIGNAGE: On Building in front of space &
on pylon sign depending on availability.

SPACE AVAILABLE:

SUITE		SF AVAIL.	BASE LEASE RATE
12892	Commodity PL		\$18.00/SF NNN*
12651	Race Track Rd.		\$18.00/SF NNN*
12906	Commodity PL	2,355 SF	\$18.00/SF NNN*
12655	Race Track Rd.	2,530 SF	\$18.00/SF NNN*

* Plus CAM
\$5.75/SF (2024 Estimate)