



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SI-1609

OFFICE / WAREHOUSE FOR SALE



4913 & 4919 W. LAUREL ST.
TAMPA, FL 33607

- 37,852 TOTAL SF
- 3 BUILDING COMPLEX
- 3 PLUS ACRES / LAND
- WESTSHORE BUSINESS DISTRICT
- NEW ROOFS (2025)
- 4/1,000 PARKING RATIO
- **SALE PRICE: \$9,500,000**



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



ADDRESS: 4913 & 4919 W. Laurel St.
Tampa, FL 33607

LAND AREA: 134,168 SF (3.08 acres)
DIMENSIONS: 62.5' (L) X 281'-351' (D)

IMPROVEMENTS: 4913 - 20,850 SF
4919 - 17,032 SF

YEAR BUILT: 1979-1981

PARKING: 4/1,000

PRESENT USE: Office – 27,274 SF
Warehouse – 10,608 SF

MORTGAGE HOLDER: Flagship Bank

PRICE: \$9,500,000

LOCATION: Property is located south of Spruce/
Boy Scout Blvd., in between O'Brien St & Westshore
Blvd. on the N. side of W. Laurel St.

ZONING: M-AP-1 - Airport Compatibility District
LAND USE: M-AP – Municipal Airport Compatibility
FLOOD ZONE: "X" – No Flood Insurance Required

LEGAL DESCRIPTION: Lengthy, in listing file

UTILITIES: Electric – Tampa Electric
Water/Sewer/Trash – Hillsborough County

TAXES: 4913 W. Laurel St. \$65,896.75 (2024)
4919 W. Laurel St. \$57,696.01 (2024)

FOLIO #: 112029-0200 and 112028-0100

TERMS: Cash

NOTES: This multi-building property is ideally located in the Westshore Business District, minutes from shopping, restaurants, banking, Tampa International Airport, International Mall and the interstate highways. **4913 W. Laurel St.** is a 2-tenant building totaling 20,850 SF. Currently 10,608 SF of warehouse space (rented until 10/31/26 by the VA for \$204,000 NNN annually with backup generators). There is, also, 10,242 SF of office renovated in 2020 with a large reception area, glass conference room, new breakroom, seven restrooms, 14 private offices, open workspace and more. **4919 W. Laurel St.** consist of 17,032 SF professional office in two building. The main building is 14,632 SF with a smaller second building of 2,400 SF (1,550 SF break room, 850 SF garage) both buildings were completely renovated in 2020. This project offers a 4/1,000 parking ratio, outstanding signage and visibility, a new lift station, new roofs on all buildings, multiple new rooftop HVAC units and more. This property is also available for lease. Call today to schedule a showing.

KEY HOOK #: None

K&H SIGNAGE: 3 x 4 (2)

SHOWING INFORMATION: Call Listing Associates to schedule all showings.

ASSOCIATES: Larry Gilbert & Angel Calkins (727) 483-2512

LISTING CODE: SI-1609-1-31/14

