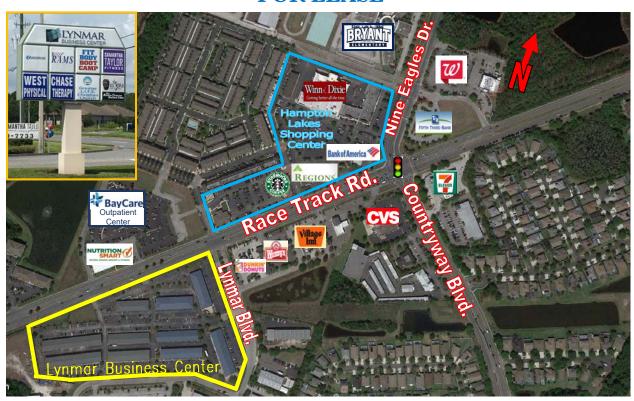


LYNMAR BUSINESS CENTER

FOR LEASE



LYNMAR BUSINESS CENTER

12645 RACE TRACK ROAD TAMPA, FL 33626

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







Rev: 7/10/24 LO-1136 PROPERTY OVERVIEW

ADDRESS: 12645 Race Track Road

Tampa, FL 33626

LOCATION: Between Linebaugh Ave &

Countryway Blvd., at the SWC of Race Track Rd.,

Lynmar Blvd.

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: \$18/SF NNN

+ \$5.75/SF CAM (2024 Estimate) & TAX

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 **ASSOCIATE**: Don Russell (727) 709-2158

K&H SIGNAGE: 3' x 4' **LISTING CODE**: LO-1136-3-20

SHOWING INFORMATION: Call listing office to make appointment.

LEASING INFORMATION

PROJECT SIZE: 125,752 SF

SPACE AVAILABLE: **PARKING**: 589 spaces total

OCCUPANCY: Immediate **SUITE** SF AVAIL. **BASE LEASE RATE**

LEASE RATE: From \$18/SF

+ \$5.75/SF CAM (2024 Estimate) & TAX 12892 Commodity PL 1,500 SF \$18.00/SF NNN*

OTHER CHARGES LESSOR LESSEE * Plus CAM Real Estate Taxes CAM \$5.75/SF (2024 Estimate) Insurance CAM

Insurance: Personal Property & Liability Χ Trash CAM Exterior Maintenance CAM Interior Maintenance Χ 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.