

WESTSHORE HIGH QUALITY FLEX-SPACE FOR SALE



5402 W. LAUREL ST., UNIT # 6 TAMPA, FL 33607

- 4,249 SF TOTAL
- INCLUDES: 775 SF 2ND FLOOR OFFICE
- 10' X 10' GRADE LEVEL DOOR
- 20' HIGH CEILINGS
- FULLY AIR CONDITIONED
- WESTSHORE BUSINESS DISTRICT
- HIGH END INTERIOR FINISHES
- SALE PRICE: \$1,325,000







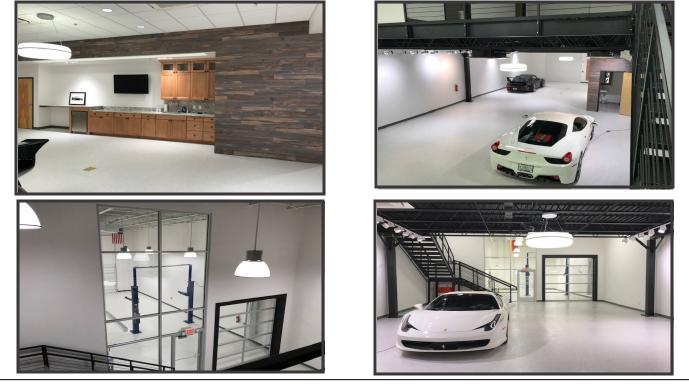
REV. 4/14/2025	PROPERTY OVERVIEW	SI-1656
ADDRESS: 5402 W. Laurel St., Unit Tampa, FL 33607	#6 LOCATION : From Spruce St., so West on W. Laurel, property is or of W. Laurel St.	
LAND AREA: 2.36 Acres		
DIMENSIONS: Irregular	ZONING : M-AP-2 - Airport Compa LAND USE : M-AP – Municipal Air	0
IMPROVEMENTS: 69,670 SF	FLOOD ZONE : 'AE' – Flood Insura	
YEAR BUILT: 1975, Renovated 2007	7 & 2023 LEGAL DESCRIPTION : Lengthy,	in listing file
CLEAR CEILING HEIGHT:	UTILITIES : Electric – TECO, Wat	er/Sewer/Trash –
PARKING : 4/1000	Via Association (Hillsborough Co	
	TAXES : \$6,936.48 (2024)	
PRESENT USE : Mixed		
	FOLIO #: 112485-0112	
MORTGAGE HOLDER: F & C	TERMS: Cash	
PRICE : \$1,325,000	i Ennis. Casil	

NOTES: Rare opportunity to purchase a high-quality Flex Space located in the Westshore Business district!!! This flex space boasts a 3,474/SF footprint that has 20' clear height and a 775/SF second floor mezzanine with 2 private offices and a large open workspace. The space includes 2 restrooms, 1 grade level overhead rollup warehouse door, 10' x 10' on the south end of the suite and double doors on the north side of the building. The space, also, includes a 200 amp 3-phase power. The new parking lot being developed on the south side of the property will offer a 4/1000 parking ratio. Monthly Association fees are \$1,480.16 and include water/sewer/trash/exterior landscaping/reserves and common signage for the project. This space is ideal for automotive enthusiasts, physical therapists, or any other company that is looking for modern industrial looking space. Full epoxy floor.

KEY HOOK #: TBD

ASSOCIATE: Larry Gilbert & Angel Calkins (727) 483-2512 LISTING CODE: SI-1656-2-31/14

K&H SIGNAGE: 3 X 4LISTING CODE: SI-1656-2-31/14SHOWING INFORMATION: Tenant in place:Listing Associate must schedule all showings.



The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.