



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 – 125,916 SF MIXED USE DEVELOPMENT
- RETAIL, OFFICE & FLEX SPACE
- VARIOUS SIZES AVAILABLE
- ON SITE PROPERTY MANAGEMENT



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

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

LAND AREA: 12.6 acres

DIMENSIONS: Irregular

ZONING: PD - Planned Dev. - Hillsborough County

LAND USE: LI - Light Industrial

FLOOD ZONE: "X", No Flood Insurance required

IMPROVEMENTS: 10 Buildings – 125,916 SF

LEGAL DESCRIPTION: Lengthy – in listing file

YEAR BUILT: 2002 - 2006

UTILITIES: Electric– Teco Energy

Water & Sewer - Hillsborough County

PARKING: 589 spaces total

PRESENT USE: Mixed use

TAXES: N/A

LEASE RATE: Rent varies depending on space
+ \$5.75/SF CAM (2026 Estimate)

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 offers a highly visible, easily accessible mixed-use destination with approximately 125,916 square feet across 10 buildings. Ideally positioned at the southeast corner of Race Track Road and Lynmar Boulevard, the property benefits from strong exposure and convenient access from Race Track Road, Lynmar Boulevard, and Commodity Place. Flexible configurations are available for office, retail, and flex-space users, making the center well suited for a variety of business needs.

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 Associate to make appointment.

LEASING INFORMATION

PROJECT SIZE: 125,916 SF

PARKING: 589 spaces total

OCCUPANCY: Immediate

LEASE RATE: Rent varies depending on space
+ \$5.75/SF CAM (2026 Estimate)

SPACE AVAILABLE:

1,550± SF 12862 Commodity PL. Building 9

Base rent: \$2,158.67/Month NNN

Plus CAM \$742.71/Month**

2,000± SF 13970 Lynmar Blvd. Building 1

Base rent: \$3,333.33/Month NNN

Plus CAM: \$958.33/Month**

2,734± SF 12655 Race Track Rd. Building 4

Base rent: \$4,070.00/Month NNN

Plus CAM: \$1,310.04/Month**

****2026 CAM estimate is \$5.75/SF**

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.