



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 southwest 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

SPACE AVAILABLE:

PARKING: 589 spaces total

1,550± SF 12862 Commodity PL. Building 9

Base rent: \$2,158.67/Month NNN

Plus CAM \$742.71/Month**

OCCUPANCY: Immediate

1,861± SF 12914 Commodity Place Building 3

Base rent: \$2,564.67/Month NNN

Plus CAM \$891.73/Month**

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

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

2,000± SF 13970 Lynmar Blvd. Building 1

Base rent: \$3,333.33/Month NNN

Plus CAM: \$958.33/Month**

2,206± SF 12910 Commodity Place Building 3

Base rent: \$2,969.17/Month NNN

Plus CAM: \$1,057.04/Month**

2,254± SF 12906 Commodity Place Building 3

Base rent: \$3,046.17/Month NNN

Plus CAM: \$1,080.04/Month**

MINIMUM TERM: 3-5 years

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

Base rent: \$4,070.00/Month NNN

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

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

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