



20,776 SF INDUSTRIAL FLEX BLDG. FOR SALE

MANUFACTURING BLDG ON 2.84 AC OFF WATERS AVE.

8517 Sunstate Street, Tampa, FL 33634

TAMPA BAY AREA OPPORTUNITY

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IN THE NEWS INC. INDUSTRIAL MANUF. FLEX BUILDING

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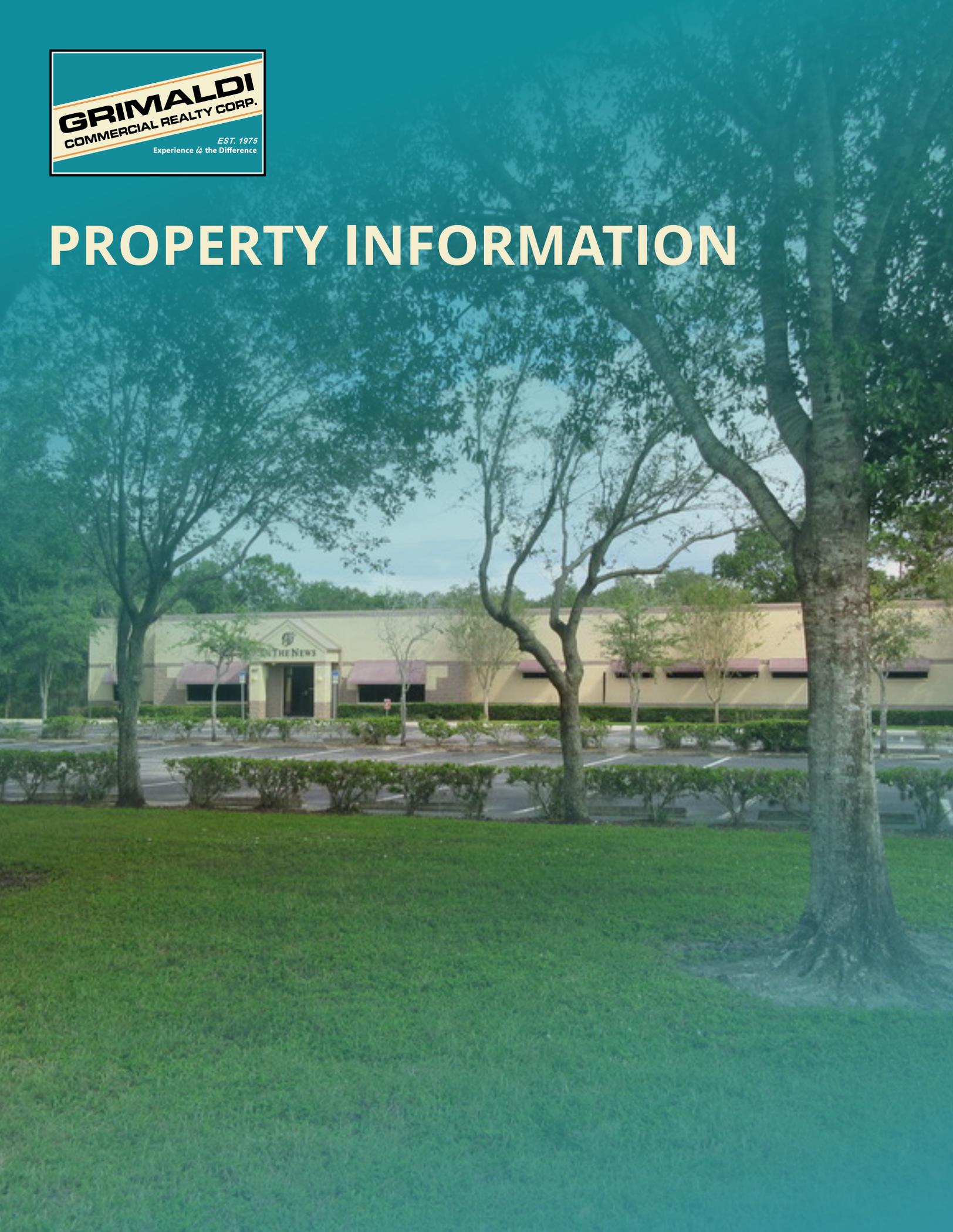
All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

INDUSTRIAL PROPERTY FOR SALE



PROPERTY INFORMATION

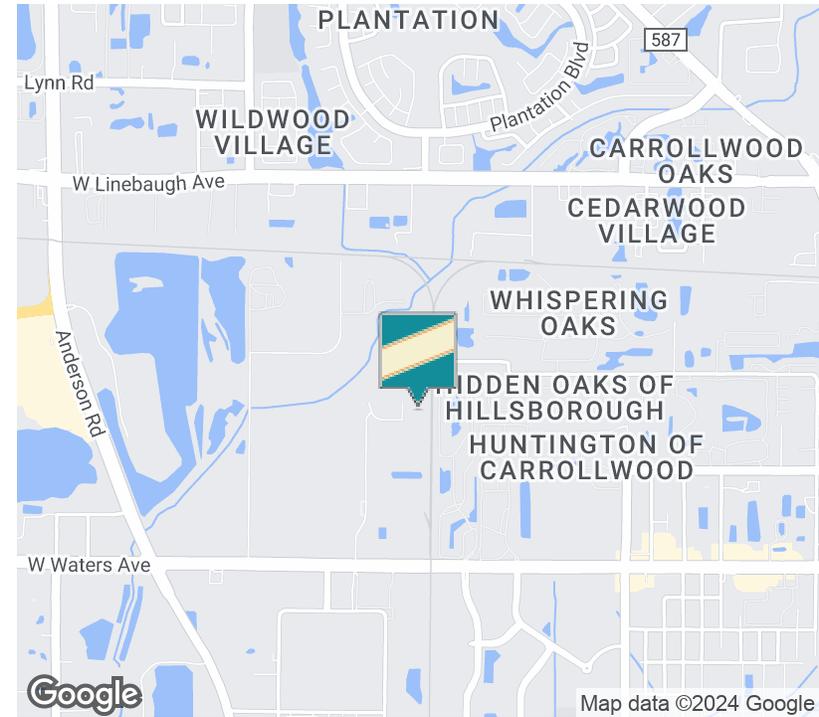




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20,776 SF MANUFACTURING FLEX BUILDING ON 2.84 ACRES



OFFERING SUMMARY

Sale Price:	\$2,200,000
Available SF:	20,776 SF
Lot Size:	2.84 Acres
Year Built:	2002
Building Size:	20,776 SF
Zoning:	Manufacturing
Market:	Tampa
Submarket:	Northwest Tampa
Price / SF:	\$105.89

PROPERTY OVERVIEW

20,776 SF FLEX BUILDING, Freestanding Manufacturing Zoned (M) Building on 2.84 AC immediately north of Sunshine Industrial Park off of Waters Ave, 1 mile East of Veterans Expressway, and 2 miles West of N. Dale Mabry Hwy. Available for Owner-User upon sale.

The building features 12,942± square feet (63%) of finished office space while the remaining 7,687 SF (37%) comprises production space with finished walls and ceilings, concrete floors and a small warehouse area for loading and unloading.

Flex space so office to warehouse portions can be modified.

Central HVAC throughout, in offices and warehouse. Lobby, Sprinklered, Security system, Key FOB system, 3 Phase Power, 900 Amp service, 3 grade level roll up doors

Site improvements include asphalt paved driveways and parking with 121 lined spaces, seven concrete lamp posts, attractive landscaping with sod, shrubs, and trees and a 320± square foot wood frame pavilion for employee breaks. The building is serviced by a generator which can power the entire building in the case of a power failure.

FAR is .40, so buyer may expand building SF up to apx 49,000 SF if desired.

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- 20,776 SF Manufacturing FLEX BUILDING (Zoned M)
- Industrial/Office District off of Waters, 1 mile east of Veteran's Expressway
- 100% under HVAC/ 900 Amp service/Key FOB system
- Oversized 2.84 AC Parcel
- 12,942 SF of Finished Office Space
- Plus 7,687 SF of Production space and warehouse
- Apx. 60+ partitioned workstations
- Flex space so office to warehouse portions can be modified!
- Ceiling 15.0' Total-Clear height 13' (Office portion currently 9' with the drop down ceiling)
- 121 parking spaces
- 3 grade level roll-up doors
- .40 FAR, allows for building expansion up to apx 49,000 SF if desired
- 3 Phase Power, and Generator to power full



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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

20,776 SF FLEX BUILDING, Freestanding Manufacturing Zoned (M) Building on 2.84 AC immediately north of Sunshine Industrial Park off of Waters Ave, 1 mile East of Veterans Expressway, and 2 miles West of N. Dale Mabry Hwy.

Will be available for Owner-User occupancy upon sale.

The building features 12,942± square feet (63%) of fully finished office space while the remaining 7,687 SF (37%) comprises production space with finished walls and ceilings, concrete floors and a small unfinished warehouse area for loading and unloading.

Ceilings-15.0' Total-Clear height 13' (Office portion currently 9' with the drop down ceiling) 6 Electrical drops throughout building with 900 Amp service, Key FOB system, Fiber Optic/Time Warner, 6 HVAC units, Kohler power systems 275 generator to power entire building. Exterior painted & parking lot restriped in 2015. Non-smoking building.

Central HVAC throughout, in offices and warehouse. Lobby, Sprinklered, Security system, 3 Phase Power, 3 grade level roll up doors

The finished office floor plan comprises a reception area, three executive offices (two of which have private restrooms), two smaller private offices, a large open sales area divided into approx 60 work stations, an employee break room, four restrooms, a mail room and a customer service area with two additional private offices. The semi-finished production area includes a wood shop, paste-up area, laminate area and shipping area. The building is fully air conditioned with the exception of the 1,393± square foot loading/unloading warehouse area at the southeast corner of the building, and has 3 Phase Power. Other amenities include fire sprinklers, a security system, and three grade level, overhead doors along the south elevation. There are three unfinished and separate rooms along the south elevation that are accessed via roll-up doors. One of the rooms contains an air compressor, one has a large vacuum that services the wood shop, and the other includes barrels of stain that serve the paste up room. The building is serviced by a generator which can power the entire building in the case of a power failure.

Site improvements include asphalt paved driveways and parking with 121 lined spaces, seven concrete lamp posts, attractive landscaping with sod, shrubs, and trees and a 320± square foot wood frame pavilion for employee breaks



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LOCATION DESCRIPTION

Located in Sunshine Industrial Park in an Industrial/office area on Sunstate Street runs which runs northward from Waters Avenue and is located approximately one mile east of the Veterans Expressway toll road and two miles west of Dale Mabry Highway. Sunshine Industrial Park consists of warehouses and industrial flex buildings on large, oversized lots.

Neighborhood boundaries are: Linebaugh Avenue to the north, Hillsborough Avenue to the south, North Dale Mabry to the east, Hanley Road to the west.

There are numerous other business parks in the area including Thompson Center and Thompson Center-Waters, Eagle Creek, Drew Park, Benjamin Center, Beaumont Center and Airport Industrial Park. Conveniently located near Tampa International Airport (TIA).

SITE DESCRIPTION

Gross Land size: 2.84 AC. A retention pond occupies approximately 22,200 square feet of the gross land area. The remaining 2.33 acres or 101,511 square feet is occupied by the building, site improvements, and green space.

Site improvements include asphalt paved driveways and parking with 121 lined spaces, seven concrete lamp posts, attractive landscaping with sod, shrubs, and trees and a 320± square foot wood frame pavilion for employee breaks.

PARKING DESCRIPTION

121 surface parking spaces

UTILITIES DESCRIPTION

3 Phase Power, 900 Amp service, water, sewer, gas, electric

CONSTRUCTION DESCRIPTION

Poured concrete slab and masonry, flat roof

POWER DESCRIPTION

3 Phase Power/900 Amp service





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PROPERTY DETAILS

Sale Price	\$2,200,000
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
APN #	Folio #023949-0100
Corner Property	Yes
Traffic Count Street	Waters Ave
Waterfront	Yes
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Ratio	5.57
Number of Parking Spaces	121

UTILITIES & AMENITIES

Utilities	3 Phase, 900 Amp service, water/sewer, gas, Fiber optic/Time Warner
Central HVAC	Yes
HVAC	Central throughout (office and warehouse) 6 units- original 2002 and some replaced 2016
Restrooms	4 common restrooms plus 2 private restrooms
Landscaping	Yes/Good
Gas / Propane	Yes

LOCATION INFORMATION

Building Name	In the News Inc. Industrial Manuf. Flex Building
Street Address	8517 Sunstate Street
City, State, Zip	Tampa, FL 33634
County	Hillsborough
Market	Tampa
Sub-market	Northwest Tampa
Cross-Streets	Waters Ave & Sunstate Street, 1 mile east of Veteran's expressway
Signal Intersection	Yes

BUILDING INFORMATION

Tenancy	Single
Ceiling Height	15 ft
Minimum Ceiling Height	9 ft- 15 ft (13 Ft Clear height)
Office Space	12,942 SF
Number of Floors	1
Year Built	2002
Gross Leasable Area	20,776 SF
Construction Status	Existing
Warehouse %	37.0%
Framing	Masonry
Condition	Good
Roof	Flat/ Built up composition (2002)
Free Standing	Yes
Number of Buildings	1
Floor Coverings	Tile, carpet and vinyl
Foundation	Poured concrete slab
Office Buildout	Finished office buildout

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ADDITIONAL PHOTOS



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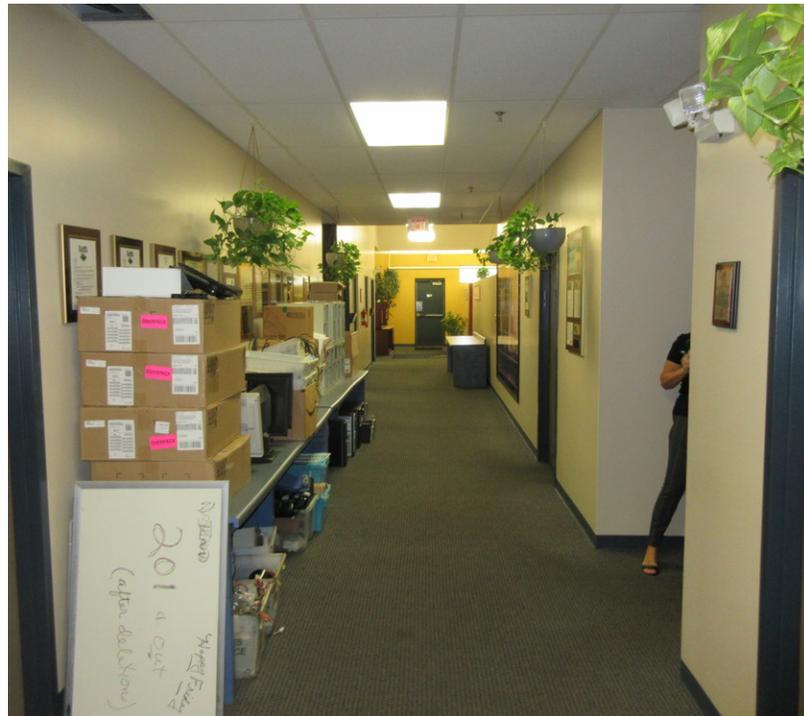
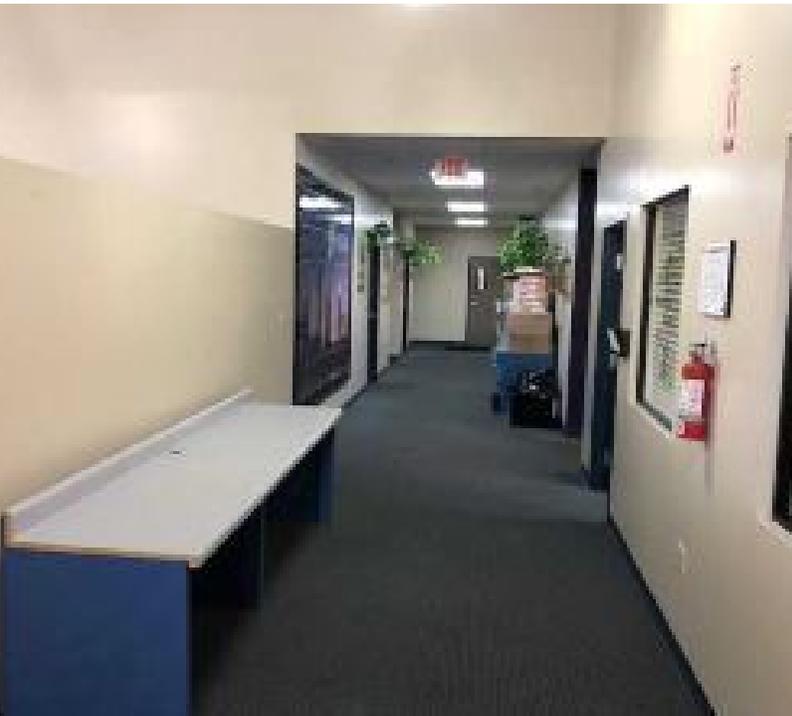
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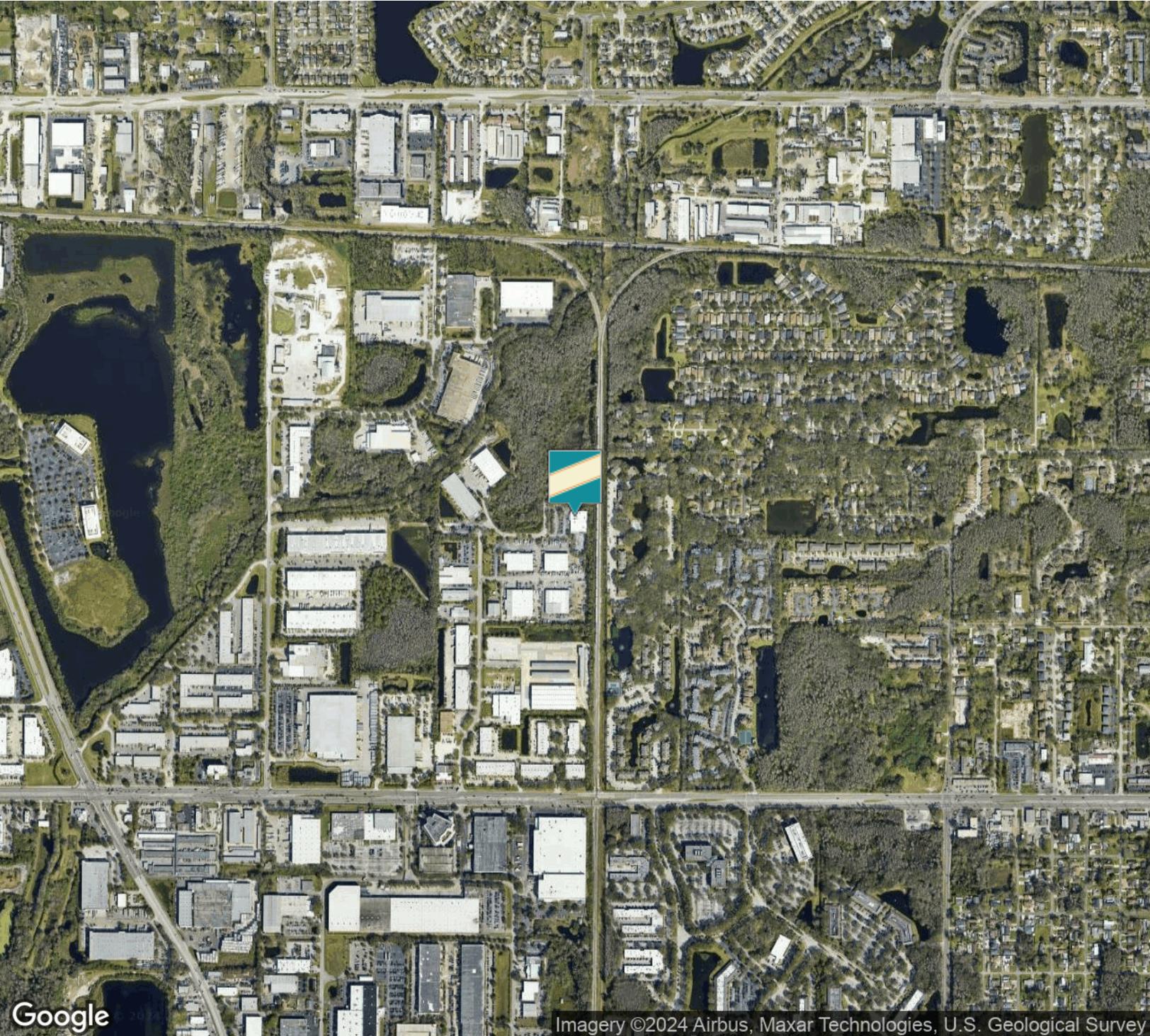
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AERIAL MAPS



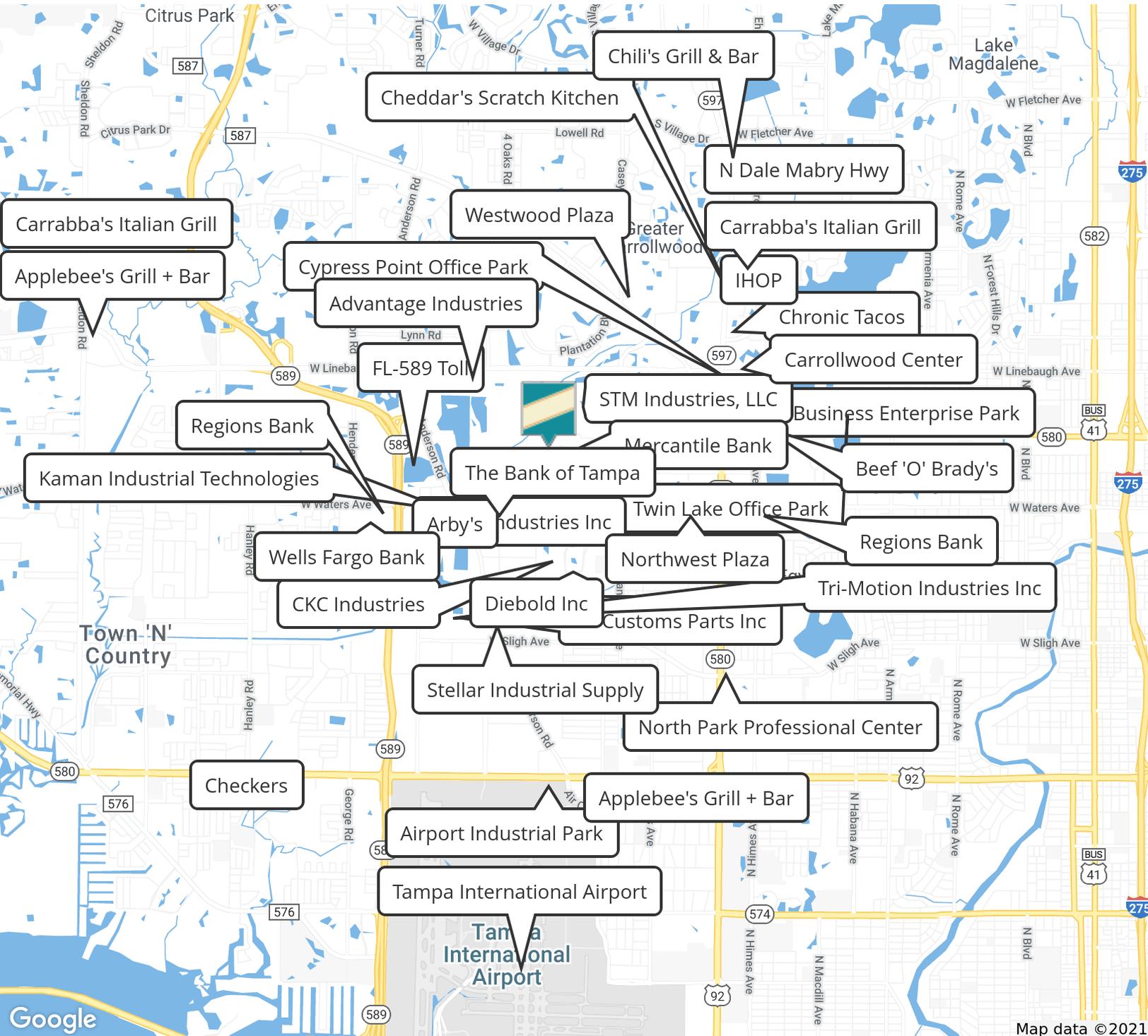
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RETAILER MAP



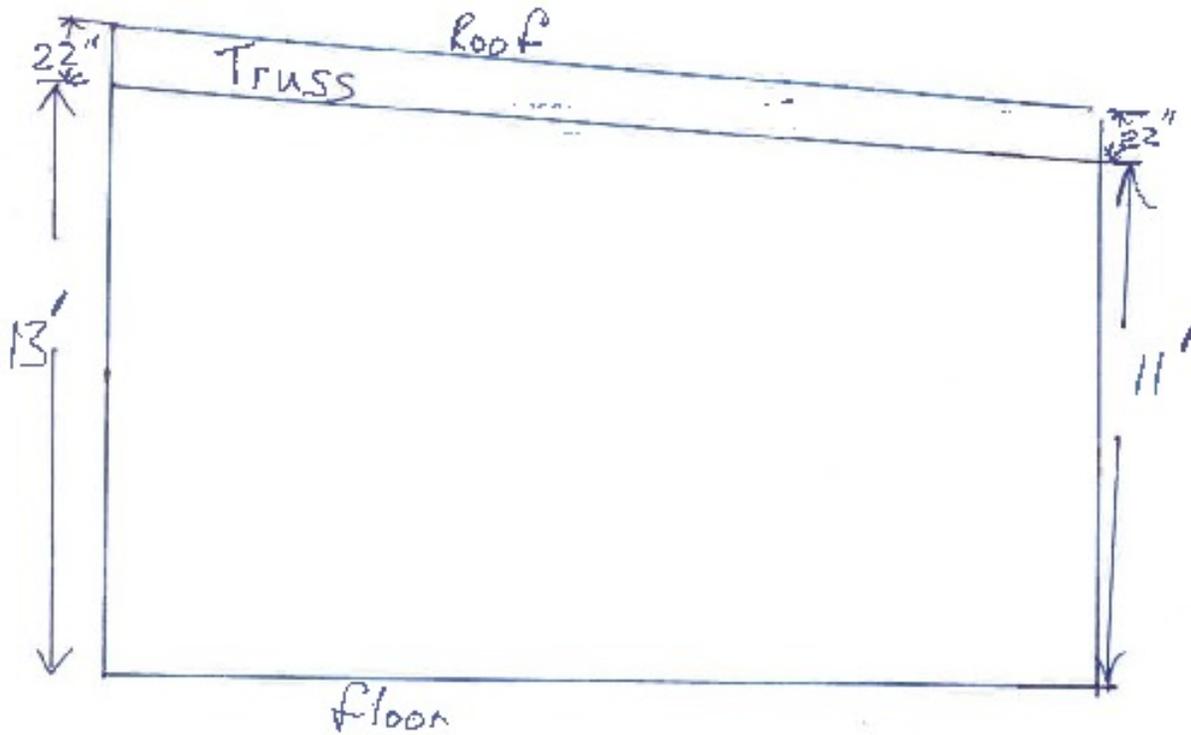
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ROOF LINE- CEILING HEIGHTS

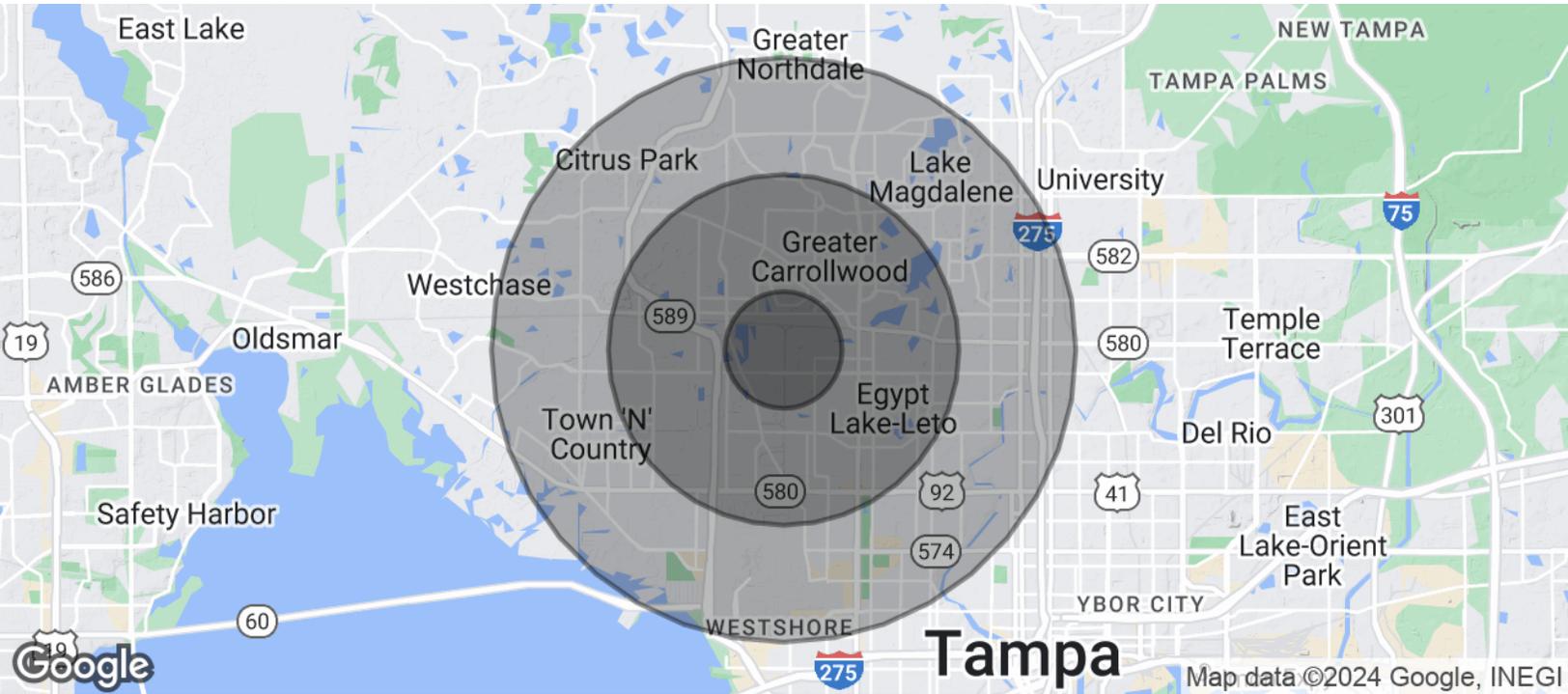




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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,909	97,813	261,231
Average age	34.1	36.4	36.8
Average age (Male)	31.3	34.3	35.5
Average age (Female)	35.9	38.5	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,013	37,923	102,978
# of persons per HH	2.6	2.6	2.5
Average HH income	\$48,947	\$58,975	\$59,934
Average house value	\$170,388	\$213,154	\$220,394

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO

KARI L. GRIMALDI/ BROKER

President



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PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Crexi Platinum Broker Award Winner

Areas of Expertise:

- Office and Build-to-Suit Sales & Leasing
- Medical Office Sales
- Retail Sales
- Industrial Sales
- Multifamily Investments
- Single NNN National Investments
- Land & Commercial Development
- Foreign Investors & Investment Specialist
- Seller Finance and Creative Financing
- 1031 & Reverse Exchanges
- Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

- REIC Member- Real Estate Investment Council
- CCIM Candidate- Certified Commercial Investment Member
- ICSC Member- International Council of Shopping Centers