

89,000+ Sq. Ft. Warehouse FOR SALE OR LEASE

PRICE REDUCED
50% Off Rent for 6-Months*



**2721 N. 36th Street
Tampa, FL 33605**



***DISCLAIMERS:**

Lease must be fully executed by 6/30/12
5-Year Lease Term Minimum
Equates to \$1.13/NNN rental rate for initial 6-months of term

BUILDING SIZE:	89,081 Sq. Ft.
OFFICE:	3,000 Sq. Ft.
WAREHOUSE:	86,081 Sq. Ft.
LAND SIZE:	4.1 Acres
ZONING:	Industrial (IG)
LOADING:	Double Truckwell (26' Wide) 1 GL Door (16'x14') 1 GL Opening (20'x14') 1 GL Opening (40'x14')
CLEAR HEIGHT:	31 to 35 Feet
POWER:	400A / 120-240V / 3 Phase
OUTSIDE STORAGE:	Fenced + Paved
RAIL:	Spur Inside Building
CRANES:	Two 5-Ton Cranes
SALE PRICE:	\$2,200,000 \$1,800,000 Owner Financing Available
LEASE RATE:	\$2.25 NNN

FOR MORE INFORMATION CONTACT:

Industrial Property Group, Inc.

Licensed Real Estate Broker

2202 N. Westshore Blvd. • Suite 200 • Tampa, FL 33607

LONNIE D. HOMENUK

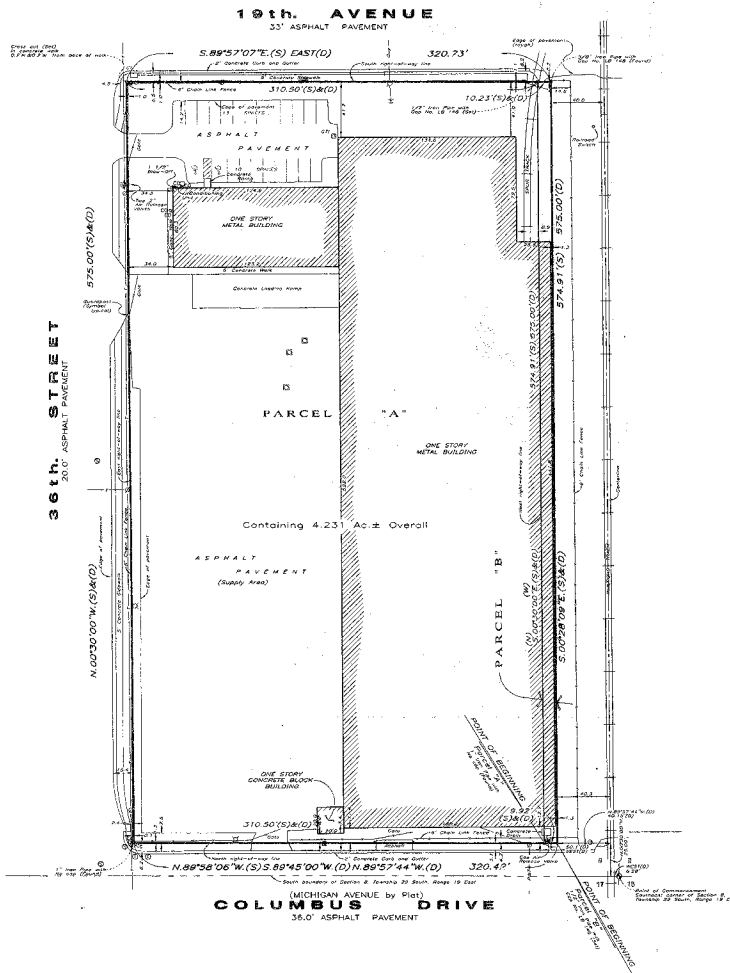
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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

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