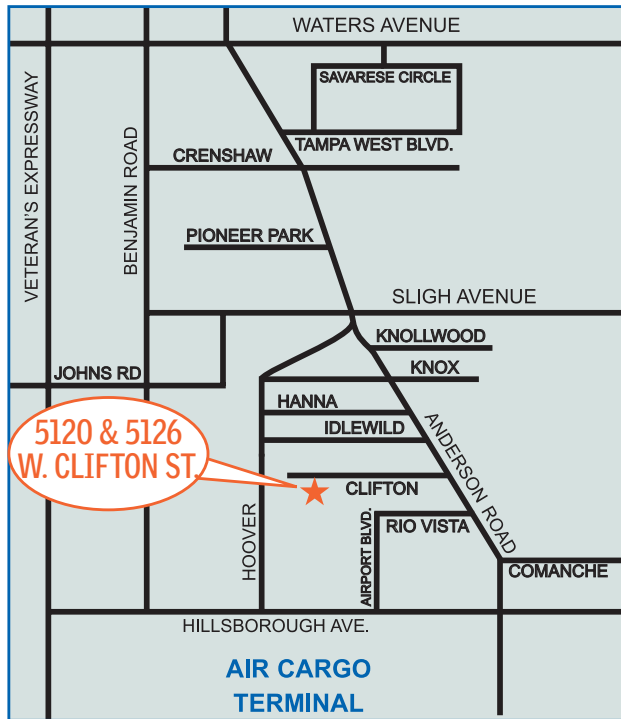


75,000+ Sq. Ft. 2- Building Warehouse FOR SALE OR LEASE



5120 & 5126 W. Clifton Street • Tampa, FL 33634



TOTAL AVAILABLE:	75,672 Sq. Ft.
TOTAL LAND AREA:	4.23 Acres (184,405 Sq. Ft.)
5120 W. CLIFTON:	40,428± Sq. Ft.
OFFICE:	7,844± Sq. Ft.
LOADING:	(2) 10'x12' Dock-High Truck Wells (1) 13'x23' Oversized Dock-High Door Covered Loading Area & (2) Access Ramps
POWER:	1,200 Amp/480-Volt/3-Phase
5126 W. CLIFTON:	35,244± Sq. Ft.
OFFICE:	2,536± Sq. Ft.
LOADING:	(2) 10'x12' Dock-High Truck Wells (2) 12'x20' Drive-In Doors (2) 8'x10' Drive-In Doors
POWER:	400+200 Amp/240-Volt/3-Phase
BUILT:	1970 & 1972
ZONING:	Industrial (SPI-AP-3)
CLEAR HEIGHT:	21' & 24'
COLUMN SECTIONS:	25'x40'
SPRINKLERED:	Yes/100%
PARKING:	1/1000
CONSTRUCTION:	Concrete Block
OUTSIDE STORAGE:	Fenced (Secured) Paved Yard (1) 20'x24' Exterior Storage Shed (1) 25'x38' Exterior Storage Shed
REDUCED SALE PRICE:	\$2,195,000 (\$29/SF)
RENTAL RATE:	\$2.95/NNN

FOR MORE INFORMATION CONTACT:

Industrial Property Group, Inc.

Licensed Real Estate Broker

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

CRAIG M. CAPO

Cell: 813.335.3361

craig@capoindustrial.com

www.tampaindustrialrealestate.net

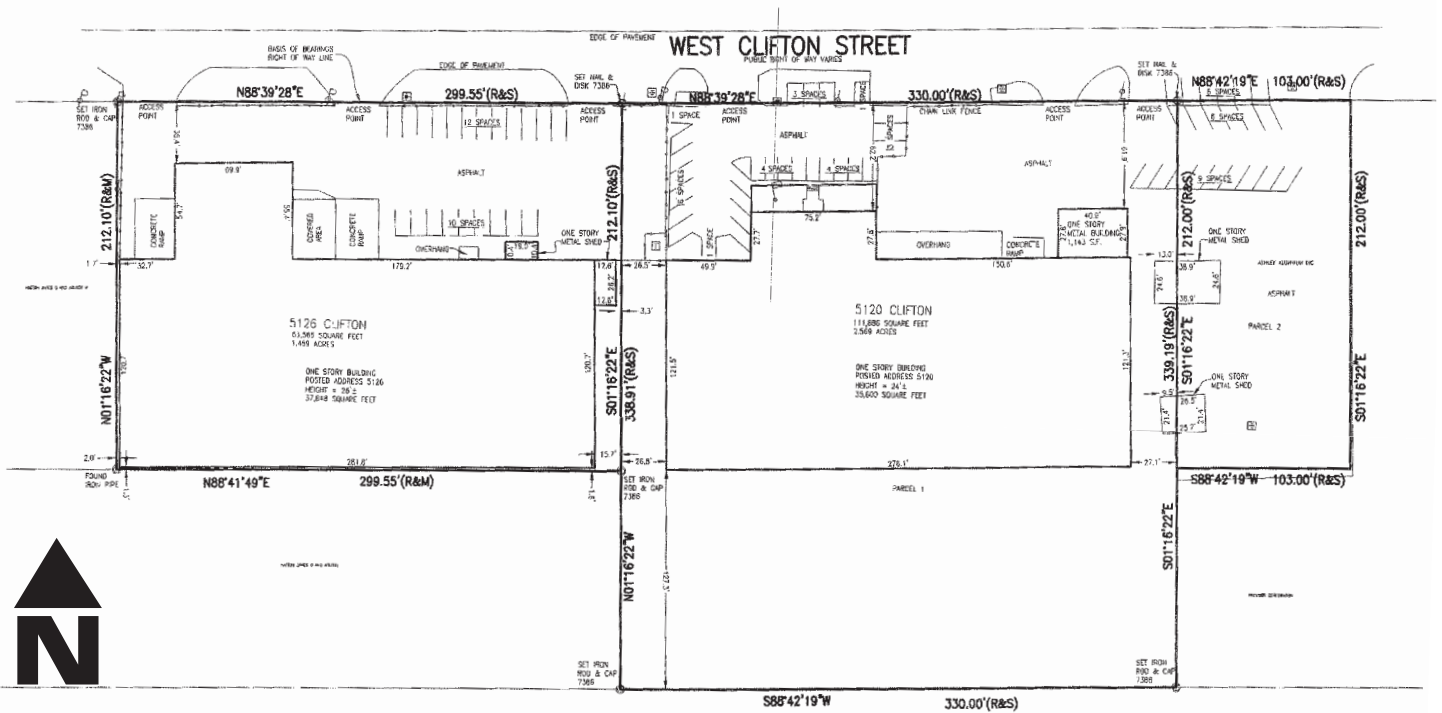
JEFF LAMM

Cell: 813.300.5266

jeff@capoindustrial.com

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