

200,000+ Sq. Ft. Mixed Use Portfolio FOR SALE

Sinclair Hills Business Park



5204 W. Linebaugh Avenue



Lutz Landing - 102 Whitaker Road



PORTFOLIO: 201,810 Sq. Ft.

PROPERTIES:

- Sinclair Hills Business Park - 15402-15488 N. Nebraska Ave., Lutz, FL 33549 - 163,000 SF Class A Campus Style Mixed-Use Business Park
- 5204 W. Linebough Ave., Tampa, FL 33624 - 26,627 SF Multi-Tenant Class A Warehouse/Showroom Building
- Lutz Landings - 102 Whitaker Rd., Lutz, FL 33549 - 7,905 SF Free-Standing Class B Office Building

BUILT: 2003 | 2002 | 1988

LAND: 18 Acres (Combined)

ZONING: PD | M | PD-MU

LOADING: Dock High | Grade Level

CLEAR HEIGHT: 14' - 24'

POWER: 3-Phase

SPRINKLERED: Yes/100%

CONSTRUCTION: Concrete Block | Masonry

SALE PRICE: \$11,900,000 (\$59/SF)
Owner Financing Available

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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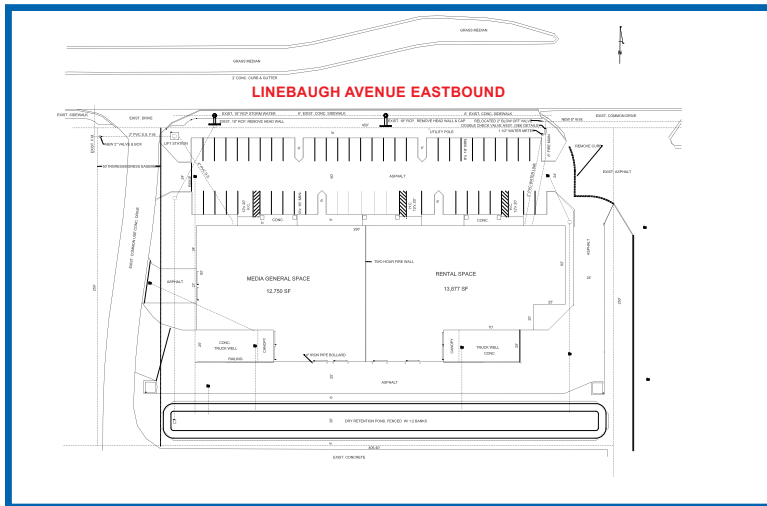
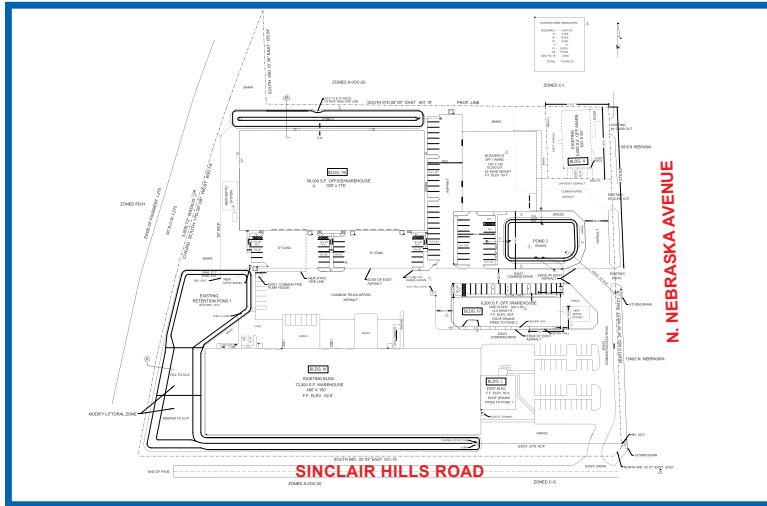
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SIX BUILDING INCOME PRODUCING DISTRIBUTION WAREHOUSE/OFFICE/FLEX/RETAIL



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