

3 BUILDINGS | UP TO ±405,316 SF

# SOUTH TRADE CENTER TAMPA

FOR LEASE

4130 WEST GANDY BLVD | TAMPA, FL



# PROPERTY FEATURES

Ideally located for easy transport and highway access. 1/2 mile from the intersection of Dale Mabry Highway, Gandy Blvd and the Selmon Expressway, three of Tampa's most important transportation arteries.



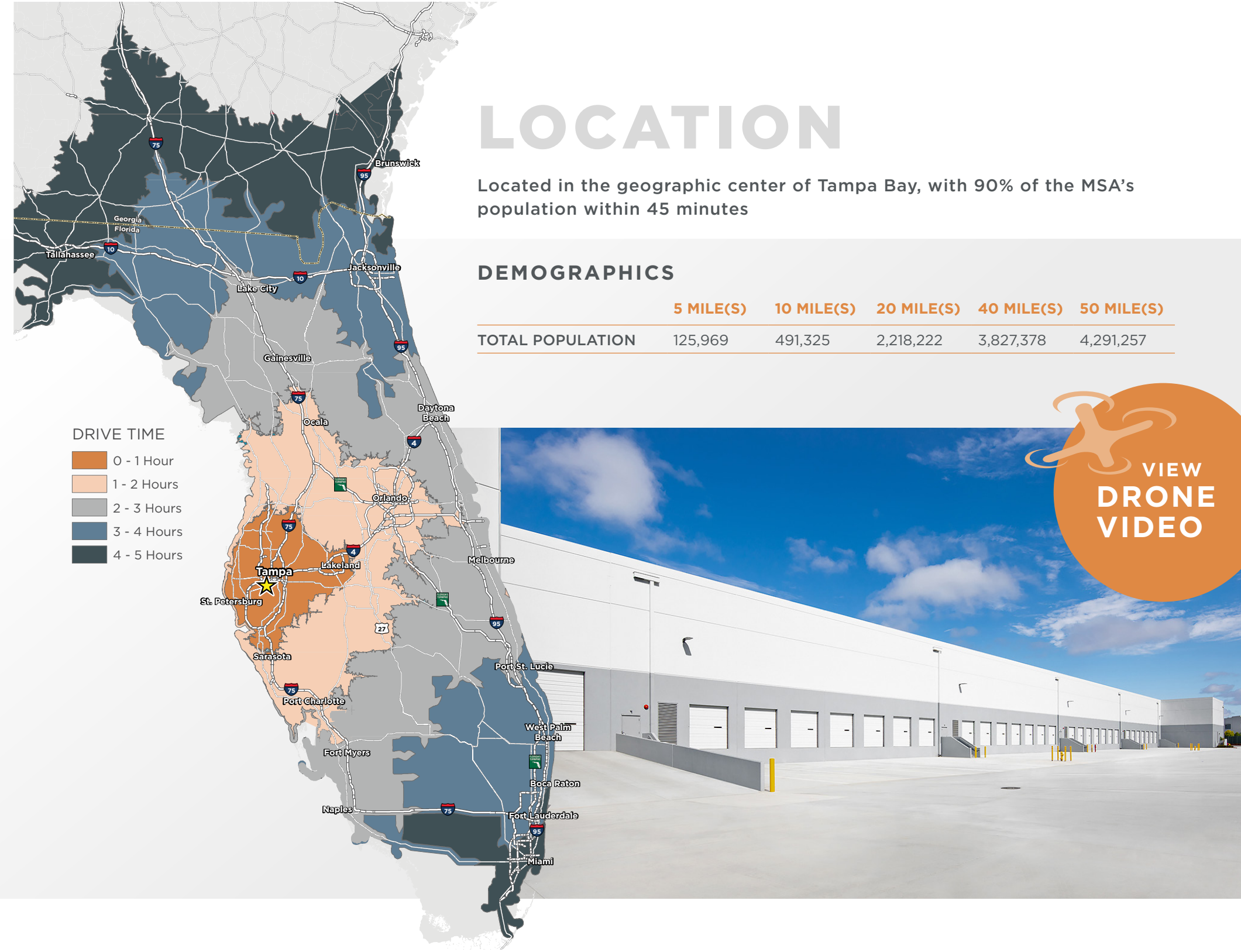
<b>BUILDING SIZE</b>	Building A - 125,568 SF Building B - 139,864 SF Building C - 139,874 SF
<b>SITE AREA</b>	39.16 acres
<b>BAY SIZES</b>	56' x 44.8' - 60' speed bay
<b>AUTO PARKING</b>	396 spaces
<b>LOADING DOORS</b>	9' x 10' overhead dock doors 12' x 14' ramped overhead doors
<b>CLEAR HEIGHT</b>	36' clear height
<b>INGRESS/EGRESS</b>	Two ingress/egress points to access Gandy Blvd. One ingress/egress point on Pearl Avenue for distribution vehicles
<b>EXTERIOR FINISHES</b>	Tilt up concrete wall panels
<b>SLAB CONSTRUCTION</b>	7" thick 4,000 psi concrete slab on grade with 15 mil vapor barrier
<b>SPRINKLERS</b>	ESFR sprinkler system
<b>ROOFING</b>	60-mil TPO membrane system   20 year warranty
<b>POWER</b>	1,600 amp, 277/480V, 3 phase, 4 wire service
<b>LIGHTING</b>	Exterior lighting to achieve 1 foot-candle average   Interior lighting: (1) light per bay + lighting to achieve 30 foot candles at 36" A.F.F. in the speed bays

# LOCATION

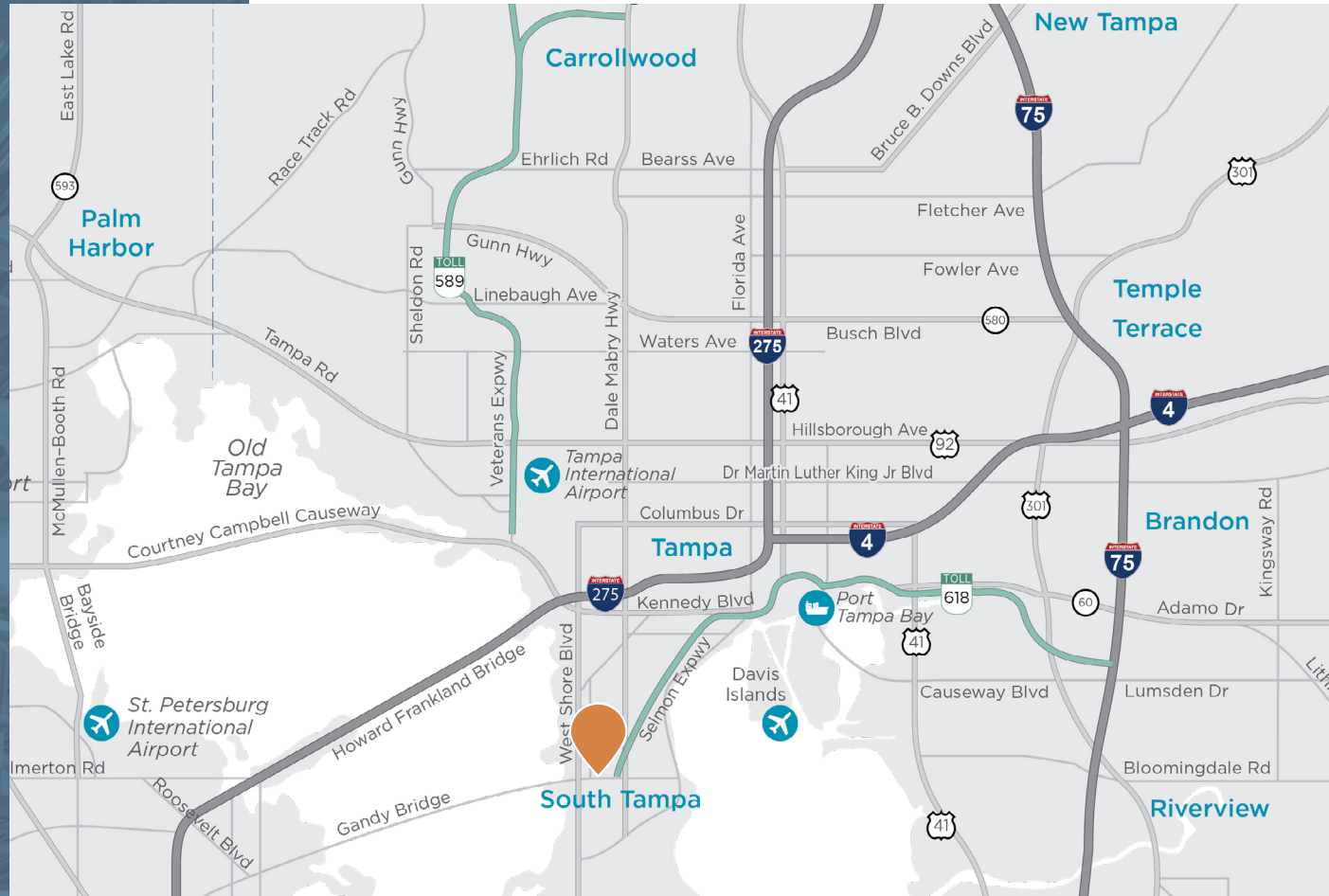
Located in the geographic center of Tampa Bay, with 90% of the MSA's population within 45 minutes

## DEMOGRAPHICS

	5 MILE(S)	10 MILE(S)	20 MILE(S)	40 MILE(S)	50 MILE(S)
<b>TOTAL POPULATION</b>	125,969	491,325	2,218,222	3,827,378	4,291,257



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