

3 BUILDINGS | UP TO ±363,222 SF

SOUTH TRADE CENTER **TAMPA**

FOR LEASE

4132 WEST GANDY BLVD | TAMPA, FL



PROPERTY OVERVIEW

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.



406,244 SF TOTAL

BUILDING SIZE	Building 4136 - 125,052 SF Building 4134 - 140,596 SF Building 4132 - 140,596 SF
SITE AREA	39.16 acres
BAY SIZES	56' x 44.8' - 60' speed bay
AUTO PARKING	396 spaces
LOADING DOORS	9' x 10' overhead dock doors 12' x 14' ramped overhead doors
CLEAR HEIGHT	36' clear height
INGRESS/EGRESS	Two ingress/egress points to access Gandy Blvd. One ingress/egress point on Pearl Avenue for distribution vehicles
EXTERIOR FINISHES	Tilt up concrete wall panels
SLAB CONSTRUCTION	7" thick 4,000 psi concrete slab on grade with 15 mil vapor barrier
SPRINKLERS	ESFR sprinkler system
ROOFING	60-mil TPO membrane system 20 year warranty
POWER	1,600 amp, 277/480V, 3 phase, 4 wire service (upon tenant verification)
LIGHTING	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

BUILDING FEATURES

TOTAL SF

363,222 SF AVAILABLE

BUILDING DEPTH

BLDG 4136 - 192'

BLDG 4132/4134 - 194'

LOADING

REAR LOADING

CLEAR HEIGHT

36'

COLUMN SPACING

BLDG 4136 - 54' x 44' - 60' speed bay

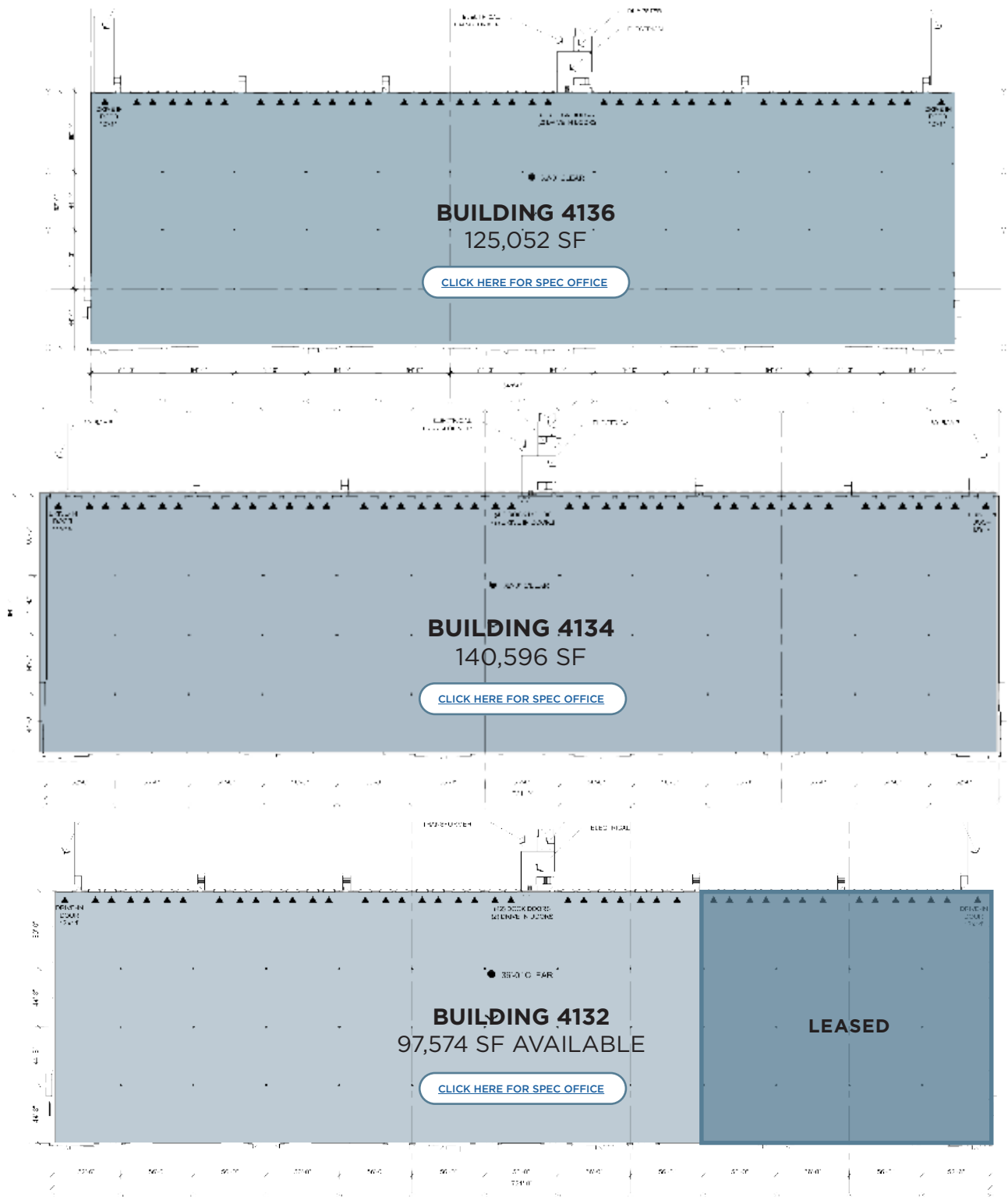
BLDG 4132/4134 - 56' x 44.8' - 60'
speed bay

TRUCK COURT

BLDG 4132/4134 - 180' SHARED

FIRE PROTECTION

ESFR



LOCATION

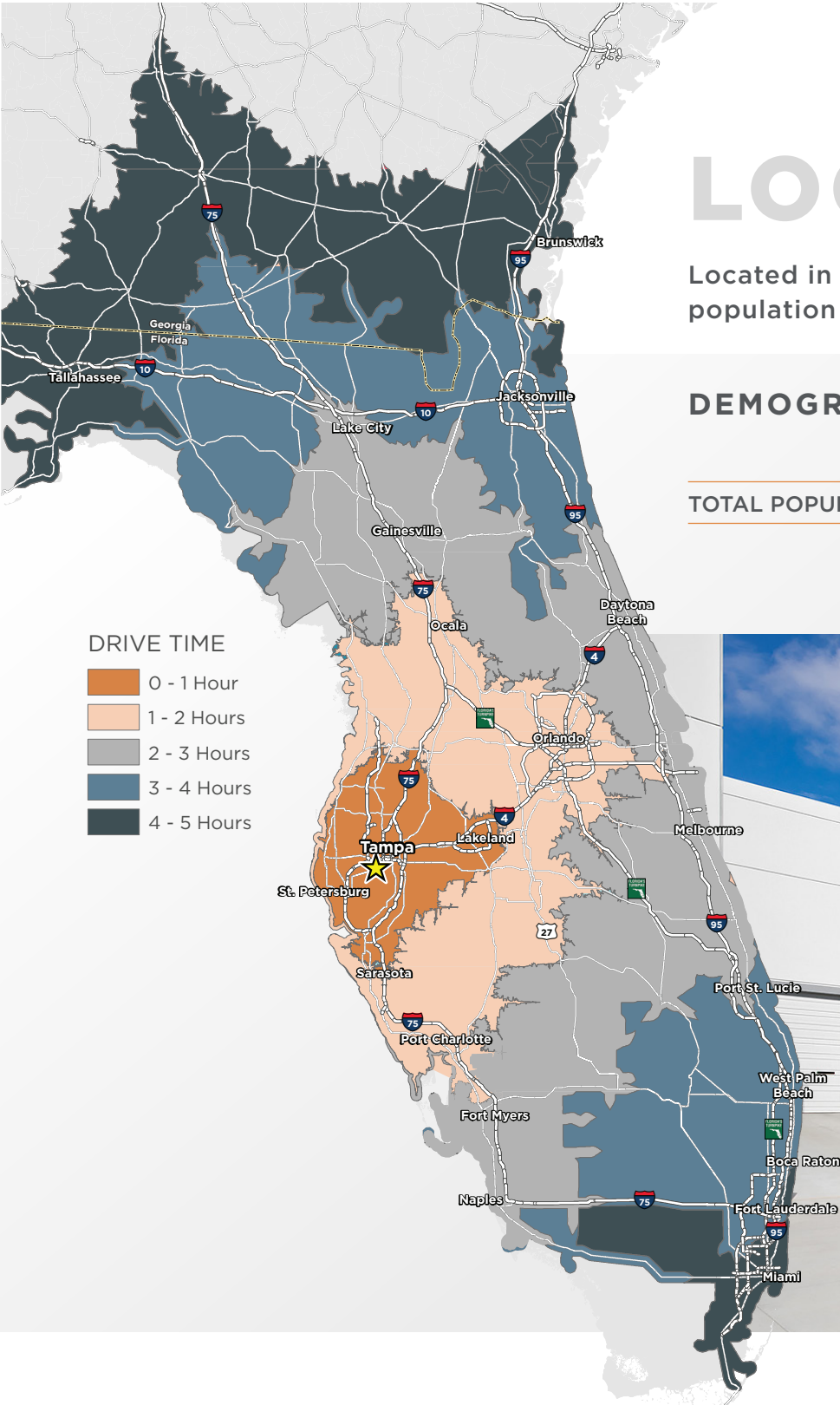
Located in the geographic center of Tampa Bay, with 90% of the MSA's population within 45 minutes

DEMOGRAPHICS

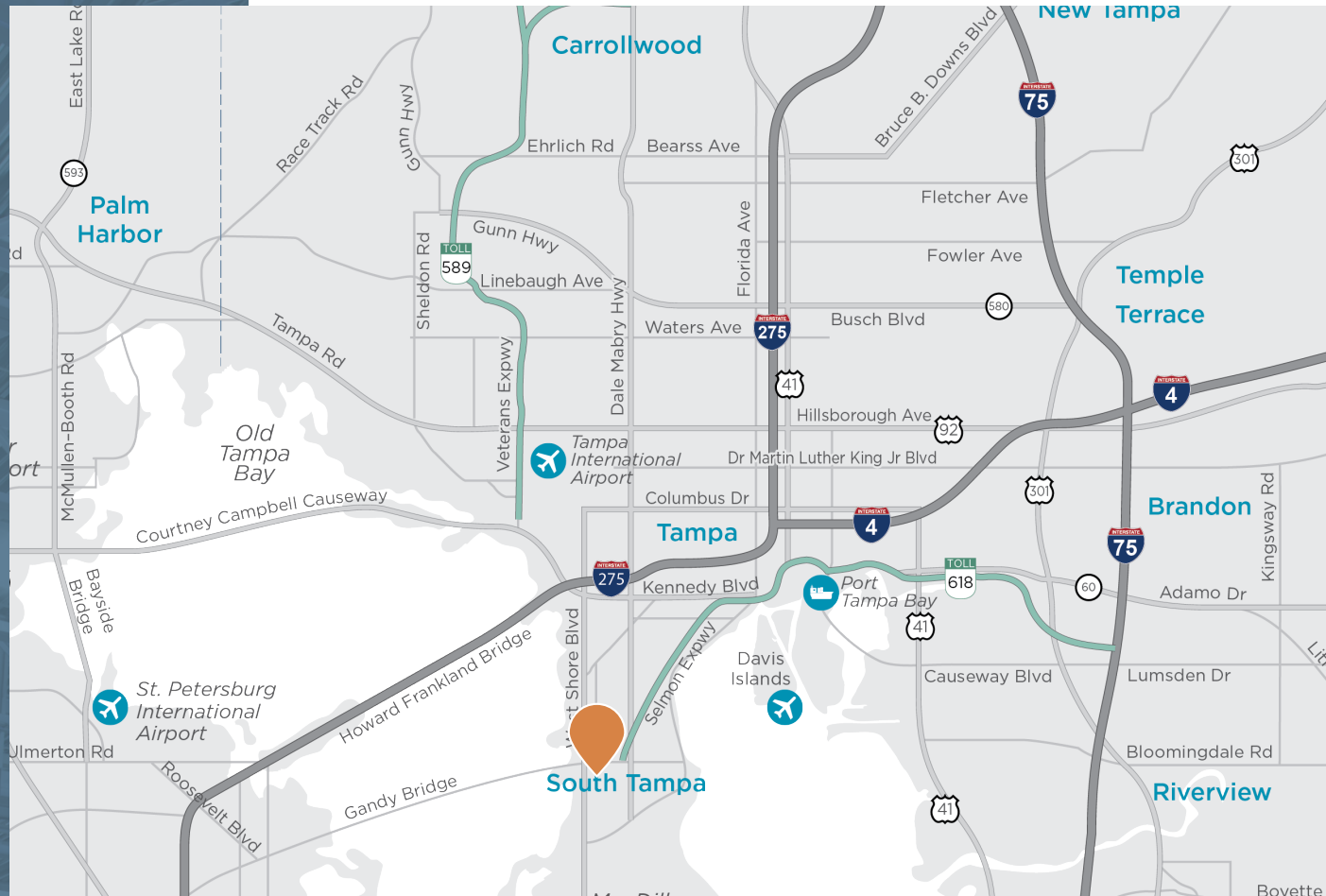
	5 MILE(S)	10 MILE(S)	20 MILE(S)	40 MILE(S)	50 MILE(S)
TOTAL POPULATION	125,969	491,325	2,218,222	3,827,378	4,291,257

DRIVE TIME

- 0 - 1 Hour
- 1 - 2 Hours
- 2 - 3 Hours
- 3 - 4 Hours
- 4 - 5 Hours



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