



Industrial Property For Lease

Drew Park Industrial Warehouse

**5010 N Coolidge Ave, Tampa, FL 33614**

**For More Information:**

813-254-6756 | EXT 38

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

**Scott Shimberg** | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)





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### Executive Summary



### OFFERING SUMMARY

Available SF:	3,700 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	86,685 SF
Year Built:	1960
Building Size:	36,271 SF
Renovated:	2023
Zoning:	IG - Industrial General
Market:	Tampa-St Petersburg- Clearwater
Submarket:	Drew Park
Traffic Count:	66,500

### PROPERTY OVERVIEW

This Drew Park multi-unit industrial property has recently experienced a change in ownership. The new owners are sparing no expense in improving this property to a higher standard complete with fresh paint, updated restrooms, overhead LED lighting, and high end epoxy floor coating. Approximately 13-16 ft clear height and large rollup doors and there is ample staff parking allotted to each unit. Located in a 2 acre industrial complex in the highly desirable and centrally located Drew Park. The space is move-in ready.

Estimated CAM: \$5.01 per SF

Suite D7/Unit 8: 3,700 SF - Initial estimated monthly rent: \$6,213 (includes base rate + CAM + sales tax)

### LOCATION OVERVIEW

Centrally located in Drew Park between Dr. Martin Luther King, Jr., Boulevard and Hillsborough Avenue and west of Dale Mabry Highway, I-275, and just east of Tampa International Airport and the Veterans Expressway.

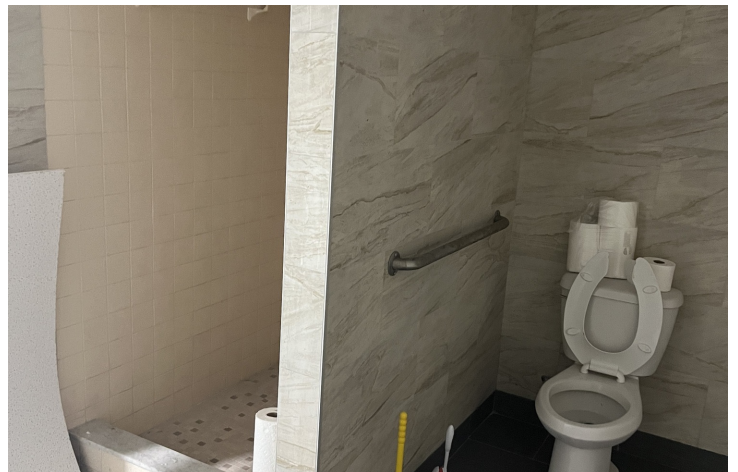




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Bldg D7/Unit 8 - 3,700 SF



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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Available Spaces



LEASE RATE:	-	TOTAL SPACE:	3,700 SF
LEASE TYPE:	NNN	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
5010 N Coolidge #D7 / Unit 8	Warehouse/Distribution	\$14.00 SF/yr	NNN	3,700 SF	Negotiable	Initial estimated monthly rent: \$6,213 (includes base rate + CAM + sales tax)

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### Survey

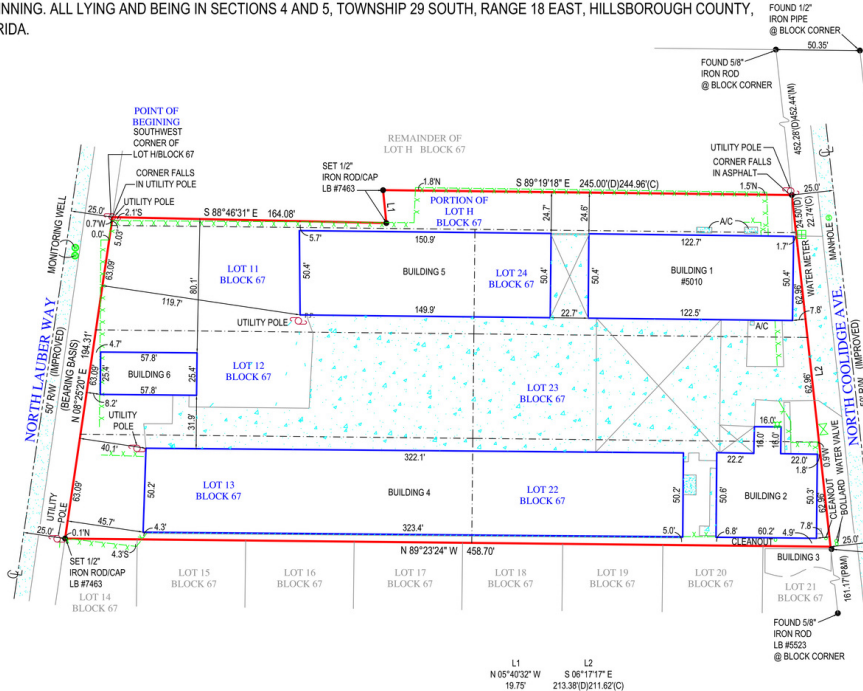
#### LEGAL DESCRIPTION

LOTS 11, 12, 13, 22, 23 AND 24, BLOCK 67, REPLAT OF DREW PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 70-95 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT H, BLOCK 67, REPLAT OF DREW PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 70-95 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE N08°25'17"E ALONG THE WESTERLY BOUNDARY OF SAID LOT H A DISTANCE OF 5.03 FEET; THENCE S89°23'16"E PARALLEL WITH THE SOUTH BOUNDARY OF SAID LOT H A DISTANCE OF 164.03 FEET; THENCE N06°17'17"W A DISTANCE OF 19.75 FEET; THENCE S89°19'18"E A DISTANCE OF 245.00 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LOT H, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COLIDGE STREET; THENCE S06°17'17"E ALONG SAID EAST BOUNDARY AND SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 24.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT H, THENCE N89°23'18"W ALONG THE SOUTH BOUNDARY OF SAID LOT H A DISTANCE OF 410.32 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTIONS 4 AND 5, TOWNSHIP 29 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA.

FLOOD ZONE: X  
COMMUNITY NUMBER: 120114  
PANEL: 12057C0332  
SUFFIX: J  
BASE FLOOD ELEVATION: N/A  
FIRM DATE: 10-07-2021

VICINITY MAP  
NOT TO SCALE



#### LEGEND

AC AIR CONDITIONER  
B.C. BACKFLOW PREVENTER  
C.B.S. CONCRETE BLOCK STRUCTURE  
F.F. FINISHED FLOOR  
I.D. IDENTIFICATION  
L.B. LICENSED BUSINESS  
M. MEASURED  
N.T.S. NOT TO SCALE  
NAD NAD 83  
N.A.V.D. NORTH AMERICAN VERTICAL DATUM  
N.G.V.D. NATIONAL GEODESIC VERTICAL DATUM  
O.R.E. OFFICIAL RECORDS BOOK  
P.S.M. PLAT  
P.M. PROFESSIONAL SURVEYOR AND MAPPER  
P.R.M. PERMANENT REFERENCE MONUMENT  
P.L.B. PLAT BOOK  
P.K. PARKER KYLON NAIL  
RADIUS  
T.M. TEMPORARY BENCH MARK  
I.B.M. INTERIOR BENCH MARK  
C.C. CENTERLINE  
A. AND  
D. DELTA OR CENTRAL ANGLE  
CONCRETE

#### NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY PROPERTY LINE, HAVING A BEARING OF N08°25'20"E.

DATE OF FIELD WORK: 10-26-2022  
DATE OF MAP: 11-02-2022

(SIGNED)

KENNETH J. OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #6415

BOUNDARY SURVEY OF  
5010 NORTH COOLIDGE AVENUE  
TAMPA, FL 33614  
PREPARED FOR:  
PATRYK POCHWATKA

Project C-564880  
Date 10-26-2022  
Scale 1"=40'

6250 N. MILITARY TRAIL  
SUITE 102  
WEST PALM BEACH, FL 33411  
PHONE: 561.640.4800  
FAX: 561.640.0576  
LB #743

COMPASS SURVEYING  
WWW.COMPASSSURVEYING.NET

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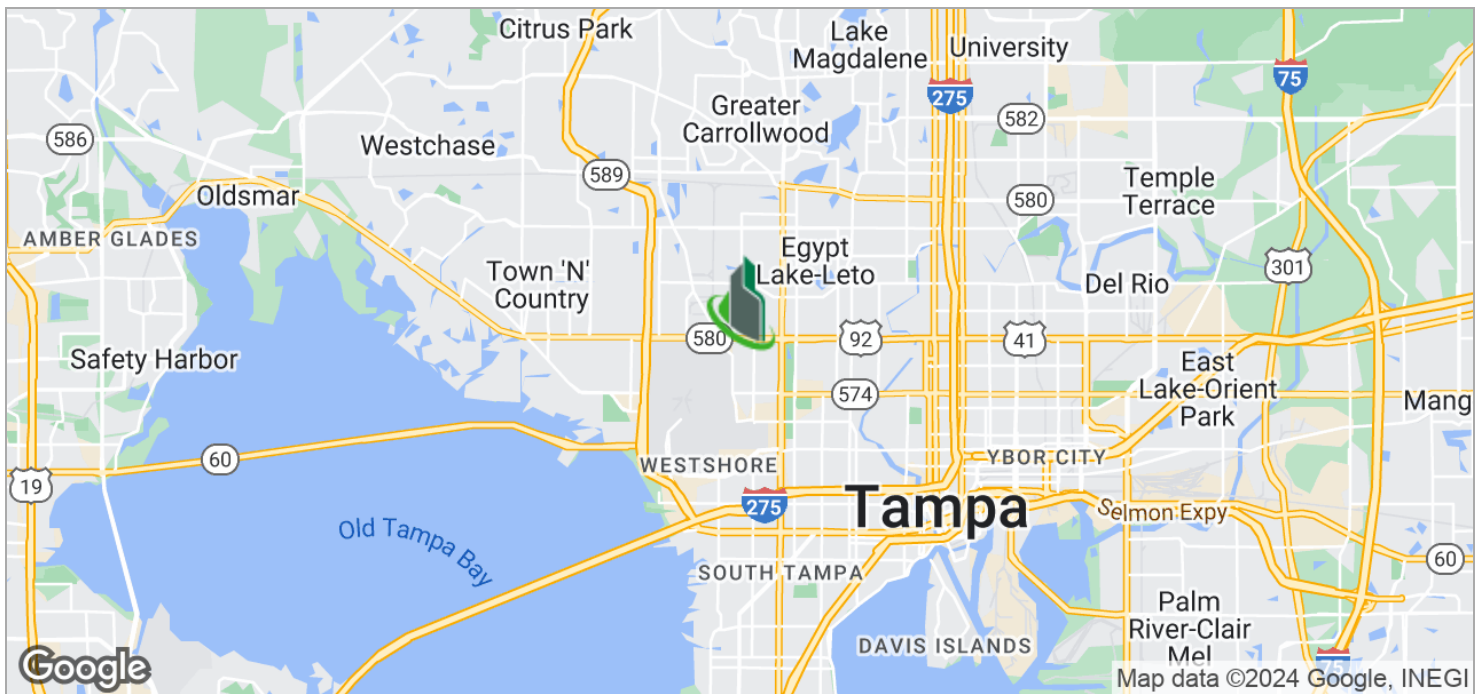
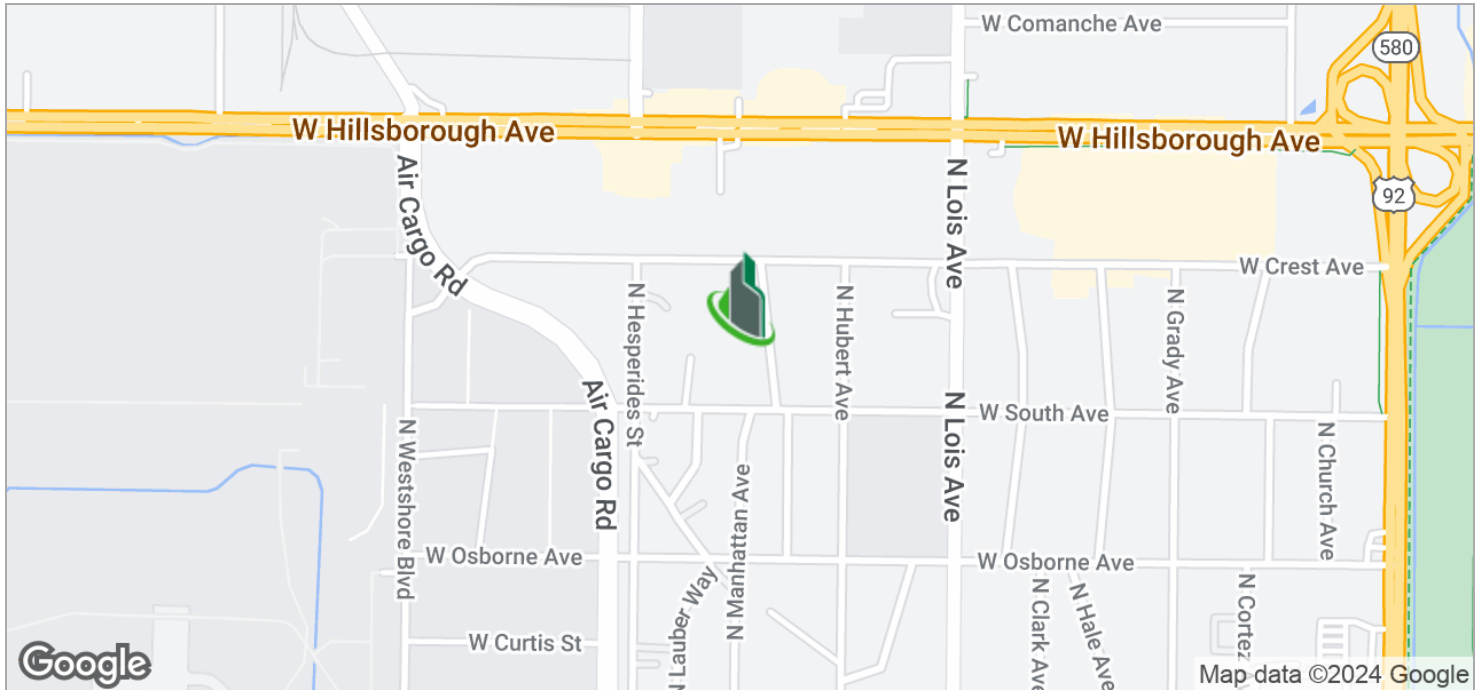
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Location Maps



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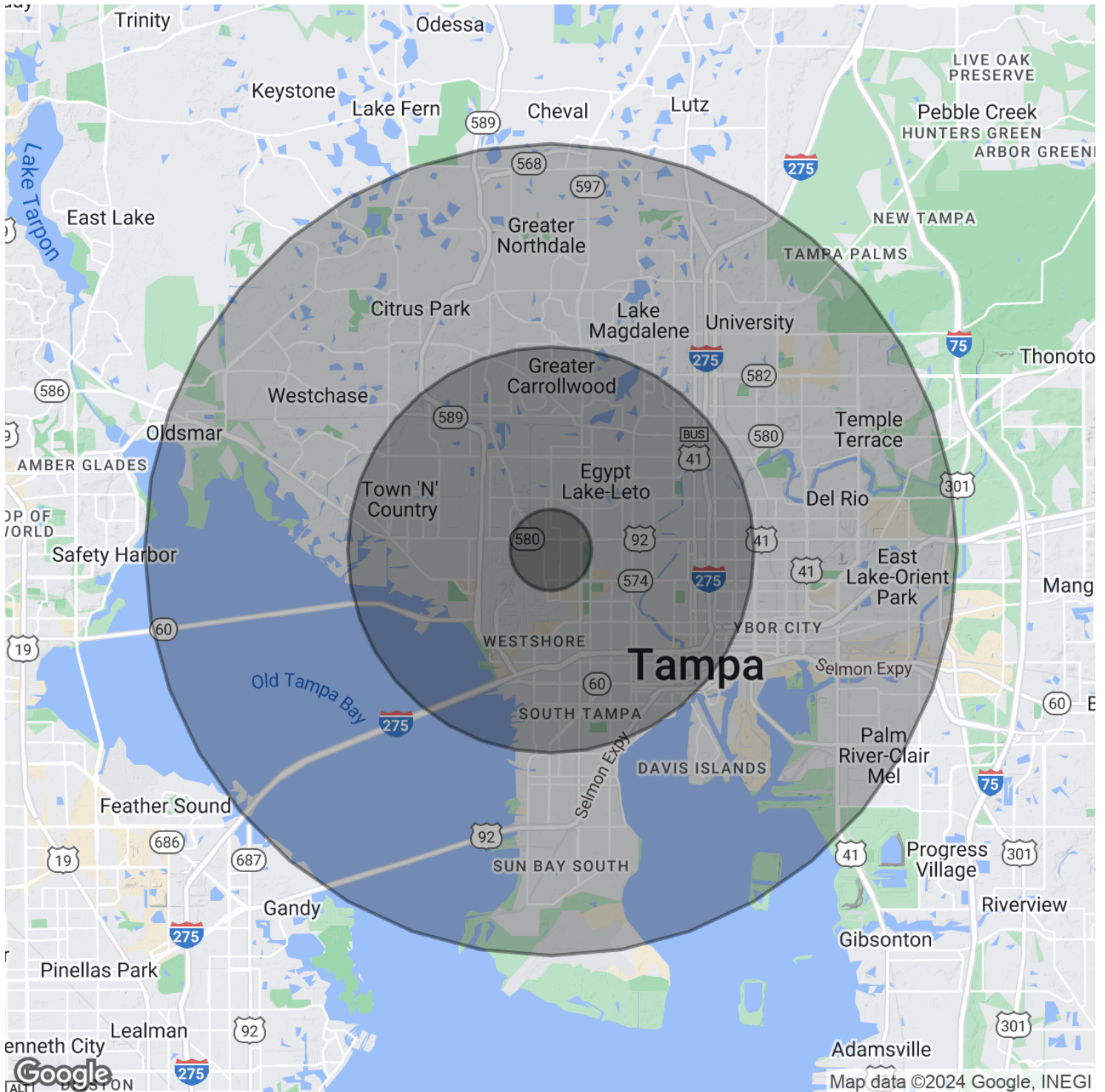




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### Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,046	258,952	695,261
Average Age	40.9	36.1	35.7
Average Age (Male)	39.8	34.6	34.4
Average Age (Female)	40.9	37.6	37.0

#### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,132	105,168	278,602
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$42,085	\$60,278	\$63,727
Average House Value	\$154,338	\$256,258	\$277,943

#### ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	68.7%	38.3%	27.5%

#### RACE

	1 MILE	5 MILES	10 MILES
Total Population - White	5,151	193,383	489,582
% White	85.2%	74.7%	70.4%
Total Population - Black	397	41,004	142,625
% Black	6.6%	15.8%	20.5%
Total Population - Asian	73	7,320	21,207
% Asian	1.2%	2.8%	3.1%
Total Population - Hawaiian	0	135	463
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	15	1,914	4,577
% American Indian	0.2%	0.7%	0.7%
Total Population - Other	311	9,087	22,280
% Other	5.1%	3.5%	3.2%

#### TRAFFIC COUNTS

N. Coolidge Avenue & W. Hillsborough Avenue 66,500/day

*\* Demographic data derived from 2020 ACS - US Census*

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