

PRIME DISTRIBUTION / MANUFACTURING FACILITY

4914 JOANNE KEARNEY BLVD., TAMPA, FL 33619

FOR SALE
\$7,231,400



76,120 SF BUILDING WITH 12,224 SF OF OFFICE

FEATURES

Prime distribution / manufacturing facility in the I-75 / U.S. 301 Corridor. Great curb appeal and 12,224 sf of office including 9,870 sf of corporate office on two floors. Elevator, gym, and large conference rooms.

Former corporate headquarters for a local distribution company. Excellent condition with extra wide drive in ramps. Warehouse lights are on motion sensors for energy efficiency.

- Zoning PD-MU
- 20 Dock high doors
- 1 Drive-in ramp
- 27' Clear height
- Fire sprinklers
- Double row parking in front
- 180' Truck court
- Column spacing 40' W, 50' D
- Easy Access to I-75, I-4, SR 60, US 301, and US 41

FOR MORE INFORMATION CONTACT

John Jenkins, President

813.760.3355

jjenkins@jpafla.com

www.jpafila.com



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

20 Dock High Doors



1 DRIVE-IN RAMP



GREAT CURB APPEAL



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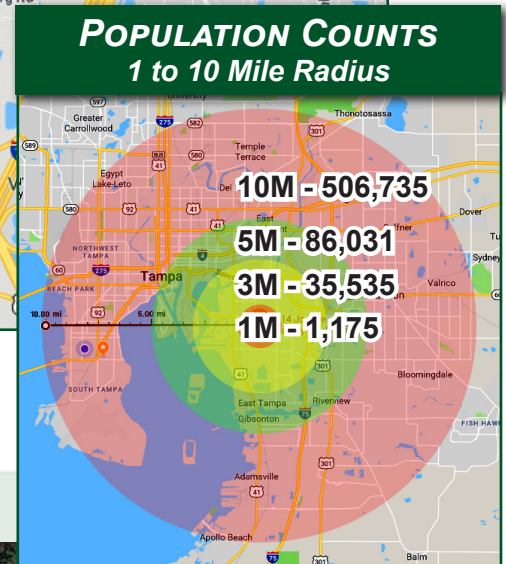
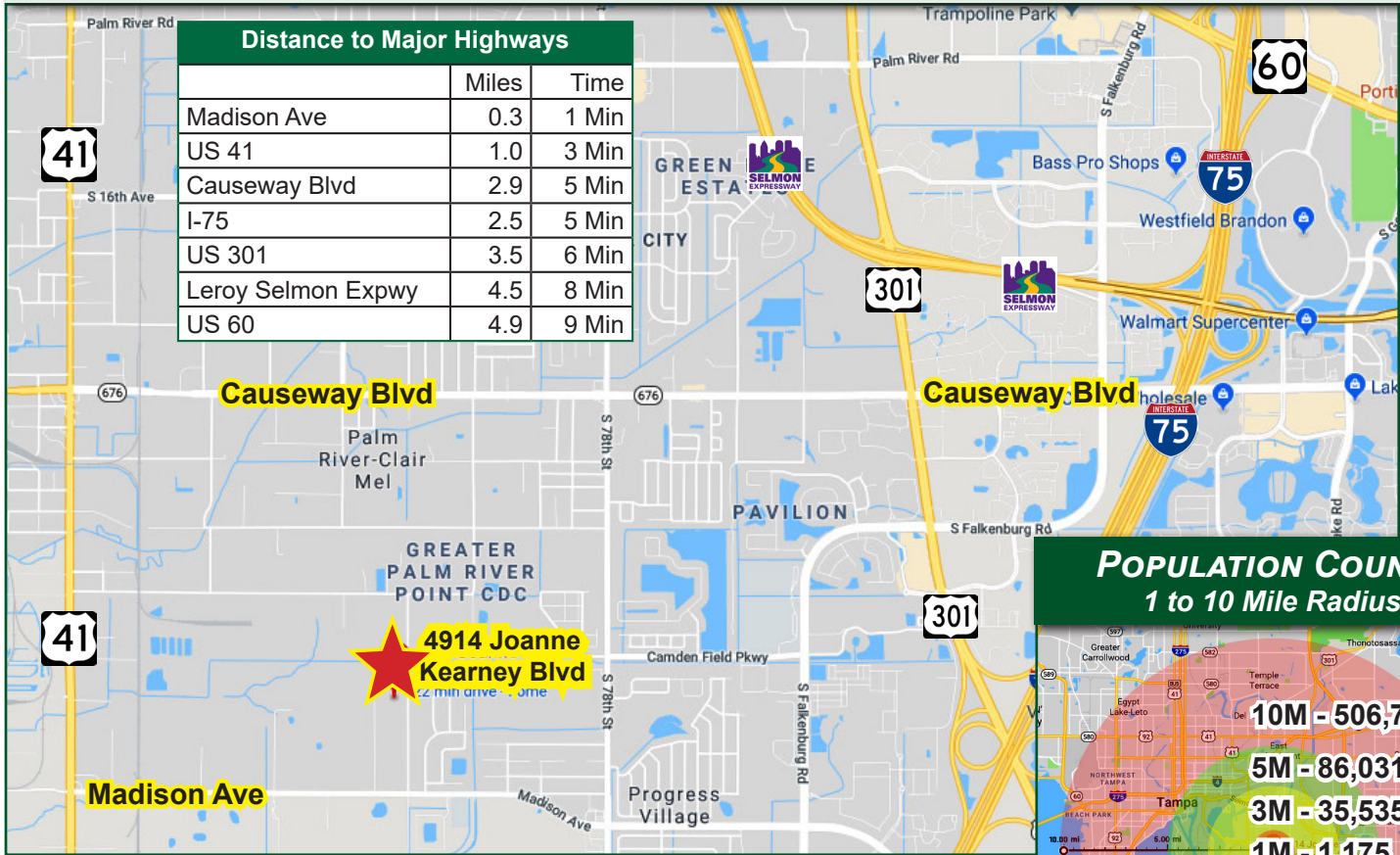
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EASY ACCESS TO I-75, I-4, SR 60, US 301, AND US 41



BIRDSEYE VIEW



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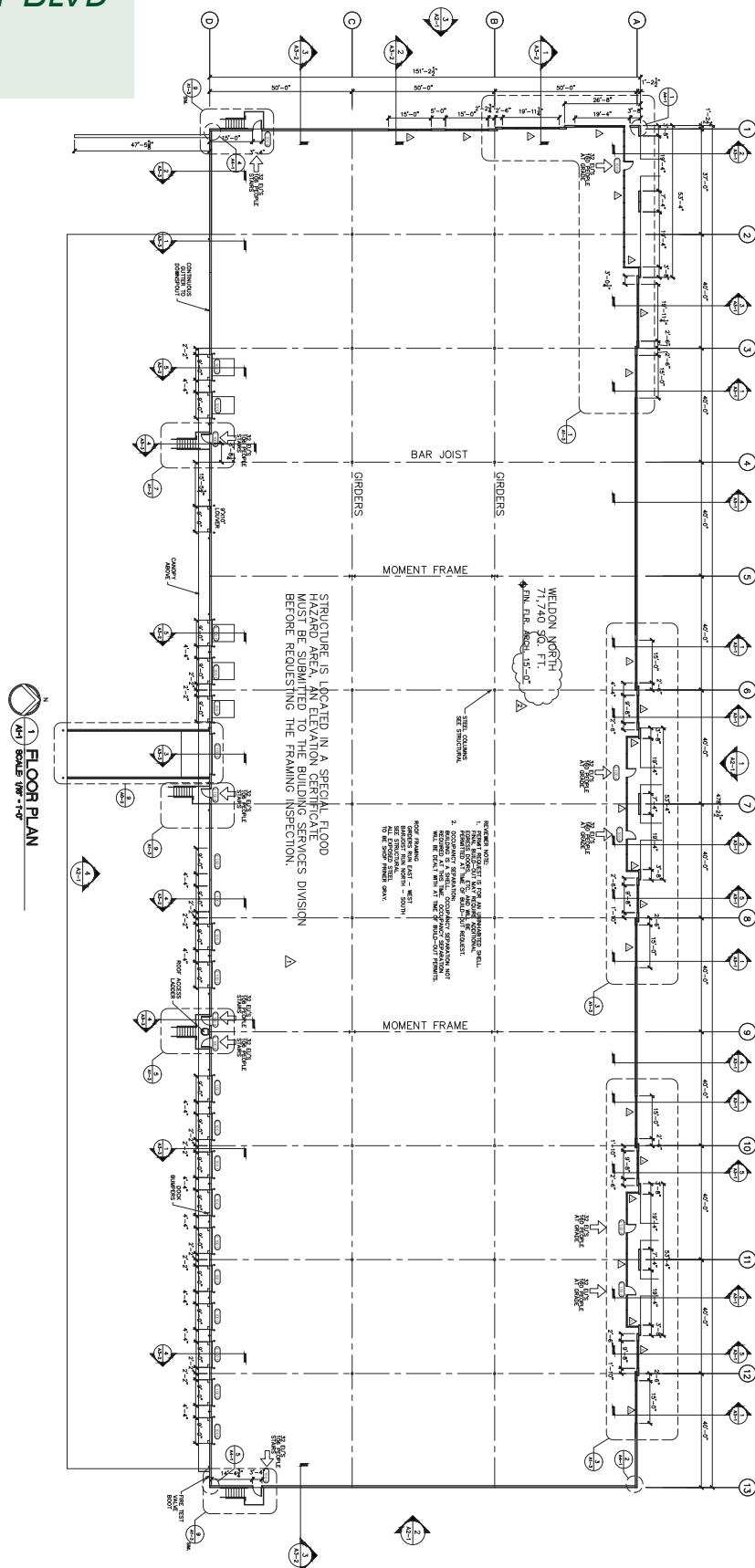
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4914 JOANNE KEARNEY BLVD
SITE PLANS



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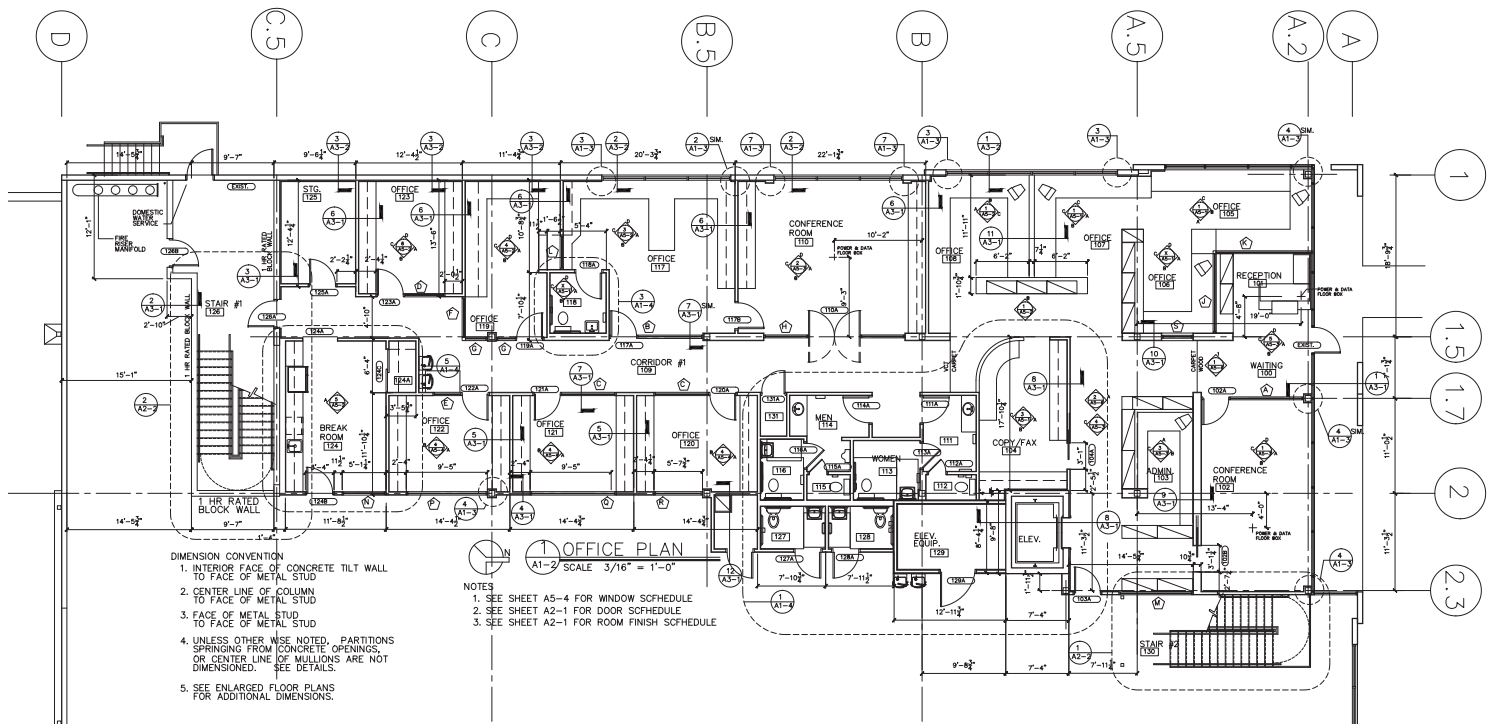
4914 JOANNE KEARNEY BLVD

OFFICE PLANS

100% build out with gym, bathrooms and telemarketing area.

Elevator served

2 MEZZANINE FLOOR PLAN
A1-2 SCALE 3/16" = 1'-0"



FOR MORE INFORMATION CONTACT

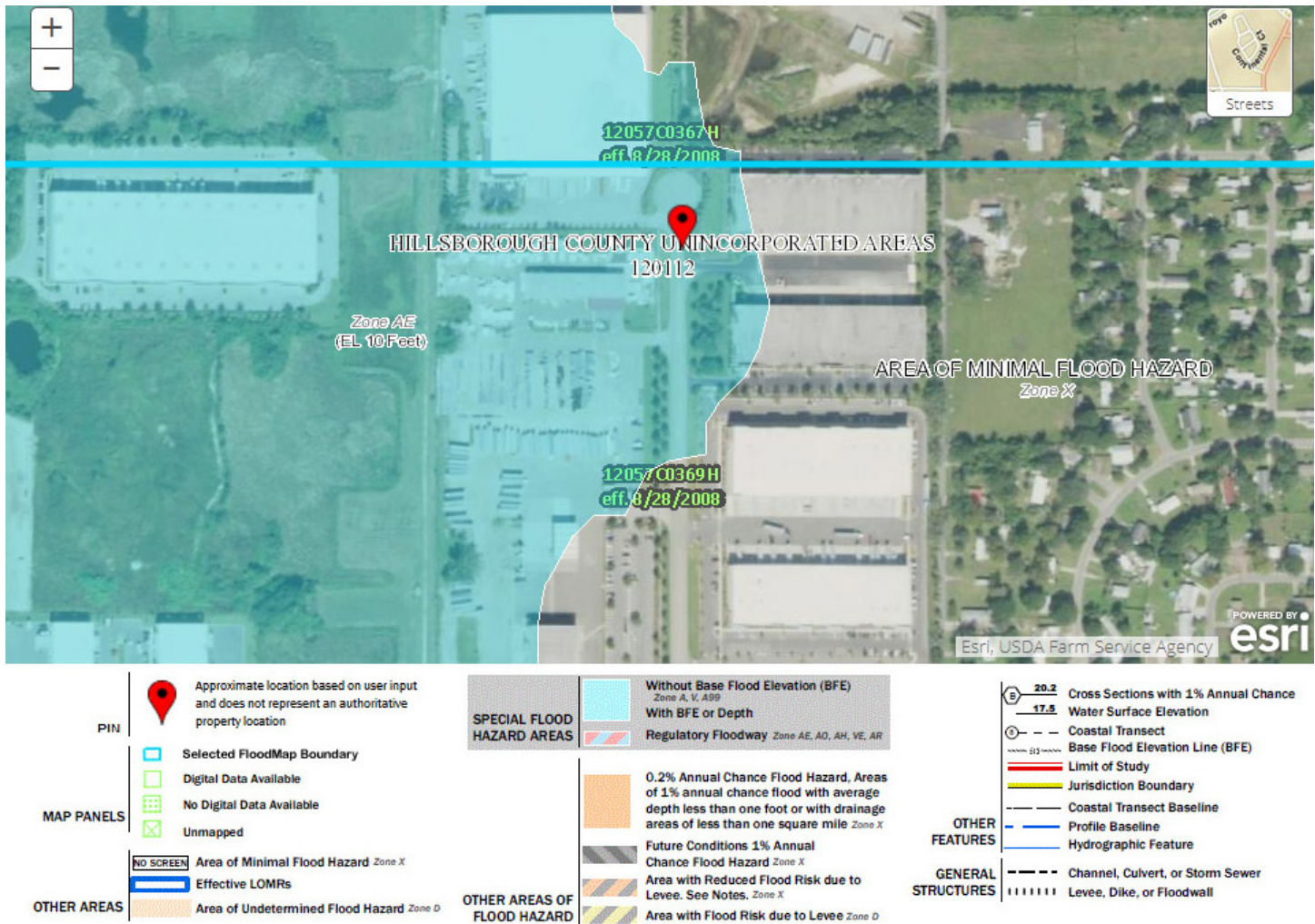
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Glossary of terms

Zone A: The Special Flood Hazard Area (SFHA), except coastal V Zones, shown on a community's Flood Insurance Rate Map (FIRM). There are five types of A Zones:

- **A:** SFHA where no base flood elevation is provided.
- **A#:** Numbered A Zones (e.g., A7 or A14), SFHA where the FIRM shows a base flood elevation in relation to NAVD.
- **AE:** SFHA where base flood elevations are provided. AE Zone delineations are now used on new FIRMs instead of A# Zones.
- **AO:** SFHA with sheet flow, ponding, or shallow flooding. Base flood depths (feet above grade) are provided.
- **AH:** Shallow flooding SFHA. Base flood elevations in relation to NAVD are provided.

Zone B: Area of moderate flood hazard, usually depicted on Flood Insurance Rate Maps as between the limits of the base and 500-year floods. B Zones are also used to designate base floodplains of little hazard, such as those with average depths of less than 1 foot.

Zone C: Area of minimal flood hazard, usually depicted on Flood Insurance Rate Maps as above the 500-year flood level. B and C Zones may have flooding that does not meet the criteria to be mapped as a Special Flood Hazard Area, especially ponding and local drainage problems.

Zone D: Area of undetermined but possible flood hazard.

Zone V: The Special Flood Hazard Area subject to coastal high hazard flooding. There are three types of V Zones: V, V#, and VE, and they correspond to the A Zone designations.

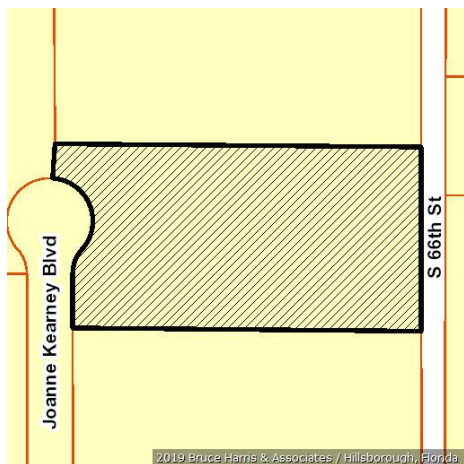
Zone X: Newer Flood Insurance Rate Maps show Zones B and C (see above) as Zone X



Bob Henriquez Hillsborough County Property Appraiser

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15th Floor County Ctr.
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Ph: (813) 272-6100

Folio: 048892-5106



Owner Information

Owner Name	W I COMMERCIAL MADISON LLC
Mailing Address	PO BOX 631 PLEASANT GROVE, UT 84062-0631
Site Address	4914 JOANNE KEARNEY BLVD, TAMPA
PIN	U-02-30-19-94U-000000-00003.0
Folio	048892-5106
Prior PIN	U-02-30-19-663-000001-66500.0
Prior Folio	048854-0000
Tax District	U - UNINCORPORATED
Property Use	4810 WAREHOUSE A
Plat Book/Page	109/229
Neighborhood	222003.00 Progress Village Area
Subdivision	94U MADISON PARK OF COMMERCE

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$4,739,700	\$4,737,633	\$0	\$4,737,633
Public Schools	\$4,739,700	\$4,739,700	\$0	\$4,739,700
Municipal	\$4,739,700	\$4,737,633	\$0	\$4,737,633
Other Districts	\$4,739,700	\$4,737,633	\$0	\$4,737,633

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book	Page	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
16888	0031	08	2006	WD	Unqualified	Vacant	\$1,952,800
16149	1880	02	2006	WD	Unqualified	Vacant	\$100

