



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1136

LYNMAR BUSINESS CENTER

FOR LEASE



LYNMAR BUSINESS CENTER

12645 RACE TRACK ROAD
TAMPA, FL 33626

- 10 BUILDINGS – 125,916 SF MIXED USE DEVELOPMENT
- RETAIL, OFFICE & FLEX SPACE
- VARIOUS SIZES AVAILABLE
- ON SITE PROPERTY MANAGEMENT



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



ADDRESS: 12645 Race Track Road
Tampa, FL 33626

LOCATION: Between Linebaugh Ave &
Countryway Blvd., at the SWC of Race Track Rd.,
Lynmar Blvd.

LAND AREA: 12.6 acres

DIMENSIONS: Irregular

ZONING: PD - Planned Dev. - Hillsborough County

LAND USE: LI - Light Industrial

FLOOD ZONE: "X", No Flood Insurance required

IMPROVEMENTS: 10 Buildings – 125,916 SF

LEGAL DESCRIPTION: Lengthy – in listing file

YEAR BUILT: 2002 - 2006

UTILITIES: Electric– Teco Energy

Water & Sewer - Hillsborough County

PARKING: 589 spaces total

PRESENT USE: Mixed use

TAXES: N/A

LEASE RATE: Rent varies depending on space
+ \$5.75/SF CAM (2026 Estimate)

FOLIO #: U-07-28-17-04B-000000-0004.0

U-07-28-17-04B-000000-0004.1

U-07-28-17-04B-000000-0004.2

U-07-28-17-04B-000000-0004.3

NOTES: Lynmar Business Center offers a highly visible, easily accessible mixed-use destination with approximately 125,916 square feet across 10 buildings. Ideally positioned at the southeast corner of Race Track Road and Lynmar Boulevard, the property benefits from strong exposure and convenient access from Race Track Road, Lynmar Boulevard, and Commodity Place. Flexible configurations are available for office, retail, and flex-space users, making the center well suited for a variety of business needs.

KEY HOOK #: N/A

ASSOCIATE: Don Russell (727) 709-2158

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1136-3-20

SHOWING INFORMATION: Call listing Associate to make appointment.

LEASING INFORMATION

PROJECT SIZE: 125,916 SF

PARKING: 589 spaces total

OCCUPANCY: Immediate

LEASE RATE: Rent varies depending on space
+ \$5.75/SF CAM (2026 Estimate)

SPACE AVAILABLE:

1,550± SF 12862 Commodity PL. Building 9

Base rent: \$2,158.67/Month NNN

Plus CAM \$742.71/Month**

2,000± SF 13970 Lynmar Blvd. Building 1

Base rent: \$3,333.33/Month NNN

Plus CAM: \$958.33/Month**

2,734± SF 12655 Race Track Rd. Building 4

Base rent: \$4,070.00/Month NNN

Plus CAM: \$1,310.04/Month**

OTHER CHARGES

LESSOR

LESSEE

Real Estate Taxes

CAM

Insurance

CAM

Insurance: Personal Property & Liability

X

Trash

CAM

Exterior Maintenance

CAM

Interior Maintenance

X

Water

CAM

Management

CAM

Electric

X

HVAC

CAM

MINIMUM TERM: 3-5 years

SIGNAGE: On Building in front of space &
on pylon sign depending on availability.

****2026 CAM estimate is \$5.75/SF**



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LYNMAR BUSINESS CENTER

Race Track Road, Tampa, FL 33626

Spaces Available for Lease

Revised 7/27/2026

1,550± Sq. Ft.

12862 Commodity Place

Building 9

1,500± sq. ft. warehouse space with 16 ft. eave height, one bathroom, one grade-level 12 ft. by 12 ft. overhead door and 200-amp, 3-phase power. Base rent is \$2,158.67 NNN/month. 2026 Estimated CAM is \$5.75 per sq. ft. - \$742.71/month.

2,000± Sq. Ft.

13970 Lynmar Blvd

Building 1

Fully air-conditioned space featuring an entry area, four offices, two bathrooms, a break area, storage room, and a large open area suitable for collaboration, climate-controlled inventory, or other uses. Base rent is \$3,333.33 NNN/month. 2026 Estimated CAM is \$5.75 per sq. ft. - \$958.33/month.

2,734± Sq. Ft.

12655 Race Track Road

Building 4

Versatile office and warehouse space offering 1,271± sq. ft. of air-conditioned interior with three large open areas and two restrooms, plus 1,463± sq. ft. of warehouse space with 16-foot eave height, two 12' x 12' grade-level overhead doors, and 200-amp, 3-phase power. Base rent: \$4,070.00 NNN/month. 2026 Estimated Cam is \$5.75 per sq. ft. - \$1,310.04/month.



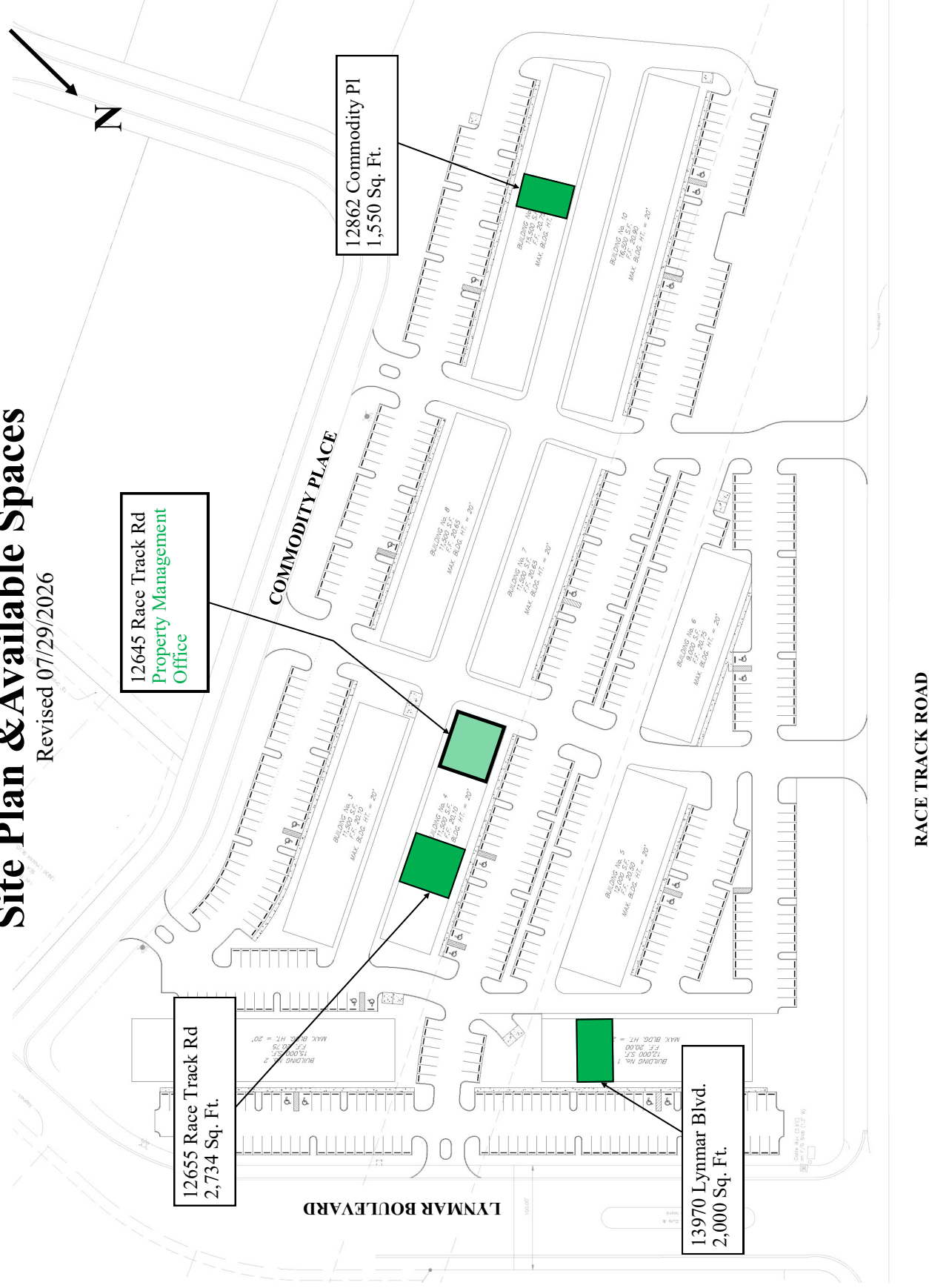
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Lynmar Business Center Site Plan & Available Spaces

Revised 07/29/2026



RACE TRACK ROAD