

FOR LEASE
4405 Eagle Falls Place
Tampa, FL 33619



±22,976 SF AVAILABLE



SPACE FOR LEASE

±22,976 Remaining For Lease

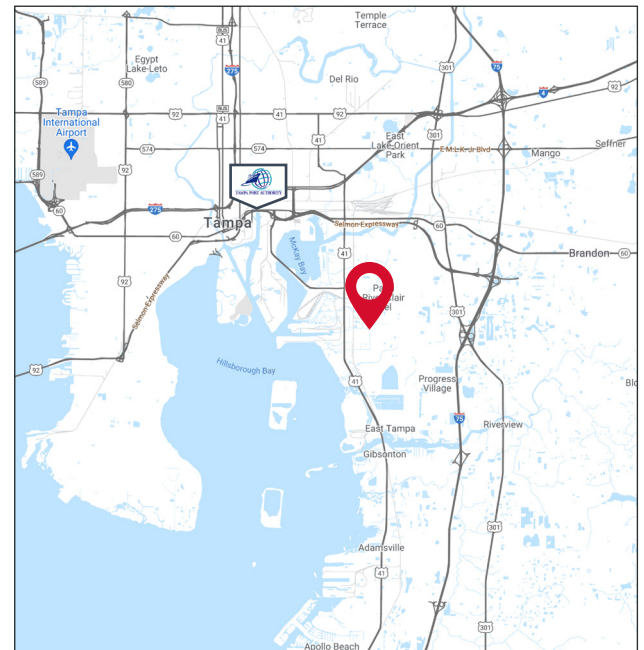
Class A Modern Bulk Distribution Facility

HIGHLIGHTS:

- 4 dock-high doors plus 1 drive-in ramp
- 32' clear and an ESFR sprinkler system
- ±1,185 SF Spec Office
- Building end-cap with visibility down Eagle Falls Place
- Opportunity to lease in a master planned park

ACCESS:

- Located in the East Tampa submarket with great proximity to:
 - 4.3 miles to I-75
 - 4.6 miles to US Highway 301
 - 4.9 miles to the Selmon Expressway
 - 10.7 miles to I-4



LEASING BY:



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BUILDING HIGHLIGHTS

TOTAL BUILDING SIZE:
±110,752 SF (200' x 550')

AVAILABLE SPACE:
±22,976 SF (200' x 113')

ACRES:
±9.2

OFFICE:
±1,185 SF Spec Office

CONSTRUCTION:
Tilt-up Concrete Panels

COLUMN SPACING:
54' x 45'

STAGING BAY:
60'

CLEAR HEIGHT:
32'

DOCK CONFIGURATION:
Rear-Load

DOCK-HIGH DOORS:
4 (9' x 12')

DRIVE-IN DOORS:
1 (12' x 14')

CAR PARKING:
25

TRUCK COURT:
130'

SPRINKLERS:
ESFR

ELECTRICAL:
1200A, 277/480 volt, 3-phase

ROOF:
.60 mil, Single Ply, Mech. Fastened, R-20 Insul.

FLOOR:
7" Unreinforced Slab

MISC:
Clerestory Glass

SITE UTILITIES: (All utilities available on site)

Electric: Tampa Electric Company (TECO)

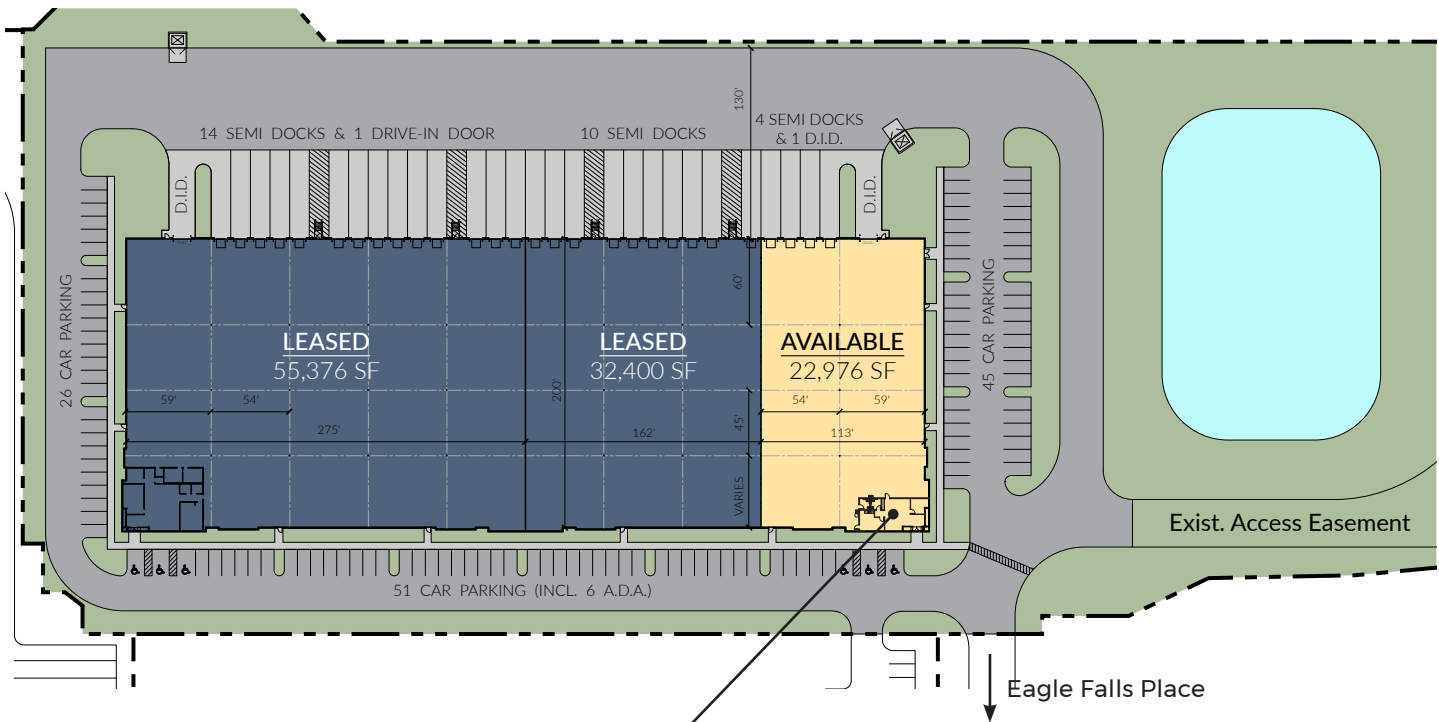
Water: Tampa Water

Fiber: Spectrum

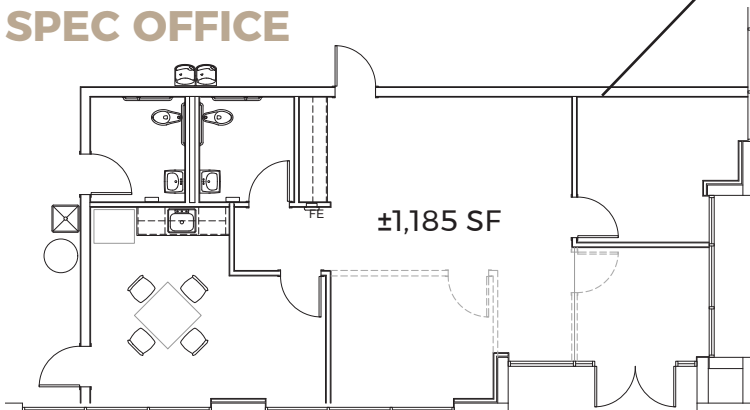
Phone: Spectrum

Sewer: Hillsborough County

SITE PLAN



SPEC OFFICE



SPACE FOR LEASE



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Tampa, FL 33619



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