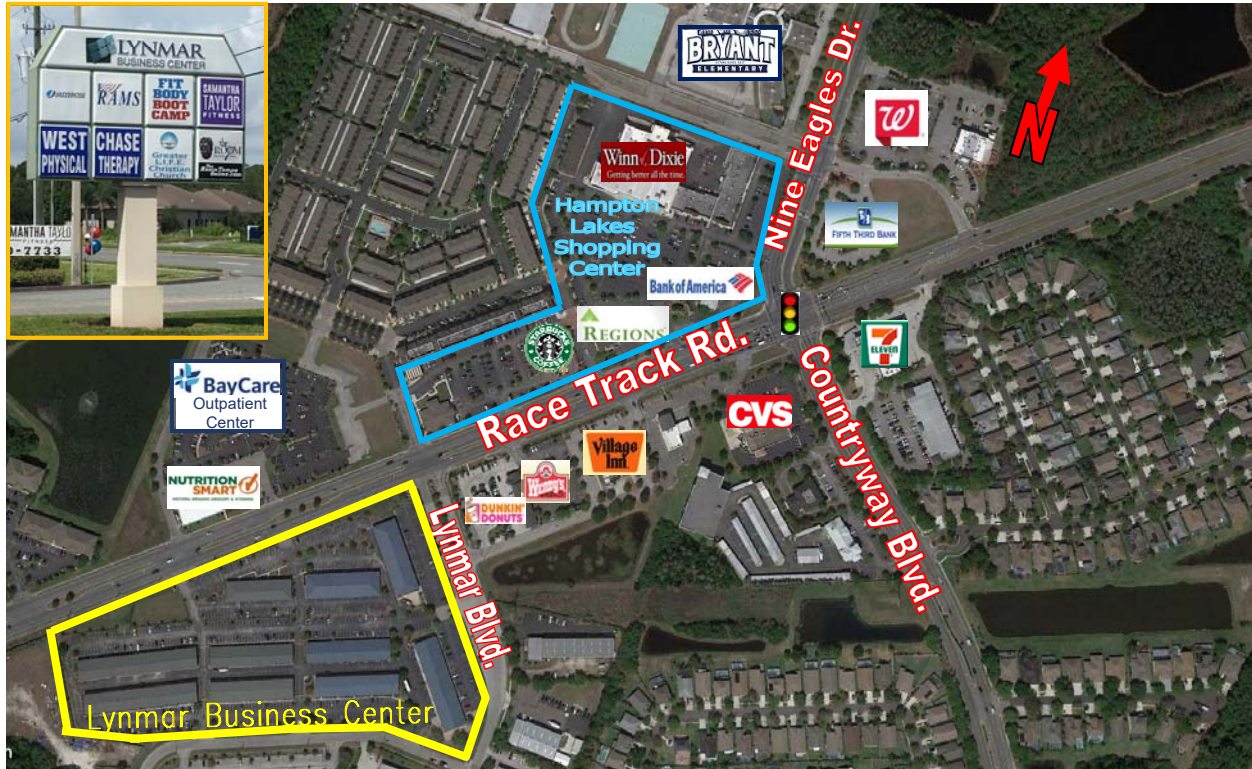




LYNMAR BUSINESS CENTER

FOR LEASE



LYNMAR BUSINESS CENTER

12645 RACE TRACK ROAD
TAMPA, FL 33626

- 10 BUILDINGS – 125,752 SF MIXED USE DEVELOPMENT
- 1,650 SF AVAILABLE
- RETAIL, OFFICE & SOME FLEX SPACE
- ON SITE PROPERTY MANAGEMENT
- **LEASE RATE: \$22.00/SF**
+ CAM & TAX



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 – 125,752 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: \$22.00/SF NNN
+ \$4.75/SF CAM (2022 Estimate) & TAX

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 is a 10 building, 125,752 SF, mixed-use development. Spaces from 1,500 SF & up. Good visibility and access from Race Track Road. Retail, Office & some Flex space is available. Across the street from Hampton Lakes Shopping Center and Baycare Outpatient Center.

KEY HOOK #: N/A
K&H SIGNAGE: 3' x 4'

ASSOCIATE: Don Russell (727) 709-2158
LISTING CODE: LO-1136-3-20

SHOWING INFORMATION: Call listing office to make appointment.

LEASING INFORMATION

PROJECT SIZE: 125,752 SF

PARKING: 589 spaces total

SPACE AVAILABLE:

OCCUPANCY: Immediate

LEASE RATE: \$22/SF
+ \$4.75/SF CAM (2022 Estimate) & TAX

UNIT		SF AVAIL.	BASE LEASE RATE
12615	Race Track Rd.	1,650 SF	\$22.00/SF NNN

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: In front of space & on pylon sign depending on availability.