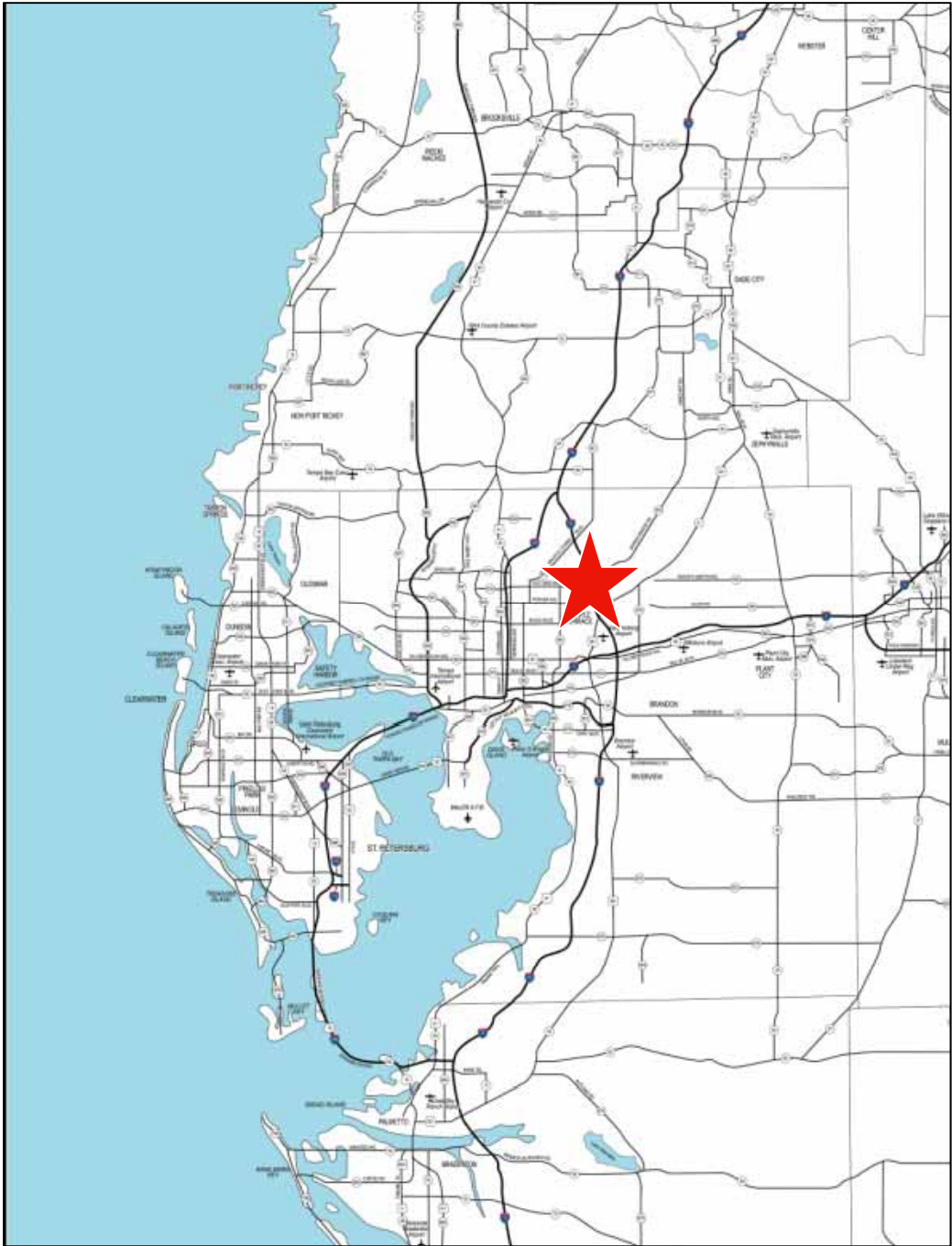


LOCATION INFORMATION



FOR SALE LAND

18.08 ACRES, PAD READY OFFICE / INDUSTRIAL DEVELOPMENT SITE

Tampa, Florida



FOR MORE INFORMATION, PLEASE CONTACT:

Bruce K. Erhardt, ALC
Executive Director
(813) 223.6300
Bruce.erhardt@cushwake.com
FL License No. BK144044



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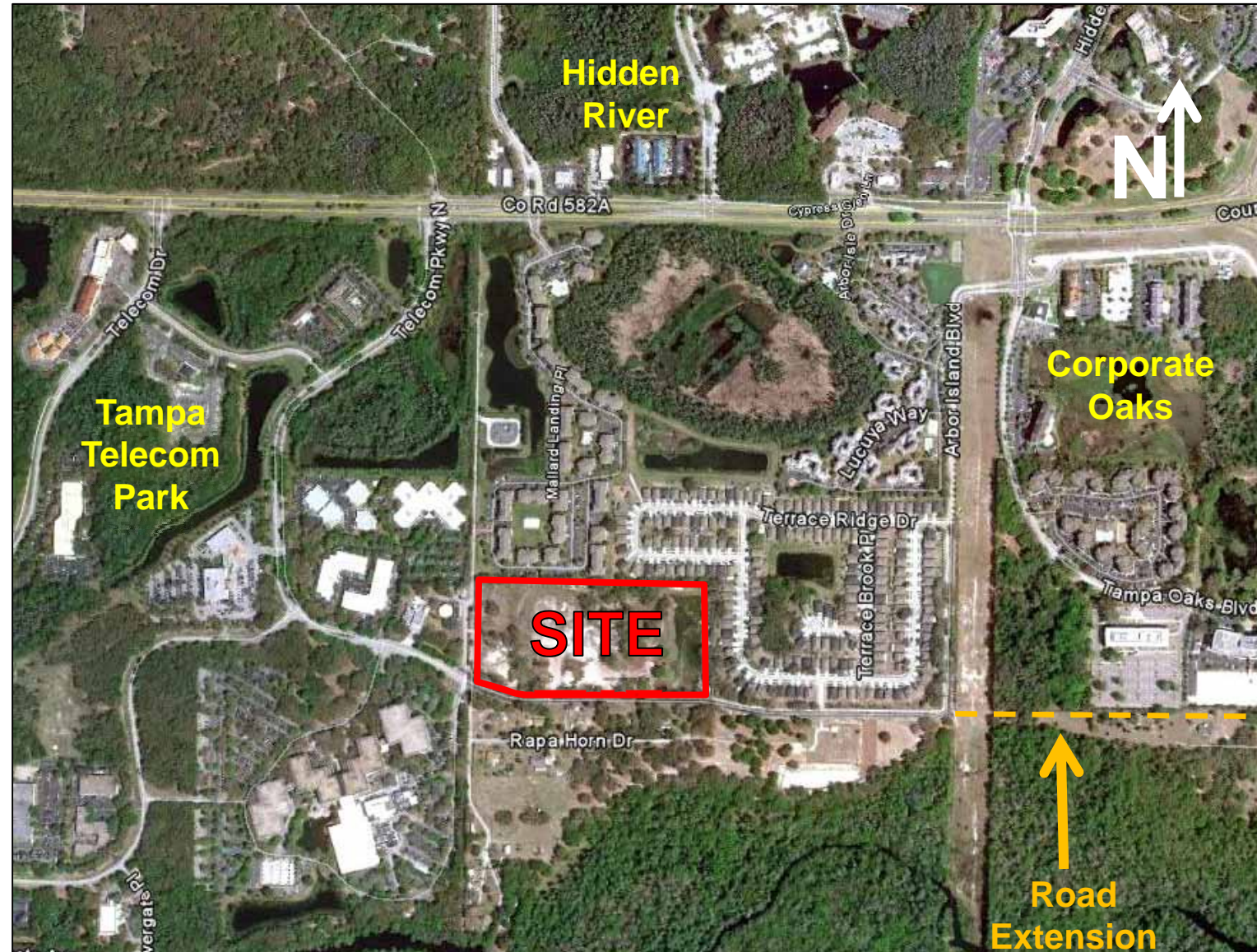
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PROFILE

The subject property is located Tampa Telecom Park, a class A corporate complex in northeast Tampa, Hillsborough County, Florida.



- LOCATION:** Southwest quadrant I-75 and Fletcher Avenue, fronting on Telecom Parkway East.
- SIZE:** 18.08 acres.
- FRONTAGE:** 1,306 feet on Telecom Parkway East.
- ZONING:** Planned Research Office Facility, City of Temple Terrace. Entitled for 230,750sf of office. Zoning trade off also allows for light manufacturing, assembling, and servicing. At a .35 FAR, this would represent a 275,647sf industrial building. Build out date: Dec. 31, 2017.
- LAND USE:** Research Corporate Park.
- UTILITIES:** At site, City of Temple Terrace.
- PROPERTY ID:** 037476-5302 Hillsborough County.
- ADDRESS:** 7810 and 7820 E. Telecom Parkway, Temple Terrace, Florida, 33637.
- PRICE:** \$2,307,500 (\$10.00/per building square foot and \$2.97/ground foot).

DISTANCES:

- 1.2 miles to I-75
- 3.25 miles to USF
- 5.8 miles to I-275
- 15.8 miles to Tampa CBD
- 22.2 miles to Tampa International Airport

COMMENTS

- Underground foundations for Phase 1 in place.
- Includes Phase 1 construction plans for 115,405 gross 112,015 rentable, four story, class A office, 5/1,000 parking.
- Two points of ingress and egress.
- Eight hotels within 7/10 of a mile.
- Seven restaurants within one mile.
- Excellent range of housing within 10 minutes. Over 1,000 apartment units within walking distance.
- 2,645,067sf existing office at this exit.
- Web site link:
http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=416
- Traffic impacts set at \$2.98/sf.
- Allows industrial uses.



Over 3 miles of trails

