

LYNMAR BUSINESS CENTER

FOR LEASE



LYNMAR BUSINESS CENTER

12645 RACE TRACK ROAD TAMPA, FL 33626

- 10 BUILDINGS 125,752 SF MIXED USE DEVELOPMENT
- SPACES AVAILABLE FROM 1,500 SF & UP
- RETAIL, OFFICE & SOME FLEX SPACE
- ON SITE PROPERTY MANAGEMENT
- LEASE RATE: \$14-\$18/SF + CAM & TAX







Rev. 2/11/19 **PROPERTY OVERVIEW** LO-1136

ADDRESS: 12645 Race Track Road

Tampa, FL 33626

LOCATION: Between Linebaugh Ave &

Countryway Blvd., at the SWC of Race Track Rd.,

ZONING: PD - Planned Dev. - Hillsborough County

Lynmar Blvd.

LAND AREA: 12.6 acres

DIMENSIONS: Irregular

 $\textbf{LAND USE} \colon LI \text{ - Light Industrial}$

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

PARKING: 589 spaces total **PRESENT USE**: Mixed use

Water & Sewer - Hillsborough County

TAXES: N/A

LEASE RATE: \$14-\$18/SF NNN

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 **ASSOCIATE**: Don Russell (727) 709-2158

K&H SIGNAGE: 3' x 4' **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			UNIT	SF AVAIL.	BASE LEASE RATE
LEASE RATE : \$14/\$18/S	SF +				
\$4.00/SF CAM & TAX			12635 Race Track Rd.	1,500 SF	\$14.00/SF NNN
OTHER CHARGES	LESSOR	LESSEE	12637 Race Track Rd.	1,500 SF	\$14.00/SF NNN
Real Estate Taxes		CAM			
Insurance		CAM	12601 Race Track Rd.	1,650 SF	\$18.00/SF NNN
Insurance: Personal Property & Liability		X			
Trash		CAM	12643 Race Track Rd.	2,000 SF	\$14.00/SF NNN
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.

LYNMAR BUSINESS CENTER

Race Track Road, Tampa, Florida 33626 **Spaces Available for Lease**

Revised 2/11/19

1,500 Sq. Ft. 12635 Race Track Road

Building 7

The space consists of a rear corner office, 1 bathroom and large open work/showroom area. This space can be combined with the adjacent space for 3,000 Sq. Ft. \$14.00 psf NNN

1,500 Sq. Ft. 12637 Race Track Road

Building 7

The Space consists of an entry area, front corner office, 2 bathrooms, break room and large open work area. This space can be combined with the adjacent space for 3,000 Sq. Ft. \$14.00 psf NNN

1,650 Sq. Ft. 12601 Race Track Road

Building 10

Corner suite. Store front glass. The Space consists of an open area and 2 bathrooms in rear of space. Across street from Main Street at Hampton Lakes Shopping Center & BayCare Outpatient Center. \$18.00 psf NNN

2,000 Sq. Ft.

12643 Race Track Road

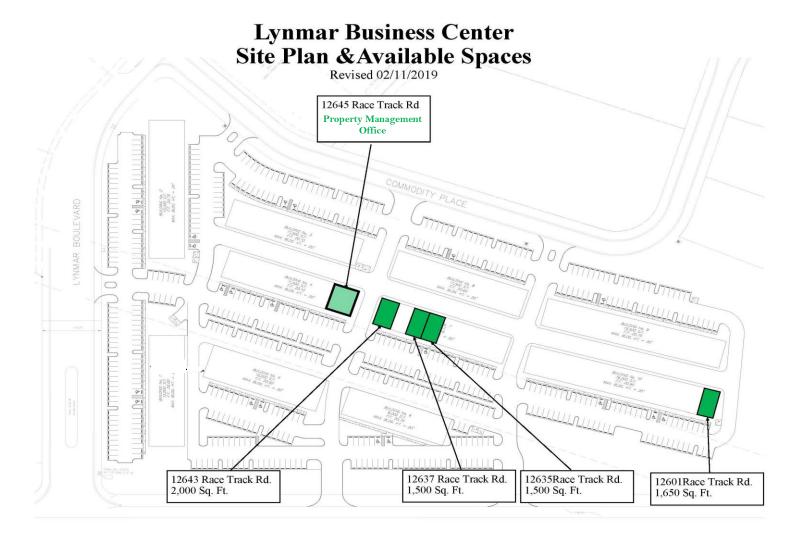
Building 7

End Suite. Entry area, 4 private offices, conference room, open work area, kitchenette, storage closet and 1 bathroom. This space can be combined with adjacent spaces for up to 6,500 Sq. Ft. \$14.00 psf NNN.

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KLEIN & HEUCHAN, INC., REALTORS

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