



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**



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

ZONING: PD - Planned Dev. - Hillsborough County

DIMENSIONS: Irregular

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: \$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
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LEASE RATE: \$14/\$18/SF +
\$4.00/SF CAM & TAX

12635 Race Track Rd.	1,500 SF	\$14.00/SF NNN
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OTHER CHARGES	LESSOR	LESSEE	UNIT	SF AVAIL.	BASE LEASE RATE
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			12637 Race Track Rd.	1,500 SF	\$14.00/SF NNN
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Real Estate Taxes		CAM			
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			12601 Race Track Rd.	1,650 SF	\$18.00/SF NNN
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Insurance		CAM			
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Insurance: Personal Property & Liability		X			
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Trash		CAM	12643 Race Track Rd.	2,000 SF	\$14.00/SF NNN
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Exterior Maintenance		CAM			
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Interior Maintenance		X			
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Water		CAM			
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Management		CAM			
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Electric		X			
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HVAC		CAM			
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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.

The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.



KLEIN & HEUCHAN, INC., REALTORS

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www.kleinandheuchan.com



Lynmar Business Center Site Plan & Available Spaces

Revised 02/11/2019



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