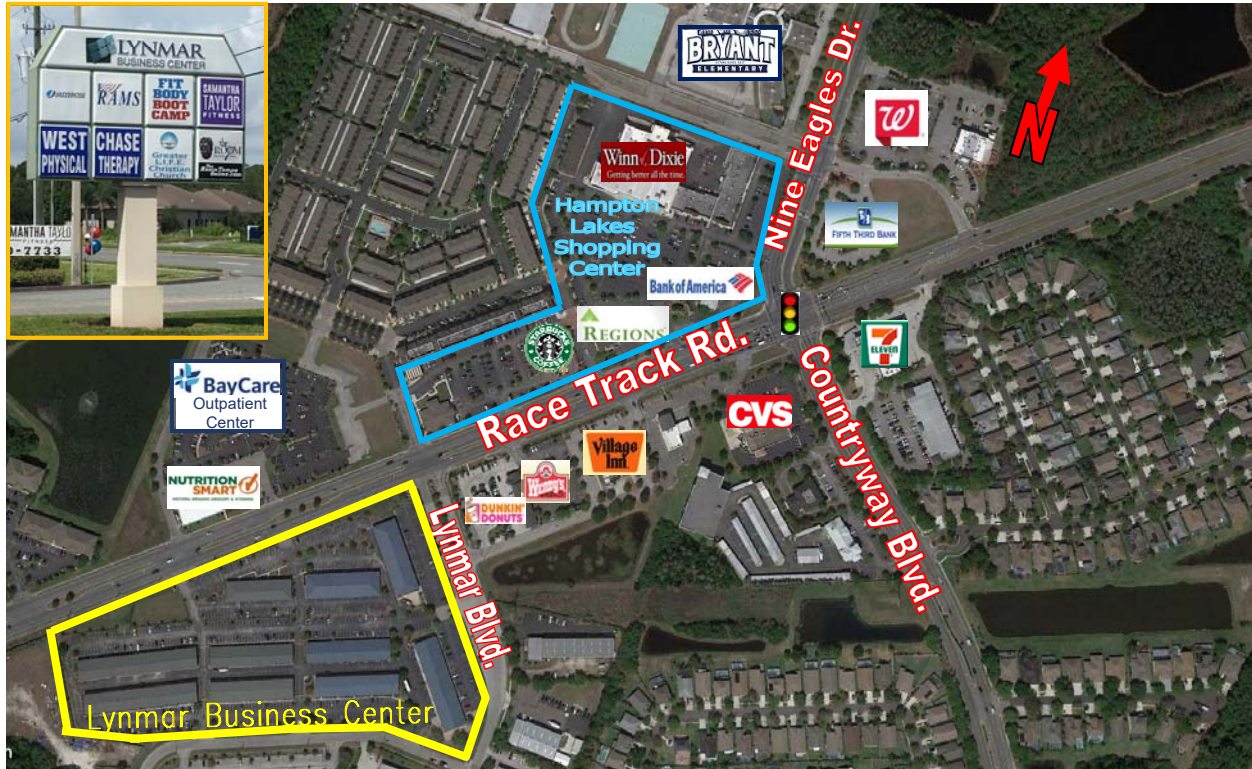




# LYNMAR BUSINESS CENTER

## 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: STARTING AT \$18/SF + CAM & TAX**



Rev: 1/5/24

**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.,  
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:** \$18/SF NNN  
+ \$5.25/SF CAM (2024 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. 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

**SPACES AVAILABLE:**

**OCCUPANCY:** Approximately 3/1/2024

**LEASE RATE:** From \$18/SF  
+ \$5.25/SF CAM (2024 Estimate) & TAX

SUITE		SF AVAIL.	BASE LEASE RATE
12892	Commodity PL	1,500 SF	\$18.00/SF NNN*
12896	Commodity PL	2,000 SF	\$18.00/SF NNN*
12892-96	Commodity PL	3,500 SF	\$18.00/SF NNN*

\* Plus CAM  
\$5.25/SF (2024 Estimate)

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:** On Building in front of space &  
on pylon sign depending on availability.



# KLEIN & HEUCHAN, INC REALTORS

Commercial/Investment/Real Estate Services

## LYNMAR BUSINESS CENTER

Race Track Road, Tampa, FL 33626

### Spaces Available for Lease

Revised 1/5/2023

**1,500 Sq. Ft.**

**12892 Commodity Place**

**Building 8**

This space consists of 2 offices, 1 large open work area and 1 bathroom. This space may be combined with the adjacent 2,000 Sq. Ft. space for 3,500 Sq. Ft. Base Rent: \$18.00 per Sq. Ft. NNN plus CAM \$5.25 per Sq. Ft. (2024 estimate).

**2,000 Sq. Ft.**

**12896 Commodity Place**

**Building 8**

This space consists is a corner suite and consists of 1 office, 1 large open work area and 1 bathroom. This space may be combined with the adjacent 1,500 Sq. Ft. space for 3,500 Sq. Ft. Base Rent: \$18.00 per Sq. Ft. NNN plus CAM \$5.25 per Sq. Ft. (2024 estimate).



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# Lynmar Business Center Site Plan & Available Spaces

Revised 01/05/2024



RACE TRACK ROAD