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# Park 6

11916-11920 Race Track Road Tampa, FL 33626

www.park6tampa.com

### **Park Overview**



#### **Property Highlights**

- Industrial/flex and retail/showroom space
- Concrete block construction
- 3-phase power throughout park
- Wet sprinkler system

### Park Map

- On-site dining
- Centrally located between Hillsborough, Pinellas, and Pasco Counties
- Frontage on Race Track Road with 23,000+ AADT



# Building 1 - Suite 1

- 2,500 SF
- 1,207 SF Warehouse
- 1,293 SF Office

- One (1) drive-in door
- Available: Now
- Lighting: LED



# Building 1 - Suite 2

- 2,500 SF
- 1,207 SF Warehouse
- 1,293 SF Office

- Two (2) drive-in door
- Available: Now
- Lighting: LED



## Building 2 - Suites 7-8

- 8,380 SF total
- Full office buildout
- Full HVAC throughout

- One (1) grade-level loading door
- Divisible to ± 4,000 SF
- Available: Now



# Building 5 - Suites 1-2

- Suite 1 5,182 SF
- Suite 2 5,163 SF
- Total 10,345 SF
- Full office buildout, no loading
- Available: Now



# **Key Distances**

McMullen Booth Road 4.8 miles

U.S. Highway 19 N. **6.7 miles** 

Veterans Expressway 8.1 miles Tampa International Airport (TPA) **15.4 miles** 

St. Pete-Clearwater Intl Airport (PIE)

15.5 miles

Tampa

19.7 miles

### Demographics

#### Population

15 min drive
245,858
30 min drive
1,240,763
60 min drive
3,233,545





### **Amenities Map**



- Starbucks
- Wendy's
- Dunkin Donuts
- Village Inn

- Jersey Mike's
- 7 Eleven
- BB&T
- CVS Pharmacy

- Publix
- Buffalo Wild Wings
- USPS

#### Leasing Contact:

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