 **JLL** SEE A BRIGHTER WAY

Park 6

11916-11920 Race Track Road
Tampa, FL 33626

www.park6tampa.com

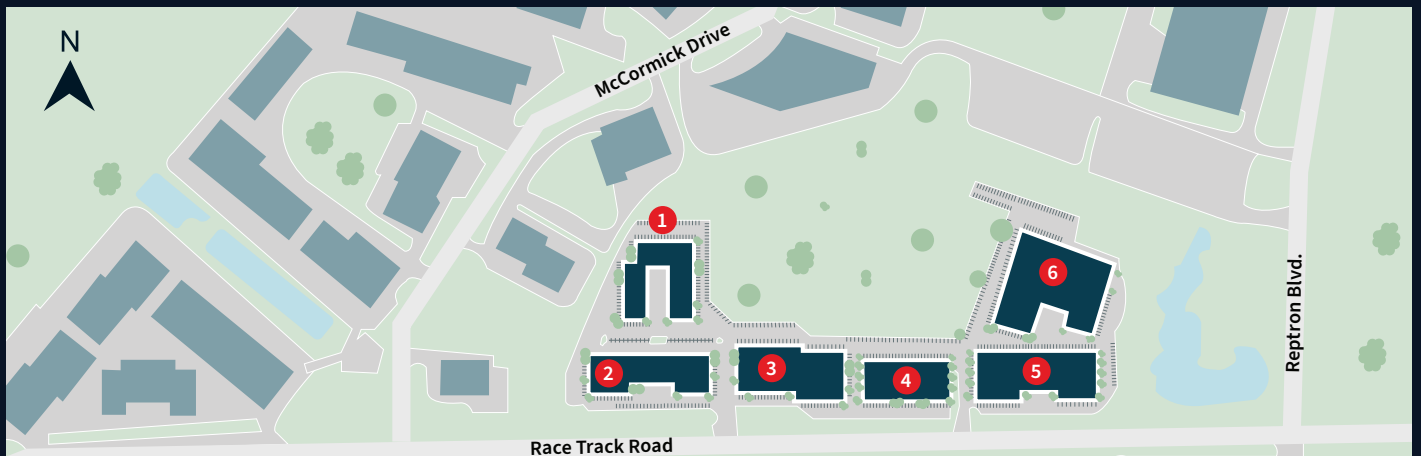
Park Overview



Property Highlights

- Industrial/flex and retail/showroom space
- Concrete block construction
- 3-phase power throughout park
- Wet sprinkler system
- On-site dining
- Centrally located between Hillsborough, Pinellas, and Pasco Counties
- Frontage on Race Track Road with 23,000+ AADT

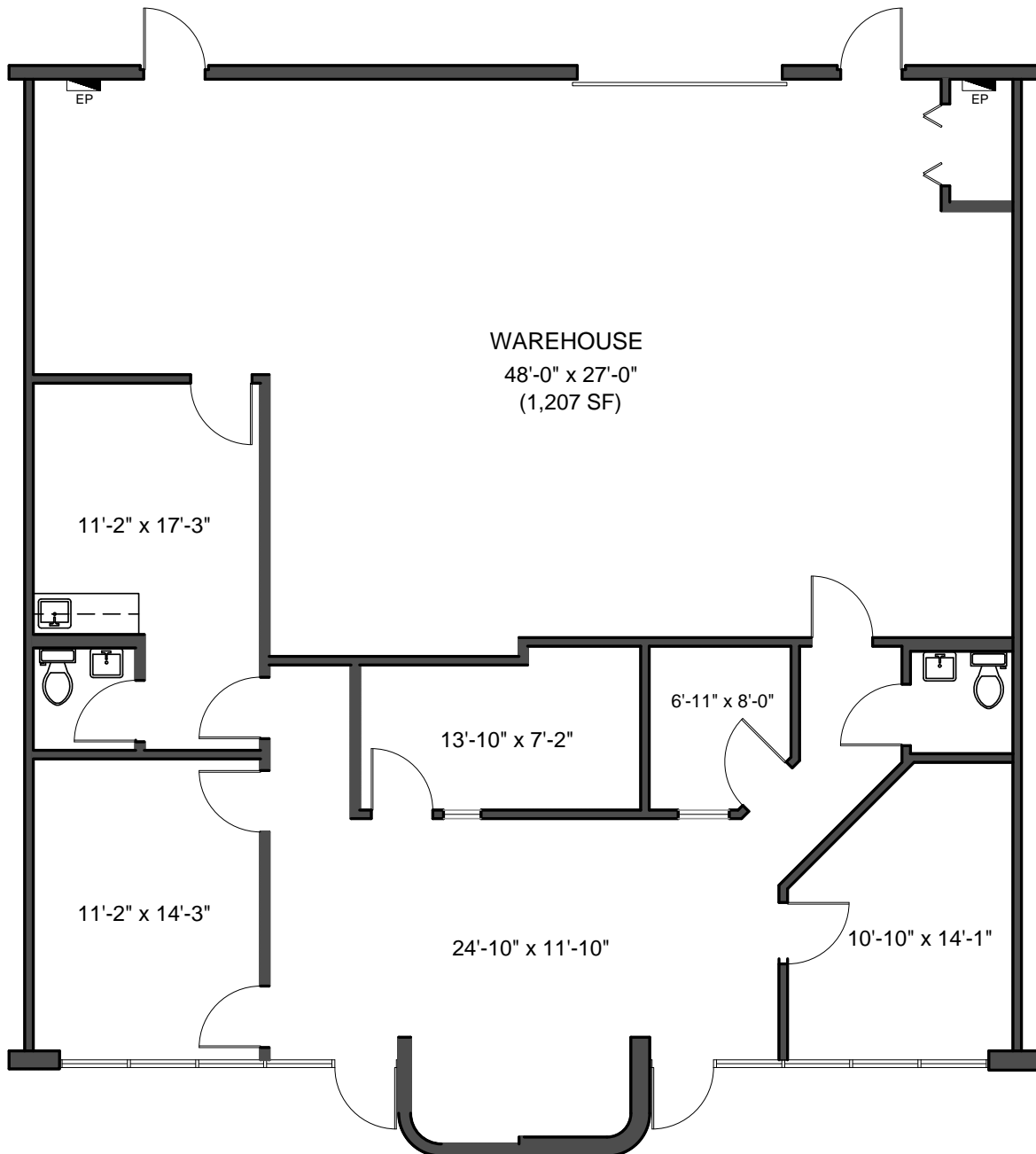
Park Map



Building 1 - Suite 1

Suite Details:

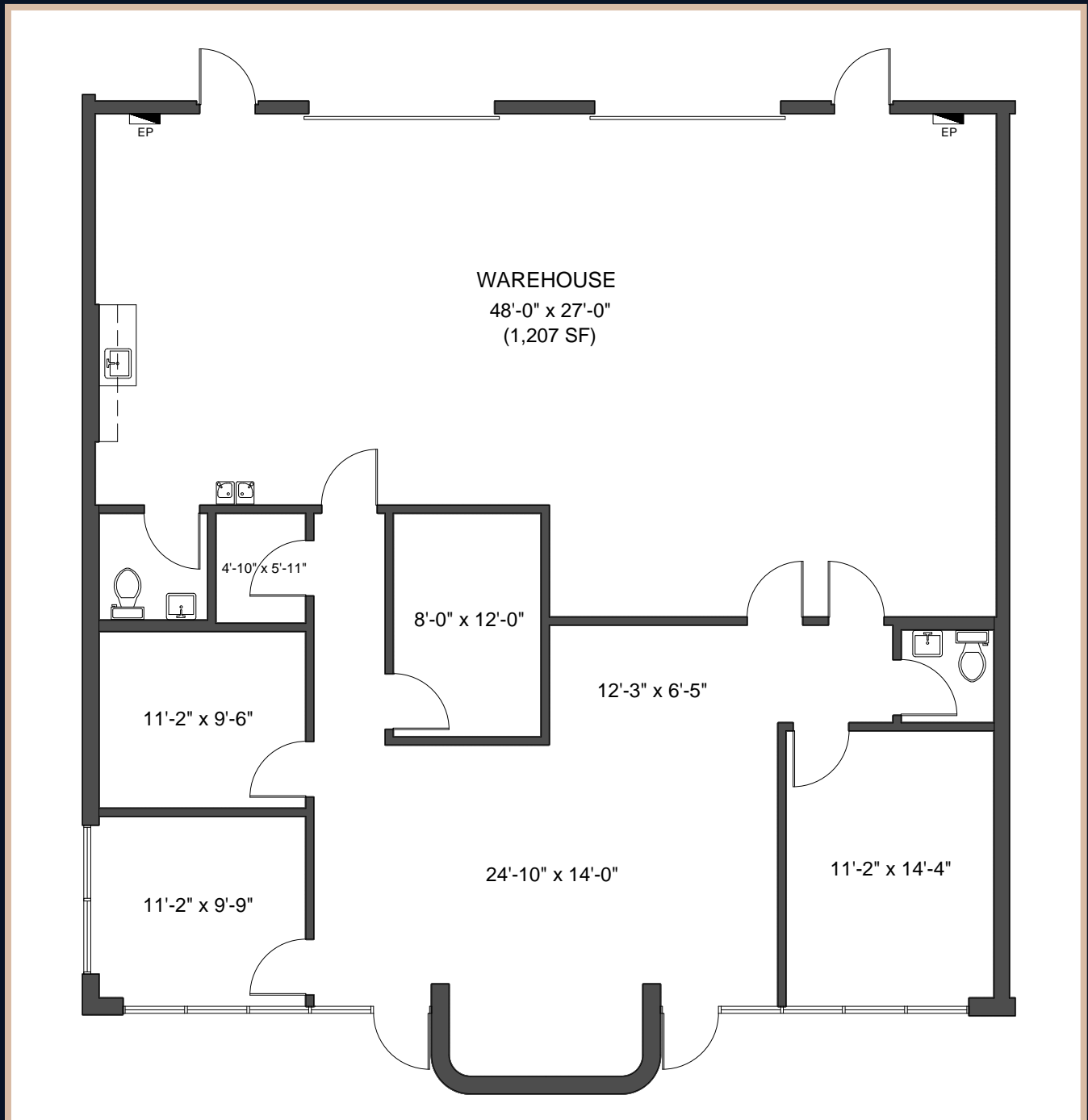
- 2,500 SF
- 1,207 SF Warehouse
- 1,293 SF Office
- One (1) drive-in door
- Available: Now
- Lighting: LED



Building 1 - Suite 2

Suite Details:

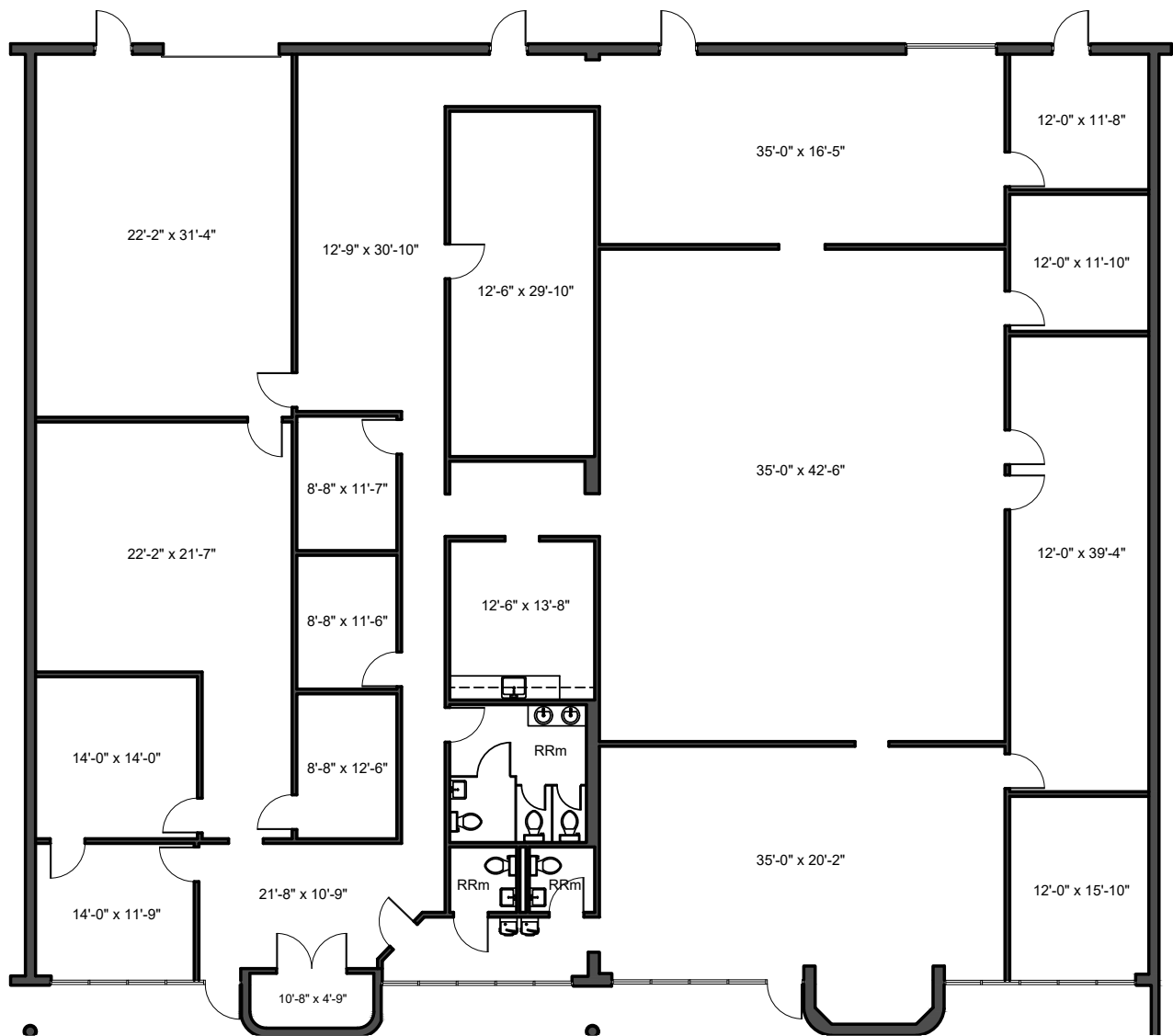
- 2,500 SF
- 1,207 SF Warehouse
- 1,293 SF Office
- Two (2) drive-in door
- Available: Now
- Lighting: LED



Building 2 - Suites 7-8

Suite Details:

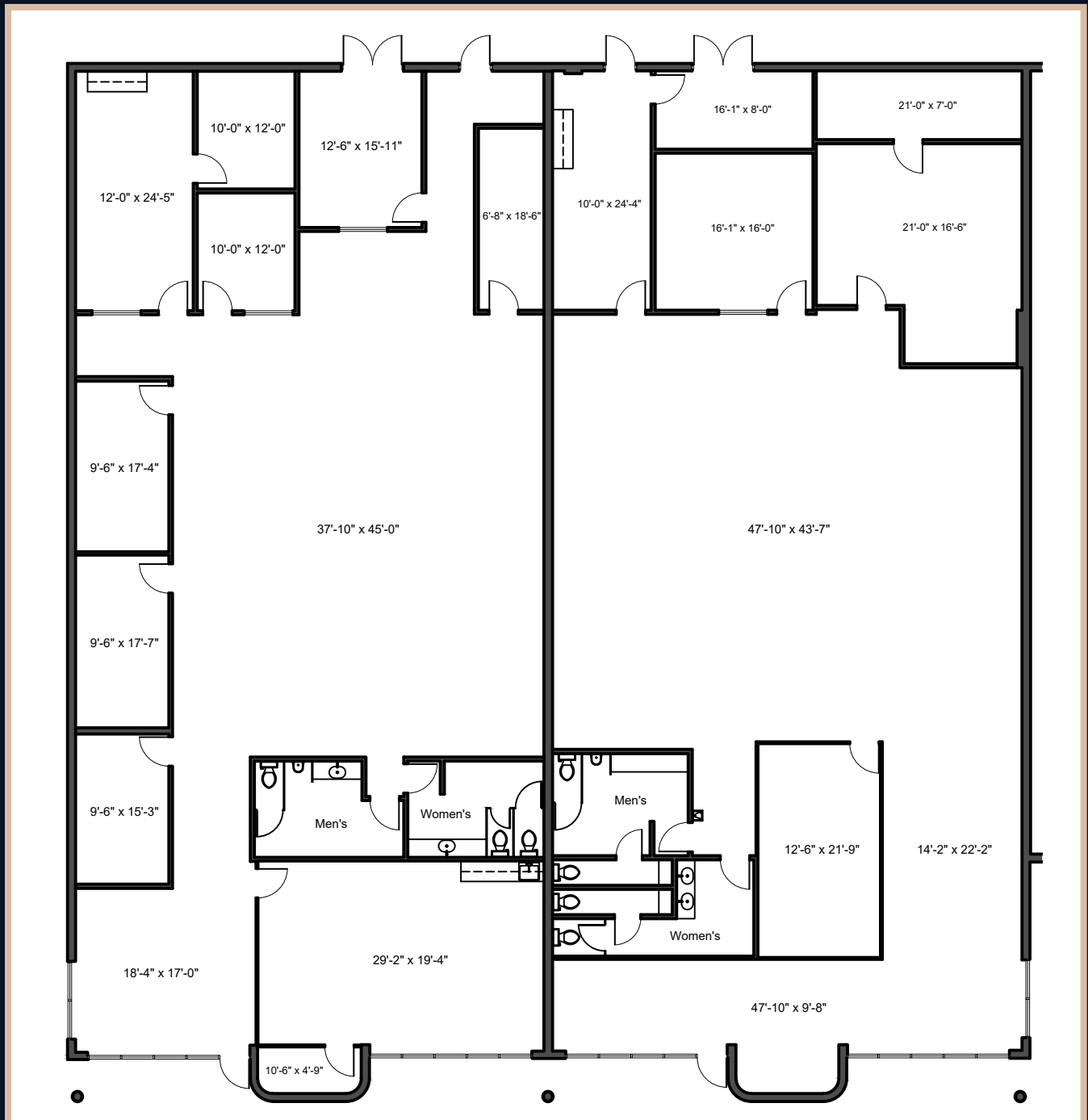
- 8,380 SF total
- Full office buildout
- Full HVAC throughout
- One (1) grade-level loading door
- Divisible to $\pm 4,000$ SF
- Available: Now



Building 5 - Suites 1-2

Suite Details:

- 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

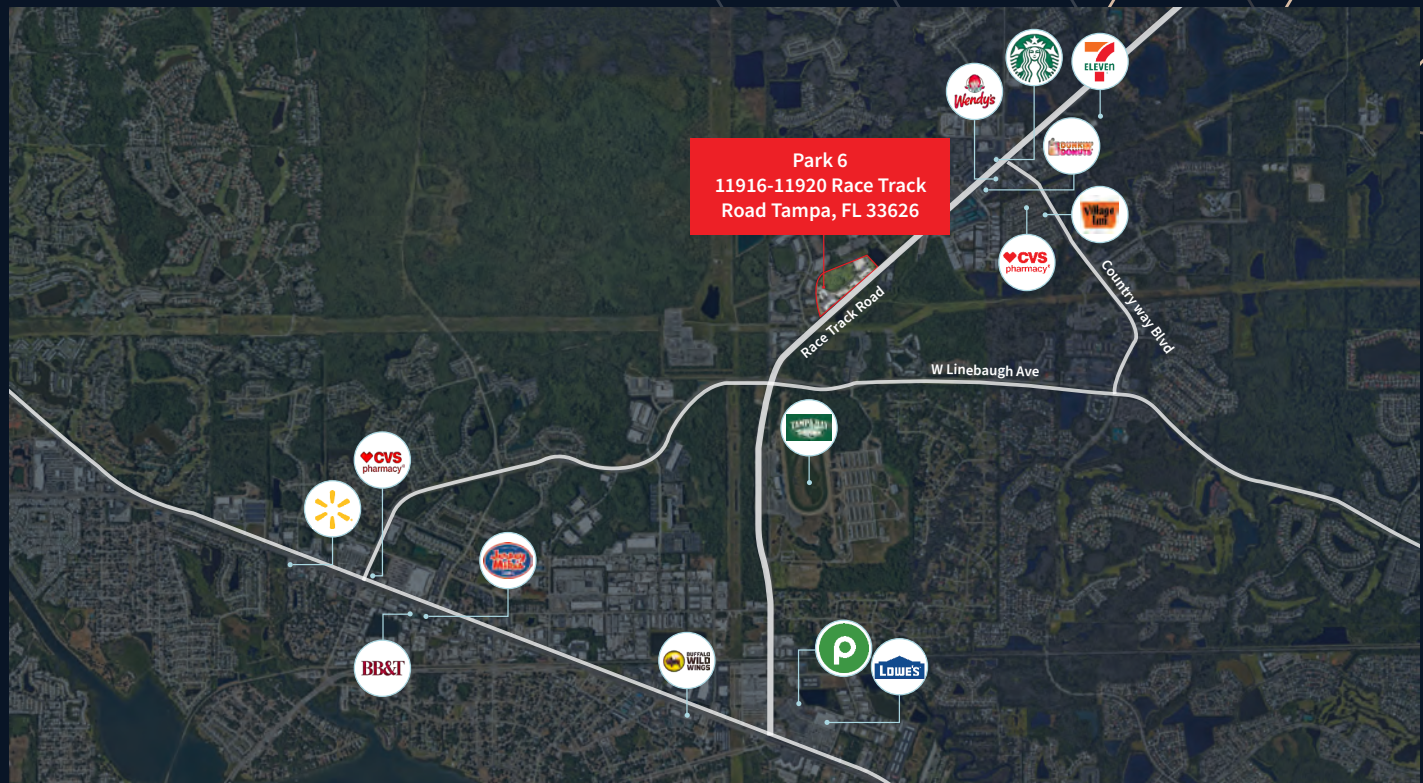
1,240,763

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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