

# FOR LEASE

50,601 SF Available  
New Class A Distribution Center



## HANGAR COURT DISTRIBUTION CENTER

NEW CONSTRUCTION  
DELIVERED Q4 2024



HILLSBOROUGH AVE

50,601 SF  
32' CLEAR



COURT  
TRUCK

HANGAR COURT

5402 HANGAR COURT  
TAMPA, FL 33634



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*DOWNTOWN TAMPA*





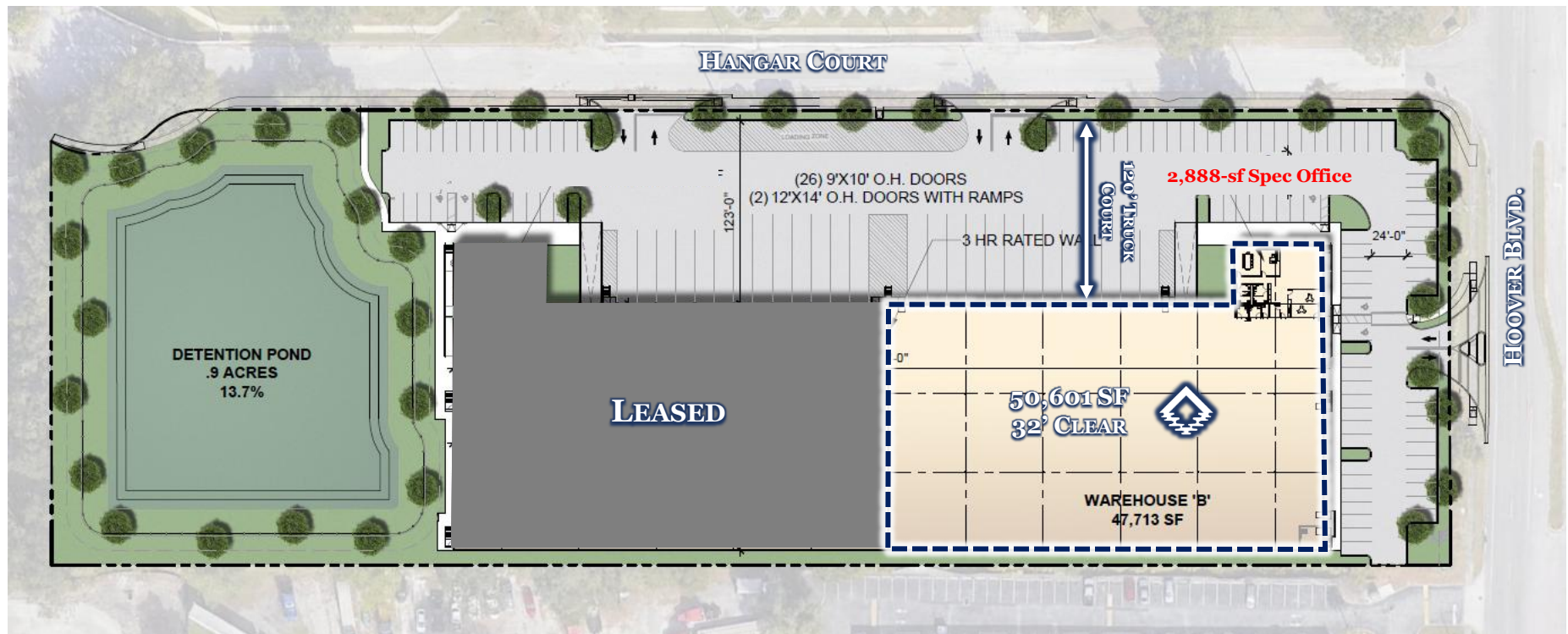
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## SPACE FOR LEASE – INFORMATION

- **COMPLETION DATE: Q4 2024**
- **CLASS A INDUSTRIAL BUILDING**
- **50,601 SF SUITE**
- **ONE (1) 2,888 SF SPEC OFFICE**
- **BUILDING DIMENSIONS: 585'W X 165'D**
- **COLUMN SPACING: 52'W X 52'6"D, 60' SPEED BAY**
- **32' CLEAR HEIGHT**
- **13 (9' X 10') DOCK-HIGH DOORS**
- **1 (12' X 14') DRIVE-IN DOORS WITH RAMP**
- **120' TRUCK COURT DEPTH**
- **ESFR SPRINKLER SYSTEM**
- **1,600A, 480V, 3-PHASE POWER (UP TO 2,400A)**
- **EPOXIED WAREHOUSE FLOORING**
- **AMPLE EMPLOYEE PARKING**



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*WAREHOUSE INTERIORS*



*WAREHOUSE INTERIORS*



*OFFICE INTERIORS*



*OFFICE INTERIORS*





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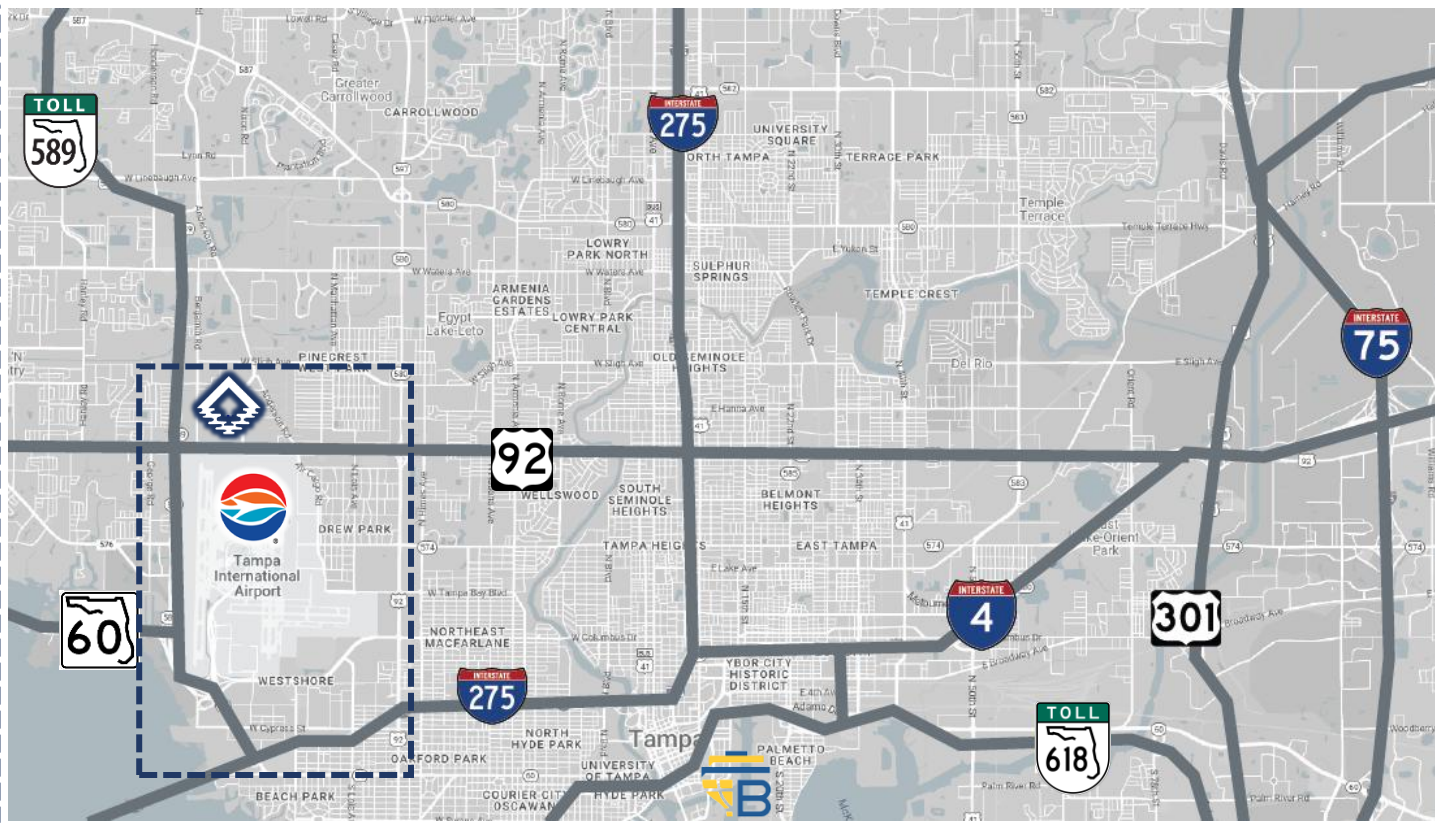
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### DISTANCES & DRIVE-TIMES



**HILLSBOROUGH AVE. – 500' – 1 MIN.**



**TAMPA INT'L AIRPORT – 0.8 MILES – 3 MIN.**



**VETERANS EXPRESSWAY – 0.9 MILES – 3 MIN.**



**SR-60 – 2.8 MILES – 7 MIN.**



**I-275 – 4.6 MILES – 9 MIN.**



**I-4 – 8.0 MILES – 14 MIN.**



**SELMON EXPRESSWAY – 8.1 MILES – 15 MIN.**



**PORT OF TAMPA – 9.9 MILES – 18 MIN.**



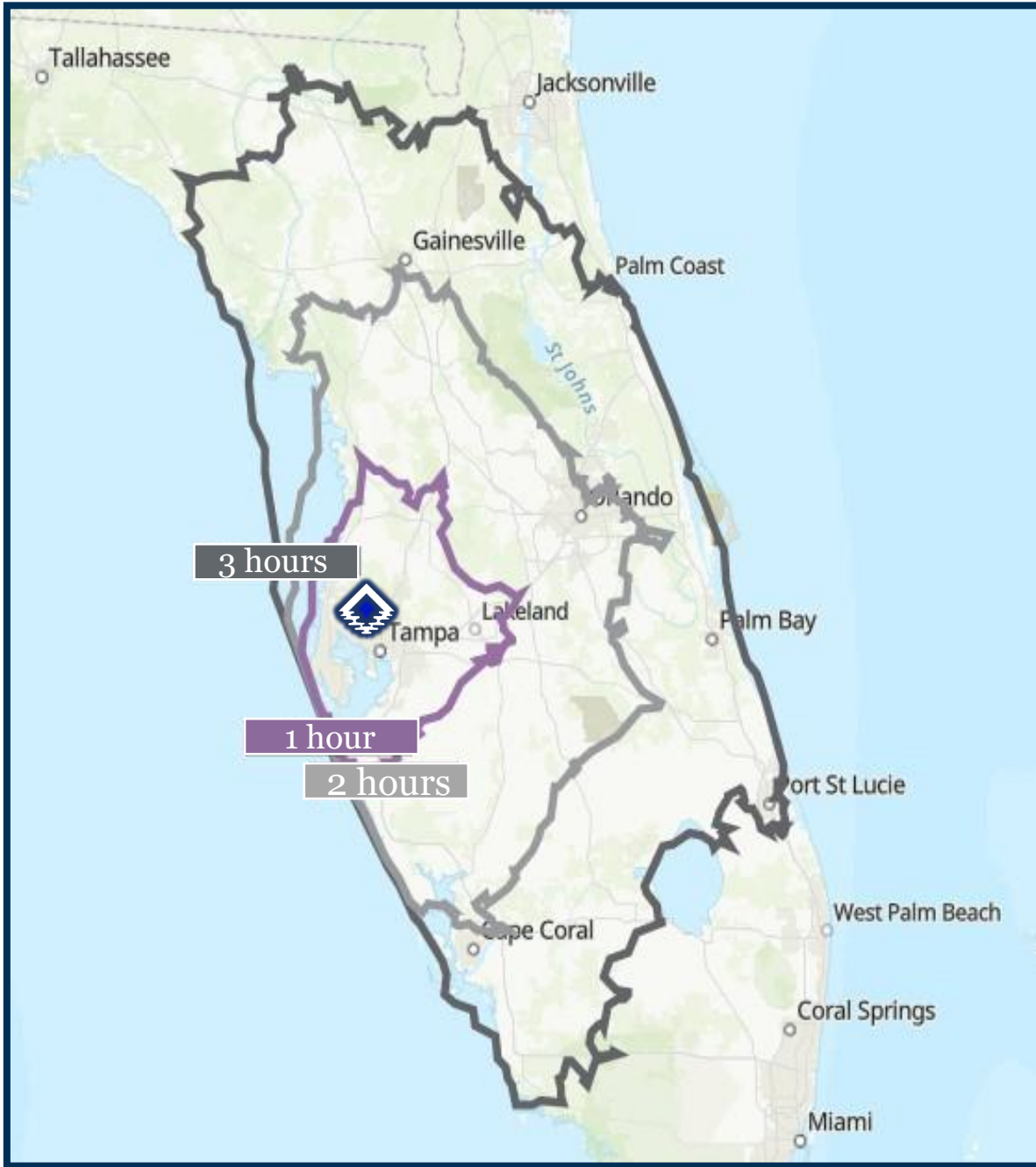
**I-75 – 13 MILES – 22 MIN.**



**U.S. HIGHWAY 301 – 13.9 MILES – 25 MIN.**

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## Market Overview

	10 miles	20 miles	30 miles
2024 Total Population	757,726	2,448,996	3,150,044
2024 Median Age	37.7	41.6	42.6
2024 Median Household Income	\$68,878	\$75,593	\$74,969
2024 Total Businesses	42,495	110,053	128,030
2024 Employed Population	411,059	1,277,095	1,581,875



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